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[Back](#)

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Notice Content

Foreclosures gpn11 WM5195 STATE OF GEORGIA, WALKER COUNTY. NOTICE OF SALE UNDER POWER By virtue of the power of sale contained in two separate certain Security Deeds executed by ALES E. CAMPBELL to CYNTHIA L. SKELTON AS TRUSTEE OF THE LEDBETTER FAMILY TRUST, the first dated February 28, 2017, in the original principal amount of \$30,000.00 with interest thereon as recorded in Deed Book 1925, beginning at Page 114, in the office of the Clerk of the Superior Court of Walker County, Georgia (herein "Security Deed 1"), and the second dated April 11, 2017, in the original principal amount of \$16,000.00 with interest thereon as recorded in Deed Book 1925, beginning at Page 114, in the office of the Clerk of the Superior Court of Walker County, Georgia (herein "Security Deed 2") and by virtue of

a default in the payment of the indebtedness secured by the Security Deed, CYNTHIA L. SKELTON AS TRUSTEE OF THE LEDBETTER FAMILY TRUST or its legal representative, as attorney-in-fact for ALES E. CAMPBELL will sell at public outcry before the Courthouse door in Walker County, Georgia, within the legal hours of sale, for cash, to the highest bidder, on the first Tuesday in February, 2018, the following described property: All that tract or parcel of land lying and being in Land Lot 313 in the 12th District and 4th Section of Walker County, Georgia, and being more particularly described as follows: BEGINNING at a point at the Southwest corner of Land Lot 313 thence along the West line of Land Lot 313, North 02 degrees 16 minutes 18 seconds East a distance of 1696.11 feet to a point marked by a rebar set; thence South 87 degrees 37 minutes 07 seconds East a distance of 1318.59 feet to a point marked by a rebar set; thence South 02 degrees 16 minutes 18 seconds West a distance of 430.00 feet to a point marked by a rebar set; thence South 88 degrees 37 minutes 07 seconds East a distance of 1318.5 feet to a point marked by a rebar set in the Westerly right of way line of Shinbone Valley Road; thence along and with the Westerly right of way line of Shinbone Valley Road the following courses and distances: South 35 degrees 45 minutes 18 seconds West, 584.11 feet, South 46 degrees 14 minutes 51 seconds West, 100.95 feet, South 57 degrees 22 minutes 08 seconds West, 199.54 feet, South 57 degrees 49 minutes 08 seconds West, 102.13 feet, South 55 degrees 48 minutes 37 seconds West, 95.00 feet, South 54 degrees 39 minutes 14 seconds West, 111.53 feet, South 55 degrees 39 minutes 57 seconds West, 74.70 feet, South 49 degrees 53 minutes 39 seconds West, 107.95 feet, and South 46 degrees 05 minutes 42 seconds West a distance of 149.46 feet to a point; thence leaving said right of way North 38 degrees 30 minutes 31 seconds West, a distance of 649.55 feet to a point, thence South 02 degrees 16 minutes 18 seconds West a distance of 720.00 feet to a point in the South line of Land Lot 313; thence North 87 degrees 37 minutes 20 seconds West along the South line of said land lot, a distance of 714.27 feet to a point, said point being the POINT OF BEGINNING. Containing 62.13 acres, more or less, as shown on a plat of survey for "Ales E. Campbell and Walter H. Greene" dated March 28, 2012, by K.C. Campbell GRLS No. 2256. Said plat is referenced herein and made a part thereof for a more complete description of said property. SUBJECT TO an existing 30 foot private right of way easement as shown on above referenced plat running from Shinbone Valley Road to the property of Ales E. Campbell and Kenneth Charles Campbell. SUBJECT TO A Right of First Refusal as described in Assent of Co-Executors to Devise recorded in Deed Book 1801, Page 117 in the Office of the Clerk of Superior Court of Walker County, Georgia. Being the same property conveyed by Assent of Co-Executors to Devise recorded in Deed Book 1801, Page 117 in the Office of the Clerk of Superior Court of Walker County, Georgia SUBJECT TO any governmental zoning and subdivision ordinances or regulations in effect thereon. The debt secured by Security Deeds 1 and 2 has been and is hereby declared due because of, among other possible events of default, non-payment of said indebtedness at the times, in the amounts and in the manner provided for in the instrument or instruments evidencing said indebtedness and because of timber being removed from said property. Said indebtedness remaining in default, this sale will be made for the purpose of paying said indebtedness and all expenses of sale, including without limitation, advertising costs and attorneys' fees, all as provided for in said security deed. Said property will be sold subject to any outstanding and unpaid 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, and any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record, if any, superior to Security Deeds 1 and 2. The property described above will be sold as the property of CYNTHIA L. SKELTON AS TRUSTEE OF THE LEDBETTER FAMILY TRUST, who, to the best knowledge, information and belief of the undersigned, is now the owner of the equitable title to said property. CYNTHIA L. SKELTON AS TRUSTEE OF THE LEDBETTER FAMILY TRUST as attorney-in-fact for ALES E. CAMPBELL c/o John R. Dennis Attorney at Law Law Office of John R. Dennis 35 East Washington Street Summerville, Ga 30747 706.857.2415/2416 telephone 706.857.7192 facsimile 1-9,16,23,30

[Back](#)