

# North Georgia News

## Legal Notices for March 25, 2015

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Gary S. Callahan,  
All debtors and creditors of the estate of Gary S. Callahan, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 9th day of March, 2015.  
By: Donna Callahan Byrd  
310 Carendon Ave.  
Nashville, TN 37205  
N(Mar18,25,Apr1,8)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Gerard Talbot O'Brien,  
All debtors and creditors of the estate of Gerard Talbot O'Brien, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 9th day of March, 2015.  
By: A. Geraldine O'Brien  
5740 Trackrock Gap Rd.  
Blairsville, Ga. 30512  
N(Mar18,25,Apr1,8)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Lee Payne,  
All debtors and creditors of the estate of Lee Payne, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 10th day of March, 2015.  
By: James Doyle Payne  
2235 Mulkey Gap Rd.  
Blairsville, GA. 30512  
Linda Lee Payne Smith  
218 Cold Springs Rd.  
Morgantown, GA. 30560  
N(Mar18,25,Apr1,8)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Jimmy Roger Reece,  
All debtors and creditors of the estate of Jimmy Roger Reece, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 13th day of March, 2015.  
By: Kellie Reece James  
427 Shallowford Cir.  
August, GA 30907  
N(Mar18,25,Apr1,8)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Scotty Floyd Eaves,  
All debtors and creditors of the estate of Scotty Floyd Eaves, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 16th day of March, 2015.  
By: Lacerilla S. Eaves  
237 Terrace Ln.  
Blairsville, GA. 30512  
N(Mar25,Apr1,8,15)B

**NOTICE**  
(For Discharge from Office and all Liability)  
**PROBATE COURT OF UNION COUNTY**  
RE: PETITION OF SARAH ELIZABETH SKOMP DAVIS FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF LISA H. SKOMP, DECEASED.  
To whom it may concern:  
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before April 6, 2015.  
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. 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.  
Dwain Brackett  
Probate Judge  
By: Kristin Stanley  
Probate Court Clerk  
65 Courthouse Street  
Blairsville, GA 30512  
(706)439-6006  
N(Mar25)B

**NOTICE**  
(For Discharge from Office and all Liability)  
**PROBATE COURT OF UNION COUNTY**  
RE: PETITION OF FRANCIS PHILIP DOUGLAS, JR. FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF FRANCIS PHILIP DOUGLAS, SR, DECEASED.  
To whom it may concern:  
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before April 6, 2015.  
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. 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.  
Dwain Brackett  
Probate Judge  
By: Kristin Stanley  
Probate Court Clerk  
65 Courthouse Street  
Blairsville, GA 30512  
(706)439-6006  
N(Mar25)B

**UNION COUNTY**  
**SALE OF PROPERTY**  
**JUDICIAL SALE**  
Pursuant to an order entered by the Honorable Raymond E. George, Judge, Superior Court, Union County, Georgia on the 15th day of December, 2014, in Civil Action File No. 14-CV-499-RG and pursuant to the Resolution To Sell Forfeited Property by Union County Sole Commissioner presented and adopted at the County meeting on January 15, 2015, and pursuant to a Consent Order of Condemnation, Forfeiture and Distribution dated the 15th day of December, 2014, and documents recorded in Deed Book 994, Page 162-163, Union County, Georgia Deed Records there will be sold by judicial sale in accordance with O.C.G.A. §9-13-140 et seq. The following property:  
Real property located at 226 Pond Road, Blairsville, GA being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 62 & 63, 10th District, 1st Section of Union County, Georgia containing 3.332 acres, more or less and being shown as Tract I (2.865) and Tract III (0.467) as shown on a Plat of Survey by Rochester & Associates, Inc., RS# 2763 and recorded in Plat Book 51, Page 113, and said Plat is hereby incorporated by reference and made a part hereof.  
This property is subject to the road easement as shown on said Plat.  
Grantor grants to Grantee the rights of Edmond Fortenberry to cross the property of Brenda L. Marlow with water lines to the spring located on Grantor's adjacent property, as shown in the deed dated 5/20/1994 and recorded in Deed Book 219, Page 93 Union County, Georgia records.  
Grantor grants to Grantee a non-exclusive, perpetual easement for ingress and egress in the above property along the existing road easement as shown on said Plat.  
This Deed is given subject to all easements and restrictions of record, if any.  
This information set forth herein in the above legal description is contained in a deed filed in the deed records of Union County, with the Clerk of Superior Court, in Deed Book 520, Page 137, and in Deed Book 994, Page 162-163.  
Said property will be sold between the legal hours of sale on the first Tuesday in April, 2015, before the Courthouse in Union County, Georgia by an official authorized by O.C.G.A. §9-13-140 et seq., and the government of Union County, Georgia. Said property must bring a MINIMUM sale price of \$15,000.00 and will be sold to the highest bidder for cash in U.S. Funds. Union County, Georgia will deliver to said purchaser a deed conveying all interest Union County has pursuant to the above referred to deeds and documents in said property.

