

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
COUNTY OF TURNER

Under and by virtue of the power of sale (the "Power of Sale") contained in that certain Real Estate Deed to Secure Debt (the "Security Deed") given by James Randall Davis to Colony Bank Wilcox dated August 29, 2003, recorded in Deed Book 186, Page 591, Clerk's Office, Turner Superior Court conveying the after-described property, through the open-end provisions therein, to secure those certain Promissory Notes (the "Notes") from Scott Oil Company, Inc. to Colony Bank, the first of which is dated September 6, 2012 in the original principal amount of One Hundred Thirty-Eight Thousand Three Hundred Fifty and 82/100 Dollars (\$138,350.82), the second of which is dated October 4, 2013 in the original principal amount of Seventy-One Thousand Three Hundred Sixty and 70/100 Dollars (\$71,360.70) and the third of which is dated August 8, 2014 in the original principal amount of Sixty Thousand Two Hundred Sixty-Six and 04/100 Dollars (\$60,266.04), with interest thereon as set forth therein, Colony Bank being the current holder thereof, there will be a sale at public outcry to the highest bidder for cash before the courthouse door of Turner County, Georgia, within the legal hours of sale on the first Tuesday of May, 2017, the following described property (the "Property"):

Tract I: All that tract or parcel of land lying and being City Lot Numbers 15, 16 and 17 in Block 19 in the City of Ashburn, Turner County, Georgia, and being more particularly described as follows: To reach the point of beginning, commence at the intersection of the northerly right of way line of Washington Avenue with the westerly right of way line of Cleveland Street; from said point then travel in a southwesterly direction along the northerly right of way line of Washington Avenue for a distance of 400 feet to a point which is the southeast corner of Lot 15 and also the point of beginning of the tract of land described herein; from said point of beginning then travel in a northwesterly direction along a line perpendicular to Washington Avenue for a distance of 200 feet to a point; from said point then travel in a southwesterly direction along a line parallel with Washington Avenue for a distance of 200 feet to a point; from said point then travel in a southeasterly direction along a line perpendicular to Washington Avenue for a distance of 200 feet to a point on the northerly right of way line of Washington Avenue; from said point then travel in a northeasterly direction along the northerly right of way line of Washington Avenue for a distance of 200 feet and back to the point of beginning. The property conveyed herein is in the shape of a square 200 feet on each side. All according to the official map of the City of Ashburn, Georgia by G. E. Warren in 1960 and revised by Jerry J. Lee in 1992. Subject to existing easements and rights of way for public roads and utilities now in use.

Tract II: All that tract or parcel of land being a portion of Lot 6 in Block 19 in the City of Ashburn, Turner County, Georgia, and being more particularly described as follows: To reach the point of beginning, commence at the intersection of the easterly right of way line of Johnson Street with the southerly right of way line of College Avenue; from said point then travel North 65°18' East for the distance of 400.0 feet to a point; from said point then travel South 24°30' East for a distance of 110.0 feet to a point, said point being the point of beginning of the tract of land described herein; from said point of beginning then travel North 65° 18' East for a distance of 100.0 feet to a point marked by an iron pin; from said point then travel South 24°30' East for a

distance of 100.0 feet to a point marked by a iron pin; from said point then travel South 65°18' West a distance of 100 feet to a point marked by a iron pin; from said point then travel North 24°30' West for a distance of 100.0 feet and back to the point of beginning. All according to that certain plat of survey prepared for Jack Austin Scott by Jerry J. Lee, Registered Land Surveyor, dated November 24, 1992, recorded in Plat Slide B-13, in the Office of the Clerk of Superior Court of Turner County, Georgia, said plat of survey being incorporated herein by reference for descriptive purposes. Subject to existing easements and rights of way for public roads and utilities now in use.

Tract III: All that tract or parcel of land lying and being in the City of Ashburn, Turner County, Georgia, described as follows: All of City Lot Numbers 15, 16 and 17 in Block 19 of said City, more particularly described as beginning at a point on the North side of Washington Avenue 400 feet westerly from the Northwest corner of the intersection of Cleveland Street and Washington Avenue; thence northerly and on a course perpendicular to Washington Avenue 200 feet to a corner; thence westerly and parallel to Washington Avenue 203.22 feet to an iron pin; thence southerly and perpendicular to Washington Avenue 200 feet to a point on the northern side of Washington Avenue; thence easterly along the northern side of Washington Avenue 203.22 feet to the point of beginning. The above described tract of land is the same tract of land conveyed from Dorothy Monroe Leverette to J. Austin Scott and Mary R. Scott in that certain Quit Claim Deed dated June 21, 1976 and recorded June 22, 1976 in Deed Book 73, Page 444, in the Turner County, Georgia, Public Records.

The debts secured by said Security Deed have been and are 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 Notes and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying same and, additionally, all expenses of this sale, as provided in the Security deed and by law, including without limitation attorney fees (the statutory notice of intent to collect attorney fees having been served).

Said Property will be sold subject to any outstanding ad valorem taxes (including taxes that are a lien, but not yet due and payable); matters that may be disclosed by an accurate survey and/or inspection of the property; assessments, liens, encumbrances, zoning ordinances, restrictions, covenants; and matters of record superior to the Security Deed.

Additionally, this 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 loans with the holder of the Security Deed.

Notice to the debtor as required by O.C.G.A. § 44-14-162.2 has been given. Please note that Colony Bank, located at the business address of 115 South Grant Street, Fitzgerald, Georgia 31750, is the entity that has the full authority to negotiate, amend or modify the terms of the loan documents. Colony Bank can be contacted through the following representative: Michael N. White, Esq., James-Bates-Brannan-Groover-LLP, 231 Riverside Drive, Macon, Georgia, 31201; Tel: (478) 742-4280.

Colony Bank, successor by merger to Colony Bank
Wilcox, as Attorney-in-Fact for James Randall
Davis

Michael N. White, Esq.
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This Law Firm is acting as a debt collector and is attempting to collect a debt. Any information
obtained will be used for that purpose.