Towns County Herald

Legal Notices for February 24, 2016

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: Estate of Wilbur Lawrence Foote All creditors of the estate of Wilbur Lawrence Foote, deceased, late of Towns County, Geor-gia, are hereby notified to render their de-mands to the undersigned according to law, and all persons indebted to said estate are routied to marke immediate neuronate to the required to make immediate payment to the

required to make immediate paym undersigned. This the 11th day of February, 2016 Virginia Ann Foote Personal Representative 8475 Soapstone Creek Circle Hiawassee, GA 30546 706-896-4559 Viet 124 Mex One T(Feb17,24,Mar2,9)P

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA

COUNTY OF TOWNS

All creditors of the estate of James B. Harrison All creditors of the estate of James B. Harrison, deceased, late of Towns County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned. This the 11th day of February, 2016 Rebecca Harrison Personal Representative 2511 Buck Run Hiawassee, GA 30546

706-896-1502 T(Feb17,24,Mar2,9)P

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

GUINT OF TOWNS RE: Estate of Heston Richard Milford, Sr. All creditors of the estate of Heston Richard Milford, Sr., deceased, late of Towns County, Georgia, are hereby notified to render their demands to the undersigned according to law, administration of the state are required to make immediate payment to the undersigned. This the 8th day of February, 2016 Norma Kay Littrell Descard Bergroundwise.

Personal Representative 495 Mallard Cove Hiawassee, GA 30546 706-781-4698

NOTICE TO CREDITORS AND DEBTORS

T(Feb17,24,Mar2,9)P

All creditors and debrors of the estate of ELEAN ROGERS, a.k.a. MARGARET ELENA THOMPSON ROGERS deceased of Towns County, Hiawas-see, Georgia are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate This 12the day of February, 2016. Janice Rogers, Executrix 2053 Jim Watson Road

Hiawassee, Georgia 30546 T(Feb17,24,Mar2,9)P

NOTICE This is an official notification from the Towns County Board of Elections and Registration that voting for the Young Harris, Georgia voting that voting for the Young Harris, Georgia Voting precinct will occur at the Young Harris Lodge Hall, which is located at 135 Murphy Street, Young Harris, Georgia 30582. Voters will likely not notice this as any change in their place of polling, as Young Harris pre-cinct voting has already taken place at the

cinct voting has already taken place at the Young Harris Lodge Hall location for several years. Nonetheless, to avoid confusion and to remain compliant with State voting laws and notice requirements, affected voters will receive new registration cards in the coming weeks to verify their present polling loca-tion. Questions regarding this notice should be directed to our office via telephone at 706.896.4353.

NOTICE OF INTENT TO DISSOLVE

T(Feb24,Mar2)B

Business Name: ARI Contracting, Inc., Control Number: 10078944. The date the dissolution was authorized was: 2/12/2016. Approval of the shareholders was not required. This no-tice of Intent to Dissolve shall be effective on: 2/12/2016. The understand dres burster acti-2/15/2016. The undersigned does hereby cer-2/13/2010. The indersigned uses hereby cer-tify that a request for publication of a notice of intent to voluntarily dissolve the corporation along with the publication fee of \$40 has been forwarded to the official organ of the county of the registered office as required by 0.C.G.A. § 14-2-1403.1(b). Authorizer Signature: Angela Euclideate Authorizer Titho Office Sue Nicholson. Authorizer Title: Office. T(Feb24,Mar2)F

NOTICE TO DEBTORS AND CREDITORS All creditors of the estate of John J. Casbarro, deceased, late of Towns County, Georgia, are

deceased, late of lowns county, beorgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned. This the 16th day of February, 2016 Melody A. Glouton, Attorney Merody A. Gloutoli, Attorni for Mary T. Ossenberg Executor of the Estate of John J. Casbarro 1960 Satellite Blvd. Suite 4000 Duluth, GA 30097 770, 820, 0000 770-822-0900