All bidders must present either a binding letter of credit or certified funds to be able to bid on the above described property.  
Union County, Georgia  
Lamar Paris, Sole Commissioner  
Cary D. Cox  
Union County Assistant Attorney  
P.O. Box 748  
Blairsville, GA 30514  
706.745.7420  
N(Mar11,18,25,Apr1)B

**UNION COUNTY**  
**SALE OF PROPERTY**  
**SHERIFF SALE**  
Pursuant to an order entered by the Honorable Raymond E. George, Judge, Superior Court, Union County, Georgia on the 15th day of December, 2014, in Civil Action File No. 14-CV-499-RG, there will be sold at public auction to the highest bidder for cash in U.S. Dollars, on the first Tuesday in April, 2015, the following described property:  
Item One: 2003 Kawasaki Mule 55 2x4 Model KAF300C, with a Vin #JU1AFBC163B536599, with a reserve of \$1,200.00.  
Item Two: One 2003 Kubota Tractor Model M8200 Serial 54936 with 1051 Hours, and a Woods Front End Loader, Serial #874394 with a hay fork, and a reserve of \$20,000.00.  
Said property will be sold between the legal hours of sale on the first Tuesday in April, 2015, before the Courthouse in Union County, Georgia by an official authorized by O.C.G.A. §9-13-140 et seq., and the government of Union County, Georgia.  
The property will be available for inspection on Monday April 6, 2015, between the hours of 3:00 PM and 4:00 PM and on Tuesday, April 7, 2015, between the hours of 8:30 AM and 10:00 AM at the Union County courthouse in the lower parking lot.  
The Sheriff's Office will deliver to the purchaser a bill of sale conveying all interest to purchaser Union County has pursuant to the above referred to Order.  
All bidders must present either a binding letter of credit or certified funds to be able to bid on the above described property.  
Mack Mason  
Sheriff, Union County, Georgia  
N(Mar11,18,25,Apr1)B

**NOTICE OF BID**  
for City of Young Harris  
Maple Street Intersection – Road Improvement Project  
The City of Young Harris (City) is soliciting competitive sealed bids from qualified contractors for an intersection improvement project located at Maple Street and Hwy No. 76. Sealed bids shall be delivered to The City of Young Harris (ATTN: Mayor Andrea Gibby), at P.O. Box 122 or 50 Irene Berry Drive, Young Harris, Georgia 30582 by 3:00 P.M. local time on Friday, April 3rd, 2015. Any bids received after 3:00 P.M. will not be accepted.  
Work required under this Contract includes furnishing all materials, labor, equipment, etc. for the intersection and road improvement work for Maple Street at Hwy No. 76.  
Interested Bidders can obtain a more detailed Scope of Work and Construction Plans by contacting Reid Dyer with Hayes, James & Associates at 706-632-4981 or by emailing at rdyer@hayesjames.com.

