

Towns County Herald

Legal Notices for July 9, 2014

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: Estate of Clarice C. Sorrells
All creditors of the estate of Clarice C. Sorrells, 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 17th day of June, 2014
Jane Darby-Day in care of William T. Hudson, Jr., Attorney for the Estate
Personal Representative
315 West Ponce de Leon Avenue
Decatur, GA 30030-2498
404-378-4549
404-378-4549
TJJul9,16,23,30P

STATE OF GEORGIA COUNTY OF TOWNS NOTICE TO DEBTORS AND CREDITORS

RE: ESTATE OF Towns
All debtors and creditors of the estate of Jane Waller Ramsey Morgan, deceased, late of Towns County, Georgia, are hereby notified to render their demands and payments to the undersigned of said Estate, according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.
This the 30th day of June, 2014
Frank R. Morgan
Personal Representative
577 Lakeshore Drive
Stockbridge, GA 30281
678-763-2657
TJJul9,16,23B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: Estate of Juanita Benton Buice
All creditors of the estate of Juanita Benton Buice, 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 3rd day of July, 2014
Albert E. Buice
Personal Representative
955 Chastain Mill Road
Dawsonville, GA 30534
706-265-2056
TJJul9,16,23,30P

NOTICE Project PI 0007495, Lumpkin, Towns, Union, and White Counties

Pedestrian Upgrades at 19 State Route (SR) Locations in GDOT District 1
The proposed project would upgrade signal and pedestrian facilities and equipment at 19 intersections in Lumpkin, Towns, Union, and White Counties. One of the intersections proposed for improvement is US 76/SR 2/SR 17/North Main Street and River Street in Hiawassee, Georgia. The improvements at this intersection would include installation of steel strain poles with mast arms, LED countdown pedestrian signals with push button stations, signal cabinet with conduit to signals, wheelchair ramps, and curb and gutter. The proposed project would require approximately 0.015 acre of right-of-way (ROW) from within the City of Hiawassee property at the Town Square. The ROW acquisition from the City of Hiawassee property in Towns Square would be used for constructing ADA compliant wheelchair ramps and pedestrian poles. Access to the park would be maintained during construction.
Section 4(f) of the USDOT Act of 1966 refers to the permanent and/or permanent use and/or constructive use of land from a significant publicly owned park, recreation area, or wildlife and waterfowl refuge, or any historic site for transportation purposes. Hiawassee Town Square qualifies for protection as a Section 4(f) resource.
The Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) requires that the public have the opportunity to review and comment on the impacts before Section 4(f) de minimis requirements are satisfied. This notice is considered the opportunity for public review and comment to fulfill the de minimis requirements.
Dependent upon feedback as a result of this notification, the City of Hiawassee intends to conduct that the proposed project would have only a de minimis (minimal) impact upon the Town Square.
The City of Hiawassee is soliciting comments on the proposed project. Written statements will be accepted concerning this project until July 16, 2014. Written statements may be submitted to:
Ms. Hiral Patel, PE
Attn: Ms. Iris Hernandez
Georgia Department of Transportation
Office of Environmental Services
One Georgia Center, 16th Floor,
600 W. Peachtree Street, NW
Atlanta, Georgia, 30308-3607
TJJul9,16,23,30P

NOTICE TO DEBTORS & CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: Estate of Thomas Ray Chastain
All debtors and creditors of the estate of Thomas Ray Chastain, deceased, late of Towns County, Georgia, are hereby notified to render their demands and payments to the undersigned of said Estate, according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.
This the 27th day of June, 2014
Glenda Kuykendall
Personal Representative
4935 Plott Town Road
Young Harris, GA 30582
706-897-9703
TJJul2,9,16,23B

IN THE JUVENILE COURT OF TOWNS COUNTY STATE OF GEORGIA IN THE INTEREST OF:

