

Towns County Herald

Legal Notices for January 29, 2020

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,Feb5)

STATE OF GEORGIA

TOWNS COUNTY

QUALIFYING FEE NOTICE

Pursuant to O.C.G.A. § 21-2-131(a)(1), the following qualifying fees were set by the Towns County Commissioner in the January 21, 2020 county meeting:

County Commissioner: \$1,407.54
Probate Judge/Magistrate: \$1,578.13
Tax Commissioner: \$1,229.04
Clerk of Superior Court: \$1,229.04
Sheriff : \$1,407.54
Coroner: \$160.00

Board of Education Posts 1, 4, and 5: \$36.00
Qualifying for the offices listed above will begin at 9:00 a.m. on March 02, 2020 and will end at 12:00 p.m. (noon) on March 06, 2020. The General Primary Election will be held on May 19, 2020.

Towns County Board of Elections and Registration

T(Jan29)

NOTICE

Notice is hereby given that the business operated at 181 Dotties Way, Young Harris, Georgia 30582, in the trade name of TRAVEL RESEARCH MONTHLY, is owned and carried on by FUZION SPEEDWORKS LLC whose address is 101 South Main Street, Suite 8-334, Hiawassee, Georgia 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.

Kathy L. Pachman
Registered Agent
PO Box 1910
Young Harris, GA 30582

T(Jan29,Feb5)

NOTICE

Notice is given that the Application To Register A Business To Be Conducted Under Trade Name, Partnership or Others which has been delivered to the Towns County Clerk of Court for filing. The undersigned does hereby certify that BC Storage, LLC. is conducting a business for profit in the County of Towns, in the state of Georgia, under the name of "B & C Boat/RV Storage" and that the nature of the business is storage rental and that the names and addresses of the corporation, person, firms or partnership owning and carrying on said trade or business is BC Storage, LLC., PO Box 676, Young Harris, GA 30582.

STEPHANIE W. MCCONNELL
ATTORNEY IN FACT FOR
BC Storage, LLC

T(Jan22,29)

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 entitles "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)