T(Feb24,Mar2,9,16)P

IN THE SUPERIOR COURT OF MONROE COUNTY, STATE OF GEORGIA IN THE MATTER OF: WALTER DARRIS BAKER AND DOTTIE REAMS BAKER PETITIONERS, TO RESPONDENT: CHRISTOPHER MICHAEL FRANKLIN MONROE SUPERIOR COURT PROCEEDING FOR ADOPTION FILE NO.: 2015 –A-13

AMENDED NOTICE Take notice that on the 16TH day of November, 2015, Petitioners, WALTER DARRIS BAKER AND DOTTIE REAMS BAKER filed in the Superior DUTIE HEAM'S BAREN THEN IN THE Superior Court of Monroe County a Petition for Adop-tion of CADEN WAYNE FRANKLIN in accordance with adoption laws now in force in the State of Georgia. An Amended Order for service by pub-lication on CHRISTOPHER MICHAEL FRANKLIN was alsowed and Eldel in solid Court on the 2nd was signed and filed in said Court on the 3rd day of February, 2016. THIS NOTICE THEREFORE NOTIFIES THE SAID

RESPONDENT CHRISTOPHER MICHAEL FRANK-LIN and all interested parties that a final hear-ing on said petition for adoption will be held on the 15th day of March, 2016, at 9:00 a.m. on the foundary of March, 2016, at 9:00 and, in the Chambers of Judge Thomas H. Wilson in the Monroe County Superior Courthouse in Forsyth, Georgia. Any person objecting to the entry of the Final Order of Adoption in said case shall file such objections in writing with the Older decid Court write to the time of the Clerk of said Court prior to the time assigned for the final hearing and serve a copy thereof upon petitioners' attorney, whose name and address is: ROBERT L HARRIS HAYGOOD, LYNCH, HARRIS, MELTON & WATSON,

87 NORTH LEE STREET

87 NORTH LEE STREET P. 0. BOX 657 FORSYTH, GEORGIA 31029 All persons objecting further must appear in person or by attorney at said hearing, or the Court shall proceed as justice shall appertain. This 3rd day of February, 2016. ROBERT L. HARRIS Attorney for Dottingers Attorney for Petitioners T(Feb10,17,24)B

NOTICE TO DEBTORS AND CREDITORS

IN RE: Estate of Wilma Jean Travis Hall All creditors of the Estate of Wilma Jean Travis Hall, deceased, late of Towns County, Georgia are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment. This 26th day of January, 2016 Karon L. Power, Executrix of the Estate of Wilma Jean Travis Hall Bridgette M. Palmer, Esg. Kirby Palmer Farrell, LLC Fayette Law Group, LLC 1044 Highway 54W Fayetteville, GA 30214 T(Feb3.10.17.24)P

COUNTY OF TOWNS STATE OF GEORGIA

STATE OF GEORGIA NOTICE OF PETITION TO CHANGE NAME Notice is hereby given that JEAN LINCOLN, the undersigned, filed her petition in the Superior Court of Towns County, Georgia, on the 8th day of February, 2016 praying for a change in the name of petitioner from JEAN LINCOLN to JEAN BARNES. Notice is hereby given pursu-ant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within thirty (30) days of the filing of this petition. filing of this petition. This 8th day of February, 2016.

Cecil Dye Clerk of Towns County Superior Court

T(Feb17.24.Mar2.9)B

NOTICE

Take notice that: The right to redeem the following described

The right to redeem the following described property, to wit: All that tract or parcel of land lying designated as Tax Parcel 34B 217, lying and being in Land Lot 258 of the 18th Land District, 1st Section, Towns County, Georgia, Part of Lot 14 shown in Plat Book 6, Page 151, Less & Except Tract 1, shown in Plat Book 28, Page 200, the descrip-tions therein being incorporated herein by this reference, described in Deed Book 78, Page 299, located on Quinn Cove Road. will expire and be forever foreclosed and barred on and after the 15th day of April, 2016. The tax deed to which this notice relates is dated the 2nd day of December, 2014, and is recorded in the Office of the Clerk of the Su-perior Court of Towns County, Georgia in Deed