C.N.
DOB: 03-29-2008
SEX: FEMALE
Case no. 139-14J-14
E.N.
DOB: 12-27-2006
SEX: MALE
Case no. 139-14J-15
T.P.
DOB: 06-08-1999
SEX: MALE
Case no. 139-14J-16
CHILDREN UNDER THE AGE OF EIGHTEEN
NOTICE OF TERMINATION OF PARENTAL RIGHTS HEARING
TO: DARRYL NATIONS, PUTATIVE FATHER OF THE ABOVE-NAMED CHILDREN C.N. AND E.N. OR ANY OTHER POSSIBLE BIOLOGICAL FATHER OF THE ABOVE-NAMED CHILDREN AND THE MOTHER VALERIE MORRIS
By Order for Service by Publication dated the 10th day of June, 2014, you are hereby notified that on the 11th day of June, 2014, the Towns County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Termination of Parental Rights against you as to the above-named children and this Court found it to be in the children's best interest that the Petition be filed.
Georgia law provides that you can permanently lose your rights as a parent. A Petition to Terminate Parental Rights has been filed requesting the Court to terminate your parental rights to your children. A copy of the Petition to Terminate Parental Rights is attached to this Notice. A provisional court hearing of your case has been scheduled for the 17th day of June, 2014 at 9:30 a.m. in the Towns County Courthouse, Hiawassee, Georgia. A final court hearing of your case has been scheduled for the 12th day of August, 2014 at 9:30 a.m. in the Towns County Courthouse, Hiawassee, Georgia. If you fail to appear, the Court can terminate your rights in your absence.
If the Court at the trial finds that the facts set out in the Petition to Terminate Parental Rights are true and that termination of your rights will serve the best interests of your children, the Court can enter a judgment ending your rights to your children.
If the judgment terminates your parental rights, you will no longer have any rights to your children. This means that you will not have the right to visit, contact, or have custody of your children or make any decisions affecting your children or your children's earnings or property. Your children will be legally freed to be adopted by someone else.
Even if your parental rights are terminated:
1) You will still be responsible for providing financial support (child support payments) for your children's care unless and until your children are adopted; and
2) Your children can still inherit from you unless and until your children are adopted.
This is a very serious matter. You should contact an attorney immediately so that you can be prepared for the court hearing. You have the right to hire an attorney and to have him or her represent you. If you cannot afford to hire an attorney, the Court will appoint an attorney if the Court find that you are an indigent person. Whether or not you decide to hire an attorney, you have the right to attend the hearing of your case, to call witnesses on your behalf, and to question those witnesses brought against you.
If you have any questions concerning this notice, you may call the telephone number of the clerk's office.
WITNESS, the Honorable Gerald Bruce, Judge of said Court, this day of _____, 2014.
Honorable Gerald Bruce
Judge, Juvenile Court
Towns County, Georgia
Enotah Judicial Circuit
TJJul9,16,23,30B

**IN THE PROBATE COURT
COUNTY OF TOWNS
STATE OF GEORGIA**
IN RE: ESTATE OF
Susie R. Miles, DECEASED
ESTATE NO. 2014-32
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: All known and unknown interested parties
Janet Miles Masters has petitioned to be appointed Administrator of the estate of Susie R. Miles deceased, of said County. The Petitioner has also applied for waiver of bond or grant of certain powers contained in O.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 July 21, 2014. 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, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required 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
706-896-3467
Telephone Number
TJJun25,Jul2,9,16,23B

IN THE PROBATE COURT COUNTY OF TOWNS STATE OF GEORGIA

IN RE: ESTATE OF
John Ray DeLong, DECEASED
ESTATE NO. 2014-30
NOTICE OF PETITION TO FILE
FOR YEAR'S SUPPORT
The petition of Cathy DeLong, for a year's support from the estate of John Ray DeLong, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before July 14, 2014, 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 on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required 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.
By: Kerry L. Berrong
Clerk/Deputy Clerk of the Probate Court
David Rogers
Judge of the Probate Court
48 River St., Suite C
Hiawassee, GA 30546
Address
706-896-3467
Telephone Number
TJJun18,25,Jul2,9,16,23B

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS STATE OF GEORGIA COUNTY OF TOWNS

