

# Towns County Herald

## Legal Notices for January 25, 2023

### APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME

The undersigned hereby certifies that it is conducting a business in the City of Hiawassee, County of Towns, State of Georgia under the name of: Advantage Shuttle and that the nature of the business is Transportation Service transports customers to and from airport doctor visits to events and that said business is composed of the following LLC: SomeOne to Drive LLC, 201 Parks Rd., Hiawassee, Georgia 30546.

T(Jan25,Febl)

### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Paul Richard Van Nus  
All debtors and creditors of the Estate of Paul Richard Van Nus, deceased, late of Towns County, 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 5 day of January, 2023

Christine Van Nus

PO Box 1032

Hiawassee, GA 30546

706-994-9547

T(Jan11,18,25,Febl)

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

Under and by virtue of the Power of Sale contained in a Security Deed given by William P Banister and Cassandra I Banister to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Community Mortgage, Inc., its successors and assigns, dated June 13, 2018, recorded in Deed Book 613, Page 693, Towns County, Georgia Records, as last transferred to FLAGSTAR BANK, N.A. by assignment recorded in Deed Book 689, Page 671, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-FIVE THOUSAND FOUR HUNDRED SEVEN AND 0/100 DOLLARS (\$185,407.00), 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, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2023, the following described property:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

FLAGSTAR BANK, N.A. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Flagstar Bank, N.A., 5151 Corporate Drive, , Troy, MI 48098, 800-945-7700.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is William P Banister and Cassandra I Banister or a tenant or tenants and said property is more commonly known as 2280 Lovingood Road, Hiawassee, Georgia 30546. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

FLAGSTAR BANK, N.A.

as Attorney in Fact for

William P Banister and Cassandra I Banister

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"

All that tract or parcel of land lying and being in the 18th District, 1st Section, Land Lot 187, Towns County, Georgia, being Lot One (1), containing 0.93 acres, more or less, and being more particularly described on a plat of survey by Tamrok Engineering, Inc., Tommy J. Phillips, R.S., dated August 9, 1993 and recorded at Plat Book 18, Page 78, Towns County, Georgia records, which description on said plat is incorporated herein by reference hereto.

The property is subject to the road easements and all other matters and conditions as shown on the above referenced plat of survey.

The grantor grants to grantee a perpetual 20' foot road right of way for ingress and egress to the property to begin on Fodder Creek Road and run to the property along Lovingood Lane as shown on the above referenced plat of survey.

The property is also conveyed subject to Blue Ridge Mountain EMC easement recorded in Deed Book 121, Page 304, Towns County, Georgia records.

MR/meh 3/7/23

Our file no. 22-09125GA - FT18

T(Dec28-Mar1)

### NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of Barbara Dills, a.k.a. Barbara Jean Dills, deceased of Towns County, Hiawassee, 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 the undersigned Executor of the Estate of Barbar Dills, a.k.a. Barbara Jean Dills.

This 19th day of January, 2023.

Jackie Dills, Executor

Estate of Barbara Dills, a.k.a. Barbara Jean Dills

1775 Brad Road

Hiawassee, GA 30546

Submitted by:

Pamela Kendall Floyd, PC

Attorney for Estate

P.O. Box 1114

Hiawassee, GA 30546

T(Jan25,Febl,8,15)

### STATE OF GEORGIA COUNTY OF TOWNS

#### NOTICE TO DEBTORS AND CREDITORS

RE: ESTATE OF MARY KENNY FRANCIS

All debtors and creditors of the estate of Mary Kenny Francis, 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 18th day of January, 2023.

Lisa Collins, Executor

1156 Pauline Drive

Hiawassee, GA 30546

Lawrence S. Sorgen

Attorney at Law

P. O. Box 67

Hiawassee, GA 30546

T(Jan25,Febl,8,15)

### IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

DALE CLYDE WOOD,

DECEASED

ESTATE NO. 2023-P-001

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

TO: All Interested parties and to whom it may concern:

Timothy Wood has petitioned to be appointed administrator of the estate of Dale Clyde Wood deceased, of said county. The Petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, 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 February 20, 2023.

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

Hiawassee, GA 30546

Address

706-896-3467

Telephone Number

T(Jan25,Febl,8,15)

### NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of Reba J. Daves, a.k.a. Reba Jean Daves, deceased of Towns County, Hiawassee, 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 the undersigned Executor of the Estate of Reba J. Daves, a.k.a. Reba Jean Daves.

This 20th day of January, 2023.

Marguerite E. Stricker, Executor

Stricker Law Firm, PLLC

102 Hiwassee St.

Murphy, NC 28906

Submitted by:

Pamela Kendall Floyd, PC

Attorney for Estate

P.O. Box 1114

Hiawassee, GA 30546

T(Jan25,Febl,8,15)