Perfor Court of Towns County, Georgia in Deed Book 560 at page 732. The property may be redeemed at any time before the 15th day of April, 2016, by payment of the redemption price as fixed and provided by law to Eddie Mark Nodine, at the following addresse: 704 Theorement Street Conference Co address: 704 Thompson Street, Gaffney, SC 29340

Please be governed accordingly. Lawrence S. Sorgen, Attorney for Eddie Mark Nodine P.O. Box 67 Hiawassee, GA 30546

706-896-4113 F(Feb24,Mar2,9,16)B

NOTICE TO CREDITORS AND DEBTORS All creditors of the estate of CAROL UNDER-WOOD, deceased of Towns County, Hiawassee, Georgia are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment to the

IN THE PROBATE COURT COUNTY OF TOWNS **STATE OF GEORGIA** IN RE: ESTATE OF CLAIRE CLARK, DECEASED ESTATE NO. 2016-7 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE TO: All interested parties

T0: All interested parties Michael Julius Tobolski has petitioned to be appointed Administrator of the estate of Claire Clark deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in 0.C.G.A. §53-12-261. All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before March 14, 2016. All pleadings/objections must be signed 2016. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, un-less you qualify to file as an indigent party. Contact probate court personnel at the fol-louing address/felabanea number for the ra-Contact probate court personnel at the fol-lowing address/telephone number for the re-quired amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

David Rogers Judge of the Probate Court By: Kerry L. Berrong Clerk/Deputy Clerk of the Probate Court 48 River St., Suite C Hiawassee, GA 30546 Address Address 706-896-3467 Telephone Number (Feb17,24,Mar2,9)B

NOTICE OF SALE UNDER POWER Georgia, Towns County This is an attempt to collect a debt. Any Information obtained will be used for That Durdon obtained will be used for THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by John J Casbarro to MetLife Home Loans, a Division J Casbarro to MetLife Home Loans, a Division of MetLife Bank, N.A., dated March 4, 2009, recorded in Deed Book 456, Page 474, Towns County, Georgia Records, as last transferred to Champion Mortgage Company by assign-ment recorded in Deed Book 520, Page 607, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIX HUN-DRED SIXTY THOUSAND AND 0/100 DOLLARS (\$660,000, with interact therean ac original (\$660,000.00), with interest thereon as set forth therein, there will be sold at public out-cry to the highest bidder for cash before the courthouse door of Towns County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2016, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF De dobt courted by coil Security Dard hos ATTACHED RENETO AND MADE A PART INERCO-The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity Deed. The debt remaining in default, this Inty beed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem sold subject to any obtaining ad valorent taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superior to the Security Dead first ext out superior to the Security Deed first set out above. Nationstar Mortgage LLC d/b/a Cham-pion Mortgage Company is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all torms of the mactace with the dobtra is all terms of the mortgage with the debtor is: Champion Mortgage LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019 855-683-3095. To the best knowledge and belief of the under-signed, the party in possession of the property is The Estate of John J Casbarro or a tenant or benate and coid percept in more commonly tenants and said property is more commonly known as 2000 Lake Louisa Road, Hiawassee, Georgia 30546. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the sta-ture of the loan with the holder of the counting tus of the loan with the holder of the security deed. Nationstar Mortgage LLC d/b/a Champi-on Mortgage Company as Attorney in Fact for John J Casbarro McCalla Raymer, LLC 1544 0Id Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 18th district, 1st section, Land Lot 188, Towns County, Georgia, containing 2.85 acres, and being Lot Eight (8) Bock "A" of Lake Louisa Heights Subdivision as shown on a plat of survey dated July 1984, revised and recorded in Plat Book 6 Page 185 Towns County records tus of the loan with the holder of the security in Plat Book 6 Page 185 Towns County records which description of said plat is incorporated herein by reference and made a part hereof. MR/ms8 3/1/16 Our file no. 5467515 - FT2 T(Feb3,10,17,24)B