The undersigned does hereby certify that Here's the Scoop conducting a business as Wine Cottage in the City of Young Harris, County of Towns, in the State of Georgia, under the name of Here's the Scoop, and that the nature of the business is Ice Cream Shop and that the names and addresses of the persons, firms or partnership owning and carrying on said trade of business are: Carol Lin, Wine Cottage, 1615 Hwy. 17, Unit #18, Young Harris, GA 30582.
TJJul2,9,16,23,30P

NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000

Pursuant to O.C.G.A. §16-13-49(n), any party claiming an interest in the following property is hereby notified that on the 1st day of May, 2014, said property was seized by the undersigned agency in Towns County, Georgia.
Property Seized:
PROPERTY ONE: Colt 1911 10mm, Delta Elite model firearm, Serial No. DS09011
PROPERTY TWO: Kel-Tec .380, P3AT model firearm, Serial No. KAF57
PROPERTY THREE: Mossberg 12 gauge, 500 model firearm, Serial No. P378060
PROPERTY FOUR: Mossberg 12 gauge, 500 model firearm, Serial No. U284675
PROPERTY FIVE: H&R 12 gauge, Trooper 53 model firearm, Serial No. AS225632
Conduct giving rise to said seizure: Said property was found in possession of Matthew Scott King and Blakely Cole Kennard, and in close proximity to a prohibited substance, to wit: MARIJUANA. Said property was intended to facilitate the manufacturing, possession, possession with intent to distribute, and distribution of MARIJUANA, in violation of the Georgia Controlled Substances Act, or was the proceeds of said illegal activities. Further, the said property and the controlled substances were seized from the residence of the named individuals at the time of their arrest for manufacturing marijuana, in Towns County, Georgia.
The owner of said property is purported to be:
Matthew Scott King/Blakely Cole Kennard
2172 Burke Ferguson Trail
Hiawassee, Georgia
Any party claiming an interest in said property is hereby further notified that you must file any claim in accordance with O.C.G.A. §16-13-49(n)(4) within 30 days of the second publication of this Notice of Seizure in the Towns County Herald by serving said claim to the undersigned seizing agency and the District Attorney by certified mail, return receipt requested.
This 30th day of June, 2014.
District Attorney
Enotah Judicial Circuit
SEIZING AGENCY:
Sgt. B. Barrett
Towns County Sheriff's Office
4070 A Highway 339
Young Harris, Georgia 30582
(706) 896-4444
By: Cathy A. Cox-Brakefield
Chief Assistant District Attorney
65 Courthouse Street, Box 6
Blairsville, Georgia 30512
(706) 439-6027
TJJul9,16,23,30B

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 contained 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 August 30, 2013, and recorded in Deed Book 540, Page 57, Towns County, Georgia Records, as last transferred to Mortgage Research Center, LLC d/b/a Veterans United Home Loans by assignment recorded on April 21, 2014 in Book 549 Page 119 in the Office of the Clerk of Superior Court of Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Fifty Thousand and 0/100 dollars (\$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 August 5, 2014, the following described property:
All that tract or parcel of land lying and being in Land Lot 145, 18th District, 1st Section, Towns County, Georgia, being shown as Tract 1, containing 4.81 acres on plat of survey prepared 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 incorporated 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 Arrowwood 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.
This being a portion of the same property conveyed in a warranty deed from Earl Arrowwood 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.
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 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).
Your mortgage servicer can be contacted at 877-909-9416 - Loss Mitigation Dept, or by writing to c/o Central Loan Administration & Reporting, 425 Phillips Blvd, Ewing, New Jersey 08628, to discuss possible alternatives to avoid foreclosure.
Said property will be sold subject to any outstanding 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 property, 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 undersigned, 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) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation 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.
Mortgage Research Center, LLC d/b/a Veterans United Home Loans as Attorney in Fact for Bruce King.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-789-2661
B&S file no.: 14-03816
TJJul9,16,23,30B