A mandatory pre-bid conference is scheduled for 11:00 a.m. on Tuesday, March 24th, 2015 at Young Harris City Hall. All interested bidders are strongly urged to attend.  
Bids in the case of Corporations not chartered in Georgia, must be accompanied by proper documentation that said Corporation is authorized to do business in the State of Georgia.  
No Bidder may withdraw its Bid within ninety (90) days after the actual date of the opening thereof.  
The winning bidder will be required to post a Performance and Payment Bond for this project, once selected.  
Envelopes containing the Bids must be sealed, addressed to the City of Young Harris at P.O. Box 122, Young Harris, Georgia 30582 and marked "MAPLE STREET – ROAD IMPROVEMENT PROJECT". Bids can be mailed or delivered to City Hall at 50 Irene Berry Drive, Young Harris, GA 30582

The start and completion dates for this project will be a six (6) week period beginning on May 11th 2015 and must be completed no later than June 19th, 2015. The City may retain from the Contractor monies which may become due in the amount of FIVE-HUNDRED DOLLARS (\$500.00) per day for each calendar day that the completion of the work may be delayed beyond the specified date.  
The City reserves the right to reject any or all bids, to waive technicalities, and to make an award deemed in the City's best interests.  
**CITY OF YOUNG HARRIS**  
N(Mar11,18,25)B

**NOTICE OF BID**  
for City of Young Harris  
Sunset Drive – Culvert Replacement Project  
The City of Young Harris (City) is soliciting competitive sealed bids from qualified contractors for a culvert replacement project located on Sunset Drive at Corn Creek. Sealed bids shall be delivered to The City of Young Harris (ATTN: Mayor Andrea Gibby), at P.O. Box 122 or 50 Irene Berry Drive, Young Harris, Georgia 30582 by 3:00 P.M. local time on Friday, April 3rd, 2015. Any bids received after 3:00 P.M. will not be accepted.  
Work required under this Contract includes furnishing all materials, labor, equipment, etc. for the site work to include the replacement of the existing culvert at Corn Creek with an Arch Culvert.  
Interested Bidders can obtain a more detailed Request for Proposals by contacting Reid Dyer with Hayes, James & Associates at 706-632-4981 or by emailing at rdyer@hayesjames.com.

A mandatory pre-bid conference is scheduled for 9:30 a.m. on Tuesday, March 24th, 2015 at Young Harris City Hall. All interested bidders are strongly urged to attend.  
Bids in the case of Corporations not chartered in Georgia, must be accompanied by proper documentation that said Corporation is authorized to do business in the State of Georgia.  
No Bidder may withdraw its Bid within ninety (90) days after the actual date of the opening thereof.  
The selected contractor will be required to provide the City with a Letter of Credit for this project.  
Envelopes containing the Bids must be sealed, addressed to the City of Young Harris at P.O. Box 122, Young Harris, Georgia 30582 and marked "SUNSET DRIVE – CULVERT REPLACEMENT PROJECT". Bids can be mailed or delivered to City Hall at 50 Irene Berry Drive, Young Harris, GA 30582

The start and completion dates for this project will be a six (6) week period beginning on May 11th 2015 and must be completed no later than June 19th, 2015. The City may retain from the Contractor monies which may become due in the amount of FIVE-HUNDRED DOLLARS (\$500.00) per day for each calendar day that the completion of the work may be delayed beyond the specified date.  
The City reserves the right to reject any or all bids, to waive technicalities, and to make an award deemed in the City's best interests.  
**CITY OF YOUNG HARRIS**  
N(Mar11,18,25)B