NOTICE OF FORECLOSURE SALE UNDER POWER TOWNS COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY

INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale con-tained in a Security Deed given by Bruce King to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Research Center LLC DBA Veterans United Home Loans, dated LLC DBA Veterans United Home Loans, dated August 30, 2013, and recorded in Deed Book 540, Page 57, Towns County, Georgia Records, as last transferred to PennyMac Loan Services, LLC by assignment recorded on December 9, 2014 in Book 558 Page 817 in the Office of the Clerk of Superior Court of Towns County, Geor-gia Records, conveying the after-described property to secure a Note in the original prin-cipal amount of One Hundred Fifty Thousand and 0/100 dollars (\$150,000.00), with interest thereon as set forth therein. there will be sold and 0/100 doilars (\$150,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Towns County, Georgia, within the legal hours of sale on March 1, 2016, the following described property:

All that tract or parcel of land lying and be-ing in Land Lot 145, 18th District, 1st Section, Towns County, Georgia, being shown as Tract 1, containing 4.81 acres on plat of survey pre-pared by Appalachian Surveying Company, Inc., dated January 25, 2007 and filed and recorded in Plat Book 29, Page 271, Towns County, Georgia, Records, which plat is incor-porated herein by reference. Also conveyed herewith is the 20 foot right of way to reach the above described property as described in a warranty deed from Earl Ar-rowood to Charles N. Petty or Zelma D. Petty

as described in a warranty deed from Earl Ar-rowood to Charles N. Petty or Zelma D. Petty dated August 25, 1972 and filed and recorded in the Towns County, Georgia Records on Sep-tember 2, 1972. This being a portion of the same property con-veyed in a warranty deed from Earl Arrowood to Charles N. Petty or Zelma D. Petty dated August 25, 1972 and filed and recorded in the Towns County, Georgia Records on September 2, 1972.

2, 1972. The debt secured by said Security Deed has the usu secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note state in the manner provided in the Note and Secu-rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's

fees having been given). Your mortgage servicer can be contacted at (866) 549-3583 - Loss Mitigation Dept, or by writing to 6101 Condor Drive, Suite 200, Moor-

Whiting to Fior Conduct Drive, Safet 200, Moor-park, California 93021, to discuss possible al-ternatives to avoid foreclosure. Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an exercise discussion of the prese accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security

Deed first set out above. To the best knowledge and belief of the under-To the best knowledge and belief of the under-signed, the party in possession of the property is Bruce King or tenant(s); and said property is more commonly known as 1227 Garland Drive, Hiawassee, GA 30546. The sale will be conducted subject to (1) con-

firmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirma-tion and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by

foreclosure. PennyMac Loan Services, LLC as Attorney in Fact for Bruce King. Fact for Bruce King. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404 780 - 2664

404-789-2661 B&S file no.: 14-03816 T(Feb3,10,17,24)B

STATE OF GEORGIA

COUNTY OF TOWNS NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale con-tained in a Security Deed from THOMAS JOSEPH TASTINGER to UNITED COMMUNITY BANK, dat-ed September 21, 2009, recorded September 30, 2009, in Deed Book 463, Page 423, Towns County, Georgia records, as last modified by Modification of Security Deed dated March 24, 2014, recorded in Deed Book 551, Page 31, Towns County, Georgia records, said Se-curity Deed being given to secure a Note from THOMAS JOSEPH TASTINGER dated March 24, 2014, in the original principal amount of Three HOWAS JUSEPH TASTINGER dated March 24, 2014, in the original principal amount of Three Hundred Ninety Eight Thousand Five Hundred Twenty and 85/100 (\$398,520.85) Dollars, with interest due thereon per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Towns Courth Coercia within the lead hours Towns Courty, Georgia, within the legal hours of sale on the first Tuesday in March, 2016, the following described property: All that tract or parcel of land lying and be-ing in Land Lot 55, 17th District, 1st Section of Towns Courty Corents Constant Location