NOTICE OF SALE UNDER POWER, TOWNS COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Josh S Woodard and Megan P Woodard to Mortgage Electronic Registration Systems, Inc. as nominee for SurePoint Lending abn First Residential Mortgage Network, Inc. dated 4/1/2008 and recorded in Deed Book 431 Page 27, TOWNS County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the after-described property to secure a Note in the original principal amount of \$ 149,205.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of TOWNS County, Georgia, within the legal hours of sale on August 05, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property:
All that tract or parcel of land lying and being in Land Lots 151, 152 & 173, 7th District, 1st Section, Towns County, Georgia, containing 1.0 acre, more or less, and being Lot Fifteen (15) of Mountain Laurel Estates, as shown on a plat of survey by B. Gregory, County Surveyor, dated 10/19/81, revised 5/15/85 and recorded in Plat Book 11 page 74 Towns County records, and reference is herein made to said plat for a full and complete description hereon.
Being the same property conveyed to Josh S. Woodard and Megan P. Woodard, by Warranty Deed dated November 15, 2001, of record in Deed Book 230, Page 400, in the Towns County, Georgia Records.
Being the same property commonly known as: 6340 West Laurel Lane. Young Harris, GA 30582
Tax ID No.: 0011A-021-000
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 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 the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 6340 West Laurel Lane, Young Harris, GA 30582 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Josh S Woodard and Megan P Woodard or tenant or tenants.
Bank of America is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Bank of America
Home Loan Assistance Dept.
7105 Corporate Drive
Plano, TX 75024
(800) 346-2222

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
BANK OF AMERICA, N.A. as agent and Attorney in Fact for Josh S Woodard and Megan P Woodard
Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E. Suite 500, Atlanta, Georgia 30305, (404) 994-7400.
1016-667499642A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016- 667499642A

TJJul9,16,23,30B

STATE OF GEORGIA COUNTY OF TOWNS NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Security Deed from LINDA HARDY UNDERWOOD and JANETTE HARDY WILLIAMS to UNITED COMMUNITY BANK, dated September 13, 2004, recorded September 22, 2004, in Deed Book 314, Page 621, Towns County, Georgia records, as last modified by Modification of Security Deed dated December 17, 2010, recorded in Deed Book 488, Page 84, Towns County, Georgia records; also that certain Assignment of Rents dated December 17, 2010, recorded in Deed Book 491, Page 566, Towns County, Georgia records, said Security Deed being given to secure a Note from LINDA HARDY UNDERWOOD dated December 17, 2010, in the original principal amount of One Hundred Twelve Thousand Seven Hundred Fifty Four and 40/100 (\$112,754.40) Dollars, with interest from date at a rate per cent 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 County, Georgia, within the legal hours of sale on the first Tuesday in August, 2014, the following described property:
All that tract or parcel of land lying and being in the 17th District, 1st Section, Land Lot 50 and being bounded as follows:
Beginning on an iron peg 50 feet from center of Highway 76, approximately 5 miles from Hiawassee, GA; then running N 0 10W 237.7 feet to a rock; thence S 89 52E 141.9 feet to an iron pipe; thence N 18 44E 446.93 feet to a rock; thence S 89 52E 141.9 feet to an iron pipe; thence S 7 30 W 140 feet to an iron pipe; thence S 18 15 E 147 feet to an iron pipe; thence S 1 30 E 201 feet; thence S 77 25 E 139 feet to the point of beginning, containing 4.4 acres, more or less.
This being all the property conveyed to Linda Hardy Underwood and Janette Hardy Williams at Deed Book U-1, Page 22, Towns County, Georgia records.
LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 50, 17th District, 1st Section, Towns County, Georgia, and being designated tract One (1) consisting of 1.22 acres, more or less, as more fully shown on plat of survey for Stephen Patton and Jason Ledford, prepared by Landtech Services, Inc., Registered Surveyor, dated January 30, 2007 and recorded in Plat Book 36, Page 262 of the Towns County, Georgia records which survey is incorporated herein by reference for a complete description of said property.
Also conveyed herein is all of Grantor's right, title and interest in that land lying between the above described tract and the centerline of County Road Number 124 subject to the right of way of said road.
Also conveyed herein is all of Grantor's right, title and interest in that land lying between the above described tract and the centerline of U.S. Highway Number 76 subject to the right of way of said road.
The above property is conveyed subject to all utilities, rights of way, setbacks, buffers, and easements per the above referenced survey.
The above property is conveyed subject to the Georgia Department of Transportation Construction and Maintenance Easement as recorded in Deed Book 190, Page 731-734 of the Towns County, Georgia records.
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 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 the 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 outstanding 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 property, any assessments, liens, easements, 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 undersigned, the party in possession of the property is LINDA HARDY UNDERWOOD and JANETTE HARDY WILLIAMS or a tenant or tenants.
UNITED COMMUNITY BANK,
as attorney in Fact for LINDA HARDY UNDERWOOD and JANETTE HARDY WILLIAMS
L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. 7484A-03647
TJJul9,16,23,30B