**IN THE PROBATE COURT**  
**COUNTY OF UNION**  
**STATE OF GEORGIA**  
IN RE: ESTATE OF  
BETTY J. BABINSKY, DECEASED  
ESTATE NO. 15-26  
NOTICE  
AN ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON March 5, 2015 REQUIRING THE FOLLOWING: (For use if an heir is required to be served by publication)  
TO: Terry Kohr  
(List here all heirs having unknown addresses to be served by publication)  
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this court on or before April 6, 2015  
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections must be signed before a notary public or before a probate court clerk, and filing fees should be tendered with your 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.  
65 Courthouse St., Suite 8  
Blairsville, GA. 30512  
Address  
Dwain Brackett  
Probate Judge  
By: Kristin Stanley  
Probate Clerk  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(Mar11,18,25,Apr1)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Sharon Joy Wheeler,  
All debtors and creditors of the estate of Sharon Joy Wheeler, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 23rd day of February, 2015.  
By: W. Jay Hughes  
2676 East McKinnon Dr.  
Decatur, GA. 30030  
N(Mar11,18,25,Apr1)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Glen Robert Davenport,  
All debtors and creditors of the estate of Glen Robert Davenport, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 3rd day of March, 2015.  
By: Betty F. Davenport  
7116 St. Hwy 325  
Blairsville, GA. 30512  
N(Mar11,18,25,Apr1)B

**IN THE PROBATE COURT**  
**COUNTY OF UNION**  
**STATE OF GEORGIA**  
IN RE: ESTATE OF  
PAMELA DIANN HUGGINS, DECEASED  
ESTATE NO. 15-17  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
NOTE: Strike the sentence in parenthesis below if not applicable.  
TO: (any heir whose current address is unknown Gregory Mastin Huggins  
Phyllis S. Limer has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Pamela Diann Huggins, deceased, of said County. 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 April 6, 2015. 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.  
Dwain Brackett  
PROBATE JUDGE  
By: Kristin Stanley  
PROBATE CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(Mar11,18,25,Apr1)B

**IN THE PROBATE COURT**  
**COUNTY OF UNION**  
**STATE OF GEORGIA**  
IN RE: ESTATE OF  
RICKY J. LONG, DECEASED  
ESTATE NO. 15-13  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
Rickey Dillon Long has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Ricky J. Long, deceased, of said County. (The petitioner has also applied for waiver of bond and/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 April 6, 2015. 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.  
Dwain Brackett  
PROBATE JUDGE  
By: Kristin Stanley  
PROBATE CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(Mar11,18,25,Apr1)B

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Sharon Joy Wheeler,  
All debtors and creditors of the estate of Sharon Joy Wheeler, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 23rd day of February, 2015.  
By: W. Jay Hughes  
2676 East McKinnon Dr.  
Decatur, GA. 30030  
N(Mar11,18,25,Apr1)B

**IN THE SUPERIOR COURT OF UNION COUNTY**  
**STATE OF GEORGIA**  
IN RE: the Name Change of:  
Alexis Rae Gross, Petitioner  
Civil Action Case Number 15-CV-112-RG  
NOTICE OF PETITION TO CHANGE NAME OF ADULT  
Alexis Rae Gross filed a petition in the Union County Superior Court on March 11, 2015, to change the name from: Alexis Rae Gross to Alexis Rae Shrum. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.  
Dated 3/10/15  
Alexis Rae Gross, Petitioner  
Alexis Rae Gross  
50 Rock Ridge Way  
Blairsville, GA 30512  
N(Mar18,25,Apr1,8)P

**TRADE NAME REGISTRATION**  
**AFFIDAVIT**  
**GEORGIA, UNION COUNTY**  
To whom it may concern:  
Please be advised that, Vantage Cancer Centers of Georgia, LLC whose address is 1500 Rosecrans Avenue #400, Manhattan Beach, CA 90266 is the owner of the certain business now being carried on at 308 Deep South Farm Road Ste 100, Blairsville, GA 30512 in the following trade name, to-wit: Vantage Oncology Cancer Center at Blairsville; and that the nature of said business is: Radiation Oncology Treatment Center. This statement is made in conformity with O.C.G.A. Section 10-1-490 et seq. requiring the filing of such statement with the Clerk of the Superior Court of this county.  
N(Mar18,25)P