Towns County, Georgia, being Tract 1, contain-ing 0.686 acres, more or less, and Tract 3, con-taining 0.282 as shown on a plat of survey by T. Kirby & Associates, Inc., dated January 8, 2009 recorded in Plat Book 38, Page 219, Towns County, Georgia records which description on scild nat incorrected herein bu reference. The said plat incorporated herein by reference. The property is conveyed subject to the road rights of way as shown on said plat. Subject to all matters and conditions as shown on above referenced plat of survey. The property is conveyed subject to the Deed of Easement from William R. Handley and Thomas Joseph Tastinger and United Commu-nity Bank to Blue Ridge Mountain Enterprises, LLC and United Community Bank as Lienholder as recorded in Deed Book 448, Pages 107-108, Towns County, Georgia records. Included herewith all inventory, chattel paper, accounts, equipment, general intangibles and said plat incorporated herein by reference. The accounts, equipment, general intangible fixture The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and aniong duter possible events of default, failute to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including at-torney's fees (notice of intent to collect attor-ney's fees having been given). Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, easements, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the party in possession of the property signed, the party in possession of the property is THOMAS JOSEPH TASTINGER or a tenant or UNITED COMMUNITY BANK, as attorney in Fact for THOMAS JOSEPH TAST-INGER L. Lou Allen L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03778

T(Feb3,10,17,24)B

NOTICE OF SALE UNDER POWER

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

Under and by virtue of the Power of Sale con-tained in a Security Deed given by Michael W. Williams to FT MORTGAGE COMPANIES D.B.A. EQUIBANC MORTGAGE CORPORATION, dated EQUIDANC MUNICIPALE CONFORMION, Jaleu 05/12/1999, recorded in Deed Book 185, Page 721, Towns County, Georgia records, as last transferred to THE BANK OF NEW YORK MEL-LON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE DANK N.A. STRUSTE FOR DEFINITIAL AC N.A. AS SUCCESSOR ID JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RESIDENTIAL AS-SET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-RP2 by assignment recorded or to be recorded in the Towns County, Georgia to be recorded in the Towns County, Georgia records conveying the after-described prop-erty to secure a Note in the original principal amount of Eighty-Eight Thousand and 00/100 DOLLARS (\$88,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Towns County, Georgia, within the lengt hours of cale on the first Tuewithin the legal hours of sale on the first Tues-day in March 2016, the following described

property: ALL THAT TRACT OR PARCEL OF LAND, TO-GETHER WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN SECTION 1, GUNTLE, LYING AND BEING IN SECTION 1, DISTRICT 19, LAND LOTS 33 AND 52, TOWNS COUNTY, GEORGIA CONTAINING ONG ACRES MORE OR LESS AS SHOWN ON A PLAT OF SUR-VEY ENTITLED "SURVEY FOR BILLY DENTON", DATED FEBRUARY 1, 1989, AND RECORDED IN PLAT BOOK 13, PAGE 38, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF TOWNS COUNTY, GEORGIA, SAID PLAT BEING INCOR-PORATED BY REFERENCE HEREIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF LAND LOTS 33, 34, 51 AND 52 OF SAID DISTRICT, SECTION AND COUNTY AND RUNNING THENCE NORTH 88 DEGREES 33 MINUTES 21 SECONDS