STATE OF GEORGIA COUNTY OF TOWNS NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Security Deed from CLINTON ARROWOOD A/K/A EDWARD CLINTON ARROWOOD to TOWNS COUNTY BANK N/K/A UNITED COMMUNITY BANK, dated July 7, 2000, recorded July 11, 2000, in Deed Book 203, Page 718, Towns County, Georgia records, as last modified by Modification of Security Deed dated September 4, 2012, recorded in Deed Book 520, Page 102, Towns County, Georgia records, said Security Deed being given to secure a Note from JACQUELINE ARROWOOD and CLINTON ARROWOOD dated September 4, 2012, in the original principal amount of Two Hundred Sixteen Thousand Eight Hundred Seventy and 29/100 (\$216,870.29) Dollars, with interest from date at a rate per cent 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 County, Georgia, within the legal hours of sale on the first Tuesday in August, 2014, the following described property:
All that tract or parcel of land situate, lying and being in the 1st Section, 17th District, Land Lot 91, Towns County, Georgia, containing 35 acres more or less, being more particularly described as follows:
Beginning at a Locust Stake on Western right of way Highway 288 and running West 24 Rods to Rock Corner; Thence a Northwest Direction across Long Ridge a distance of 79 Rods to Center of Wood Road; Thence a North direction from the center of the Wood Road 22 Rods; thence a Northwest direction 17.5 Rods to Maple Tree on creek at line of Jack Shook; thence Southwest up Old Creek Run and Hog Creek a distance of 31.1 Rods to a Beech Tree; and to the line of Boyd Shook; thence a Southeast direction with Boyd Shook's line 17.6 Rods to a White Oak Tree and Locust Stake 2 Rods below Wood Road; thence Southwest direction 20 to 30 feet below Wood Road a distance of about 45.5 Rods to Rock Corner at Boyd Shook's line at wire fence; thence due East with the line of the property of Boyd Shook and John Burch 116 Rods to iron stake; thence North 2 Rods to Iron Stake; thence East 23 Rods to Locust Stake on Highway 288. Thence North with right of way at Highway 288 to a Locust Stake and beginning Corner;
Also conveyed herewith is a right of Ingress and Egress along the 12 foot Wood Road known as the Chain Gang Road.
LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 91, 17th District, 1st Section, Towns County, Georgia, and being Tract Two (2), containing 10.161 acres, more or less, and Tract Three (3), containing 1.344 acres, more or less, as shown on plat of survey by Northstar Land Surveying, Inc., dated 10/10/2003, recorded in Plat Book 30, Page 298, Towns County, Georgia records, which description on said plat is incorporated herein by reference and made a part hereof.
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 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 the 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 outstanding 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 property, any assessments, liens, easements, 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 undersigned, the party in possession of the property is CLINTON ARROWOOD A/K/A EDWARD CLINTON ARROWOOD or a tenant or tenants.
TOWNS COUNTY BANK N/K/A UNITED COMMUNITY BANK,
as attorney in Fact for CLINTON ARROWOOD A/K/A EDWARD CLINTON ARROWOOD
L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. 7484A-03560
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
TJJul9,16,23,30B