

# Towns County Herald

## Legal Notices for January 15, 2020

### NOTICE STATE OF GEORGIA COUNTY OF TOWNS

Notice is hereby given that the business operated at 4157 Swallows Creek Rd., Hiawassee, GA 30546, in the Trade Name of Mountain View Campground, is owned and carried on by L&P Serendipity, Inc. (DBA as "Mountain View Campground") located at 4157 Swallows Creek Rd., Hiawassee, GA 30546, and the statement relating thereto required by Official Code of Georgia 10-1-490 has been filed with the Clerk of Superior Court of Towns County, Georgia.

Northwest Registered Agent  
300 Colonial Center Parkway  
Roswell, GA 30076

T(Jan15,22)

### 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 SUPPORT

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  
Hiawassee, GA 30546

Address

706-896-3467

Telephone Number

T(Jan1,8,15,22)

### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ronald E. Campbell

All creditors of the Estate of Ronald E. Campbell, 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 10th day of January, 2020.

Marilyn Wethli

PO Box 328

Murphy, NC 28906

706-835-6597

T(Jan15,22,29,Mar5)

### NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA,  
COUNTY OF TOWNS.

IN RE: Estate of David Lamar Roper, Deceased

All creditors of the Estate of David Lamar Roper, 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 us.

This 30th day of December, 2019.

Jennifer Keith

Estate of David Lamar Roper

Jason E. Voyles

Hulsey, Oliver & Mahar, LLP

P. O. Box 1457

Gainesville, Georgia 30503

(770) 532-6312

T(Jan8,15,22,29)

### NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of PATRICIA ANN SULLIVAN deceased of Broward County, Florida, but having owned real property located in Towns County, Georgia are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment to the undersigned Executor of the Estate of PATRICIA ANN SULLIVAN.

This 2nd day of January 2020.

Patricia K. Turner, Executor

Estate Patricia Ann Sullivan

1548 SW 189th Terrace

Pembroke Pines, Florida 33029

Submitted by:

Pamela Kendall Floyd, PC

Attorney for Estate

P.O. Box 1114

Hiawassee, GA 30546

T(Jan8,15,22,29)

### NOTICE OF FORECLOSURE SALE UNDER POWER TOWNS COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by Edgar A Crandall, III to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc., dated April 9, 2008, and recorded in Deed Book 431, Page 287, Towns County, Georgia Records, as last transferred to Truist Bank, successor by merger to SunTrust Bank by assignment recorded on December 2, 2019 in Book 638 Page 694 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 Eight Hundred Fifty Thousand and 0/100 dollars (\$850,000.00), 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 February 4, 2020, the following described property:

All that tract or parcel of land lying and being in LL 14, 15, 22, & 23, 17th District, 1st Section, Towns County, Lot 9 containing 1.00 acre, and Lot 12, containing 1.00 acre, more or less of High Meadows Subdivision as shown on a plat of survey by Landtech Services, Inc., James L. Alexander R. L. S. #2653, dated August 15, 2001 and filed and recorded in Plat Book 35, Page 240, Towns County, Georgia records, said plat being incorporated herein by reference.

Subject to all roadway easements of record for the purpose of ingress and egress over said tracts.

Subject to the Declaration of Protective Covenants as filed and recorded at Deed Book 206, Pages 307-313 and Amended at Deed Book 271, Page 727-744 and again at Deed Book 320, Pages 142-152, Towns County, Georgia records.

Subject to the easement to Blue Ridge Mountain EMC as filed and recorded at Deed Book 249, Pages 748-749, Towns County, Georgia records.

Subject to all matters and conditions as shown on above referenced plat of survey.

ALSO CONVEYED HERewith is a perpetual, non-exclusive easement for access to Lake Chatuge over and across Tract 2, containing 0.48 acres and Tract 3, containing 0.06 acres as shown on a plat of survey entitled "Survey for Edgar Allison Estate" dated 05/04/94, prepared by Tamrok Engineering, Inc., Tommy J. Phillips, Registered Land Surveyor No. 1626, said plat being recorded in Plat Book 17, Page 170, Office of the Clerk of Superior Court of Towns County, Georgia, and said plat being incorporated herein by reference.

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).

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Truist Bank, successor by merger to SunTrust Bank they can be contacted at 1.855.223.4680 for Loss Mitigation Dept, or by writing to 1001 Semmes Avenue, 4th Floor, Richmond, Virginia 23224, 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 Edgar A. Crandall III or tenant(s); and said property is more commonly known as 2206 High Meadows Lane, Young Harris, GA 30582. 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.

Truist Bank, successor by merger to SunTrust Bank as Attorney in Fact for Edgar A Crandall, III.

Brock & Scott, PLLC  
4360 Chamblee Dunwoody Road  
Suite 310  
Atlanta, GA 30341  
404-789-2661  
B&S file no.: 19-16047

T(Jan8,15,22,29)