NORTH 88 DEGREES 33 MINUTES 21 SECONDS WEST 531.32 FEET TO THE TRUE POINT OF BEGINNING; RUNNING THENCE SOUTH OD DE-GREES 21 MINUTES 35 SECONDS EAST 88.87 TO A POINT ON THE NORTHERN RIGHT OF WAY GREES 21 MINUTES 35 SECONDS EAST 88.87 TO A POINT ON THE NORTHERN RIGHT OF WAY OF STATE ROUTE 180; RUNNING THENCE ALONG THE SAID RIGHT OF WAY FOR THE FOLLOWING SURVEYORS CHORDS; SOUTH 85 DEGREES 49 MINUTES 08 SECONDS WEST 38.44 FEET; SOUTH 87 DEGREES 20 MINUTES 52 SECONDS WEST 49.06 FEET, SOUTH 88 DEGREES 11 MIN-UTES 01 SECONDS WEST 48.69 FEET, SOUTH 89 DEGREES 53 MINUTES 58 SECONDS WEST 48.77 FEET, NORTH 89 DEGREES 10 MINUTES 22 SEC-ONDS WEST 49.92 FEET, NORTH 87 DEGREES 43 MINUTES 35 SECONDS WEST 48.44 FEETM NORTH 86 DEGREES 16 MINUTES 25 SECONDS WEST 102.38 FEET, RUNNING THENCE NORTH 24 DEGREES 48 MINUTES 35 SECONDS WEST 104.26 FEET TO A MARKER; RUNNING THENCE NORTH 24 DEGREES 48 MINUTES 35 SECONDS SECONDS EAST 102.02 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 81 DEGREES 29 MINUTES 55 SECONDS EAST 182.02 FEET TO A POINT; RUN-NING THENCE SOUTH 88 DEGREES 35 MINUTES 22 SECONDS EAST 149.98 FEET TO THE TRUE POINT OF BEGINNING.

the deal secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Secuin the manner provided in the Note and Secu-rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided

same and all expenses of this sale, as provided in Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Deed first set out above.

Deed mrst set our above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, 561-682-8000. Please understand that the secured creditor is not required

Statio that the secured creation is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the under-signed, the parties in possession of the prop-erty are Michael W. Williams, Cindy D. Williams or a tenant or tenants and said property is

The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the blder of the security deed

TITMATION AND AUDIT OF THE STATUS OF THE IOAN with the holder of the security deed. THE BANK OF NEW YORK MELLON TRUST COM-PANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUC-CESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-

As Attorney in Fact for Michael W. Williams, Weissman, Nowack, Curry, & Wilco P.C. Attn: Lender Services One Alliance Center, 4th Floor

3500 Lenox Boad Atlanta, GA 30326 Our File# 017237-006745

NOTICE OF SALE UNDER POWER Georgia, Towns County This is an attempt to collect a debt. Any Information obtained will be used for THAT PURPOSE

Under and by virtue of the Power of Sale contained in a Security Deed given by Alicia E Gago to JPMorgan Chase Bank, N.A., dated December 19, 2013, recorded in Deed Book December 19, 2013, recorded in Deed Book 545, Page 596, Towns County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of THIRTY-NINE THOUSAND FIVE HUNDRED FORTY AND 0/100 DOLLARS (\$39,540.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Towns County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2016, the following described property: SEE 2016, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Secu-rity Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstandproperty will be sold subject to any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accu-rate survey and inspection of the property, any assessments, liens, encumbrances, zoning orrate survey and inspection of the property, any assessments, liens, encumbrances, zoning or-dinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. JPMorgan Chase Bank, National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, 0H 43219 800-446-8939. To the best knowledge and belief of the undersigned, the party in possession of the property is Alicia E Gago or a tenant or tenants and said property is more commonly known as 2304 Plottown Rd, Young Harris, Georgia 30582. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bank-ruptcy Code and (2) to final confirmation mad add to f the status of the lone with the holder at the node the status of the lone with the holder at the sale is not prohibited under the lone holder at the sale view. the sale is not prohibited under the U.S. Bank-ruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank, National Association as Attorney in Fact for Alicia E Gago McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net EXHIBIT "A" ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 190, 17TH DISTRICT, IST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 0.180 ACRES, AS SHOWN ON A PLAT OF SURVEY BY NORTHSTAR LAND SURVEYING, INC. W. GARY KENDALL, R.S. #2788, DATED 4/11/01, RE-CORDED IN PLAT BOOK 27, PAGE 126, TOWNS COUNTY, GEORGIA RECORDS WHICH DESCRIP-TION ON SAID PLAT IS INCORPORATED HEMEIN BY REFERENCE AND MAD A PART HEREOF. THE PROPERTY IS CONVEYED SUBJECT TO THE ELECTRIC LINES AS SHOWN ON THE ABOVE PLAT OF SURVEY. THE PROPERTY IS CONVEYED SUBJECT TO THE ROAD RIGHTS OF WAY AS SHOWN ON THE ABOVE PLAT OF SURVEY. MR/ rkd 3/1/16 Our file no. 530516 - FT3 T(Feb3.10,17,24)B