**NOTICE OF PETITION TO CHANGE NAME**  
**STATE OF GEORGIA**  
**COUNTY OF UNION**  
Notice is hereby given that Thomas Neal Moon, the undersigned, filed his petition to the Superior Court of Union County, Georgia on the 13th day of March, 2015, praying for a change in the name of Petitioner from Thomas Neal Moon to Richard Neal Moon. Notice is hereby given pursuant 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 30 days of the filing of said petition.  
This 17 day of March, 2015  
Cary D. Cox  
Attorney for Petitioner  
PO Box 748  
Blairsville, GA 30514  
N(Mar25,Apr1,8,15)P

**NOTICE OF ADOPTION**  
To: VANESSA TOWNSON, legal and biological mother of a female child Makynzie Grace Blankenship, whose last known address is: 263 Springdale Lane, Dallas, GA 30157  
You are hereby notified that on October 17, 2014, a Petition for Adoption of a female child born to you Vanessa Townson on May 1, 2012 in Douglasville, Georgia, was filed in the Superior Court of Union County, Georgia, Adoption No. SG-14-A10-7. On February 18, 2015, the Court passed an Order fixing a hearing upon said Petition for May 14, 2015, at 9:00am in the Chambers of Judge Stanley Gunter, Blairsville, Union County, Georgia.  
All parental rights you may have with respect to the minor child will be lost and you will neither receive notice nor be entitled to object to the adoption of the child unless you appear in the pending adoption action and show cause why your rights to the child should not be terminated by adoption.  
Brandi Price  
Attorney at Law  
5680 New Northside Drive, NW  
Atlanta, GA 30328  
N(Mar25,Apr1,8)B

**NOTICE OF SALE UNDER POWER**  
**STATE OF GEORGIA, COUNTY OF UNION**  
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by EDIE G RICH AND MARIE A RICH to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC, dated 08/13/2005, and Recorded on 08/25/2005 as Book No. 2099 and Page No. 354-365, UNION County, Georgia records, as last assigned to U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$203,300.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in April, 2015, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 172 OF UNION COUNTY, GEORGIA, AS SHOWN ON A PLAT OF SURVEY BY B. HUNT, UNION COUNTY SURVEYOR, DATED DECEMBER, 1981, RECORDED IN PLAT BOOK O, PAGE 176, UNION COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF LAND LOTS 152, 153, 172 & 173; THENCE SOUTH 41 DEGREES 09' EAST, 1980.1 FEET TO A POINT; THENCE NORTH 55 DEGREES 00' EAST, 50 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING; THENCE NORTH 55 DEGREE 00' EAST, 632 FEET TO A CONCRETE POST ON THE RIGHT OF WAY OF U.S. HIGHWAY 19 AND 129; THENCE ALONG THE RIGHT OF WAY SOUTH 22 DEGREES 40' EAST, 420.0 FEET TO A CONCRETE POST; THENCE LEAVING THE RIGHT OF WAY SOUTH 64 DEGREES 00' WEST, 683.67 FEET TO AN IRON PIN, THENCE NORTH 11 DEGREES 19' WEST, 331.19 FEET TO THE TRUE POINT OF BEGINNING. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST holds the duly endorsed Note and is the current assignee of the Security Deed to the property. CALIBER HOME LOANS, INC., acting on behalf of and, as necessary, in consultation with U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, CALIBER HOME LOANS, INC. may be contacted at: CALIBER HOME LOANS, INC., 13801 WIRELESS WAY, OKLAHOMA CITY, OK 73134, 800-401-6587. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2771 MURPHY HWY, BLAIRSVILLE, GEORGIA 30512 is/are: EDDIE G RICH AND MARIE A RICH or tenant/tenants. 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) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. 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 nonjudicial 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 in the preceding paragraph. U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST as Attorney in Fact for EDDIE G RICH AND MARIE A RICH. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000005016175 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.  
N(Mar11,18,25,Apr1)B