

# Towns County Herald

## Legal Notices for January 1, 2020

### STATE OF GEORGIA COUNTY OF TOWNS NOTICE TO DEBTORS AND CREDITORS

RE: Glyn D. Pollard, Sr.  
All debtors and creditors of the estate of Glyn D. Pollard, Sr., 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.  
This 11th day of December, 2019.  
Peggy A. Kibbey  
7870 Hiwassee Wilderness Trail  
Hiwassee, GA 30546  
912-381-1556  
T(Dec18,25,Jan1,8)

### STATE OF GEORGIA COUNTY OF TOWNS NOTICE TO DEBTORS AND CREDITORS RE: ROBERT C. SHATTLES

All debtors and creditors of the estate of Robert C. Shattles, deceased, late of Towns County, Georgia, are hereby notified to render their demands and payments to the Executor of said Estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Executor.  
This 10th day of December, 2019.  
Margaret H. Shattles, Executor  
Address: 568 Kanuga Street  
Hiwassee, GA 30546  
T(Dec18,25,Jan1,8)

### IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA IN RE: TOMMY SOSEBEE, DECEASED ESTATE NO. 2019-P-104 NOTICE OF PETITION TO FILE FOR YEAR'S SUP- PORT

The Petition of Patti Lynn Sosebee, for a year's support from the estate of Tommy Sosebee, 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 January 27, 2020, 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 objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel 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 of the Probate Court  
48 River St., Suite C  
Hiwassee, GA 30546  
Address  
706-896-3467  
Telephone Number  
T(Jan1,8,15,22)

### NOTICE OF INCORPORATION

Notice is given that Article of Incorporation that will incorporate The Barn at Young Harris, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code (or Georgia Non-profit Corporation Code). The initial registered office of the corporation is located at 2835 Plottown Road, Young Harris, GA 30582 and its initial registered agent at such address is Wendell Abrams.  
T(Dec25,Jan1)

### IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA IN RE: ESTATE OF BARBARA A. LYLE, DECEASED ESTATE NO. 2019-P-097 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: All Interested parties and to whom it may concern:  
Barbara Lynne Shirley has petitioned to be appointed Administrator of the estate of Barbara A. Lyle 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 January 6, 2020.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel 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 of the Probate Court  
48 River St. Suite C  
Hiwassee, GA 30546  
Address  
706-896-3467  
Telephone Number  
T(Dec11,18,25,Jan1)

### IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA IN RE: CAROLYN ORA GIBSON, DECEASED ESTATE NO. 2019-P-100 NOTICE OF PETITION TO FILE FOR YEAR'S SUP- PORT

The Petition of Billy Gene Gibson, for a year's support from the estate of Carolyn Ora Gibson, 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 January 6, 2020, 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 objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel 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 of the Probate Court  
48 River St., Suite C  
Hiwassee, GA 30546  
Address  
706-896-3467  
Telephone Number  
T(Dec11,18,25,Jan1)

### NOTICE OF SALE UNDER POWER, TOWNS COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Sarah Haywood to EverBank Reverse Mortgage LLC dated 7/14/2008 and recorded in Deed Book 437 Page 664 Towns County, Georgia records; as last transferred to or acquired by Nationstar Mortgage LLC d/b/a Champion Mortgage Company, conveying the after-described property to secure a Note in the original principal amount of \$300,240.00, 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 (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on January 7, 2020 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 4, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 0.775 ACRES AS SHOWN ON A PLAT OF SURVEY PREPARED BY LANDTECH SERVICES, INC., JAMES L. ALEXANDER, R.L.S. #2653 DATED OCTOBER 28, 2005 RECORDED IN PLAT BOOK 35, PAGE 201 TOWNS COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART THEREOF.  
TAX ID#: 0041A-034  
BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO MICHAEL JAMES HAYWOOD BY SARAH MONICA ROSE N/K/A SARAH MONICA FANCHER IN A QUIT CLAIM DEED EXECUTED 12/7/2005 AND RECORDED 1/17/2006 IN BOOK 359, PAGE 308 OF THE TOWNS COUNTY, GEORGIA LAND 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 is commonly known as 2548 Highway 75, Hiwassee, GA 30546 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): Sarah Jordan Haywood or tenant or tenants.  
Champion Mortgage LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.  
Champion Mortgage LLC  
Loss Mitigation  
PO Box 91322  
Seattle, WA 98111-9422  
Phone 855-683-3095  
Fax 866-621-1036

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.  
Nationstar Mortgage LLC d/b/a Champion Mortgage Company as agent and Attorney in Fact for Sarah Haywood  
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.  
1341-385A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1341-385A  
T(Dec11,18,25,Jan1)