T(Feb3.10.17.24)B

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, TOWNS COUNTY By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from Danny T. Graves and Lisa Graves, 10 County Line Road, Young Harris, 6A 30582 ("Grantor") to Equity Trust Company Custodian FB0 J. Wil-liam Schleifer IRA, P.O. Box 205, Gillsville, GA 30543 ("Grantee"), dated May 31, 2012, re-corded June 5, 2012, in Deed Book 514, Page 291, Towns County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Nine Thousand Forty and 00/100 Dollars (\$9,040.00), with interest from date at the rate as provided therein on the unpaid balance un-til paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebt-edness as once, immediately due and payable; now, therefore, pursuant to the terms, provi-sions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be sold by the undersigned at public outcry to the high-est bidder for cash before the Courthouse door in Hiawassee, Towns County, Georgia, within the legal hours of sale on the first Tuesday in March, 2016, the following described real property to with

In March, 2016, the following described rear property to wit: All that tract or parcel of land lying and being in the 17th District, 1st Section, Land Lots 55 & 72, of Towns County, Georgia, containing 2.00 acres, more or less, and being more particu-tate described on follows: larly described as follows:

BEGINNING at the point where the Gum Lot Creek intersects the south right of way line of Gum Log Road; thence along and with the said south right of way line in a easterly direction 210 feet, more or less, to a gravel road; thence 210 feet, more or less, to a gravel road; thence along and with said gravel road 900 feet, more or less, to the point where said gravel road crosses a branch; thence along and with said branch in a westerly direction 100 feet, more or less, to the Gum Log Creek; thence along and with said Gum Log Creek in a northerly direction to the point of BEGINNING. direction to the point of BEGINNING. Also conveyed is a non-exclusive perpetual easement for ingress and egress to the above described property. The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of the Note and Se-curity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees (notice of intent to collect at-torneys' fees having been given). torneys' fees having been given). torneys' rees naving been given). Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security and matters or record superior to the security Deed first set out above. To the best knowledge and belief of Grantee, the above described property is in the posses-sion of Danny T. Graves and Lisa Graves, or a tenant or tenants, and will be sold subject to tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or as-sessments, if any. Equity Trust Company Custodian FBO J. Wil-liam Schleifer IRA As Attorney in Fact for Danny T. Graves and Lisa Graves 02/03/16; 02/10/16 02/17/16; 02/24/16 T(Feb3,10,17,24)B

NOTICE OF INCORPORATION Notice is given that Articles of Incorporation that will incorporate Heavenly Inspired Creations, LLC have been delivered to the Secreations, LLC nave been delivered to the Secre-tary of State for filling in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 6005 Chinquapin Ridge, Young Harris, GA 30582, and its initial registered agent at such address is Theresa Lovallo. T(Feb24,Mar2)F

required to make immediate payment to the undersigned Executor, Dorothy Elvira Underwood. This 1ST day of February, 2016. Dorothy Elvira Underwood 4766 Hwy. 17 Hiawassee, Georgia 30546 T(Feb10, 17, 24, Mar2)B

T(Feb3.10.17.24)B