

Towns County Herald

Legal Notices for November 13, 2024

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Barbara Lanigan Papagni
All creditors of the estate of Barbara Lanigan Papagni, deceased, late of 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 Personal Representative.
This 22nd day of October, 2024.
BY: Barbara Ann Papagni
2388 Gibson Road
Young Harris, GA 30582
ATTORNEY: Daniel J. Davenport, Esq.
P.O. Box 923
Blairsville, GA 30514
T(Nov6,13,20,27)

STATE OF GEORGIA COUNTY OF TOWNS

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of John W. Acree, Jr.
All debtors and creditors of the estate of John W. Acree, Jr., deceased, late of Towns County, Georgia, are hereby notified to render in 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 28th day of October, 2024.
Cheryl Marie Bleckley
P.O. Box 1026
Hiawassee, GA 30546
Lawrence S. Sorgen
Attorney at Law
P. O. Box 67
Hiawassee, GA 30546
T(Nov6,13,20,27)

NOTICE TO CREDITORS AND DEBTORS

RE: ESTATE OF GEORGE DARRELL SHOOK
All creditors of the Estate of George Darrell Shook, deceased, a resident of the State of Georgia, County of Towns, 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 Executrix of the Estate of George Darrell Shook.
This 30th day of October, 2024.
Joyce White Shook
Executrix of the Estate of
George Danell Shook
1500 State Hwy 66
Young Harris, GA 30582
Submitted by:
Larry J. Ford, Attorney at Law
Attorney for Estate
46 Church Street, Suite 12
Hayesville, NC 28904
T(Nov6,13,20,27)

STATE OF GEORGIA COUNTY OF TOWNS

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Mildred Foster Harper
All debtors and creditors of the estate of Mildred Foster Harper, 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 31st day of October, 2024.
Gary Lee Foster, Executor
1613 Abe Cove Rd.
Hiawassee, GA 30546
Lawrence S. Sorgen
Attorney at Law
P. O. Box 67
Hiawassee, GA 30546
T(Nov6,13,20,27)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of TIMOTHY J. BRESNAHAN, III, deceased, a resident of the State of Georgia, County of Towns 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 Administrator of the Estate of TIMOTHY J. BRESNAHAN, III.
This 14TH day of October 2024.
Susan M. Bresnahan
Administrator Estate Timothy J. Bresnahan, III
230 Depot Rd.
Hampstead, NH 03841
Submitted by:
Pamela Kendall Floyd, PC
Attorney for Estate
P.O. Box 1114
Hiawassee, GA 30546
T(Oct23,30,Nov6,13)

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Loyce S. Phillips
All debtors and creditors of the Estate of Loyce S. Phillips, 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 15 day of October, 2024
Morris A. Phillips
2177 US Hwy 76W
Hiawassee, GA 30546
706-896-2835
T(Oct23,30,Nov6,13)

NOTICE

Legacy Link Area Agency on Aging (AAA) will be hosting two public hearings on December 19, 2024, regarding aging services in our 13-county region. The first public hearing, at 10:00 AM, is to educate on what is currently being offered and learn more about what is needed in the community. At 11:00 AM, a second public hearing is scheduled to discuss any services that Legacy Link AAA will be providing directly to the community to engage stakeholders. The public hearings will be offered virtually through Zoom and in person at our office at 4080 Mundy Mill Road, Oakwood, GA 30566. More details are available at www.LegacyLink.org/event/legacy-link-public-hearing/. The following counties are included in the service area: Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Stephens, Rabun, Towns, Union, and White.
NT(Nov13)

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
RUSSELL M. STOOKEY,
DECEASED
ESTATE NO. 2022-P-117
NOTICE
[For Discharge from Office and all Liability]
IN RE: Petition for Discharge of Personal Representative
TO: All Interested Parties, all and singular the heirs of said Decedent, the beneficiaries under the will, and to whom it may concern:
This is to notify you to file objection, if there is any, to the above-referenced Petition, in this Court on or before November 25, 2024.
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(Nov13)

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
MICHAEL ANTHONY STEPHENS,
DECEASED
ESTATE NO. 2022-P-085
NOTICE
[For Discharge from Office and all Liability]
IN RE: 1Petition for Discharge of Personal Representative
TO: All Interested Parties, all and singular the heirs of said Decedent, the beneficiaries under the will, and to whom it may concern:
This is to notify you to file objection, if there is any, to the above-referenced Petition, in this Court on or before November 25, 2024.
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(Nov13)

NOTICE

Georgia Department of Transportation
To Hold a Virtual Public Hearing for the Executive Summaries Regarding Georgia National Electric Vehicle Infrastructure Deployment Program, Round 2
P.I. Nos. Various
Multiple Counties
The Georgia Department of Transportation (Georgia DOT) will host a virtual public hearing regarding the Georgia National Electric Vehicle Infrastructure (NEVI) Deployment Program, Round 2 (Georgia NEVI Round 2) procurement in accordance with Public Private Partnerships (P3) Rule 672-17-.04(3)(g).
The goal of the Federal NEVI Formula Program is to deploy a network of electric vehicle (EV) charging stations that provide a convenient, reliable, affordable, and equitable experience for all users. The Federal NEVI Formula Program provides nearly \$5 billion of federal funding nationally over five years beginning in the fall of 2022. Georgia's allotment from the Federal NEVI Formula Program is approximately \$135 million to develop its portion of the national network of alternative fuel corridors (AFCs).
Georgia DOT intends to implement the Federal NEVI Formula Program through multiple rounds of procurements with the goal of closing all Georgia AFC gaps, as identified in the Georgia Electric Vehicle Infrastructure Deployment Plan.
The Georgia NEVI Round 2 program includes thirty-three (33) Georgia NEVI locations, as identified in the Request for Proposals (RFP) (as amended) where the installation of EV charging infrastructure will fill gaps in the state's AFCs charging station network. Refer to the Georgia NEVI Deployment Program, Round 2 procurement mapping tool to view the Georgia NEVI locations.
The purpose of this virtual public hearing is to provide the public an opportunity to review and provide written comments on the executive summaries of the responsive proposals submitted to Georgia DOT in response to the RFP. Georgia DOT has placed information onto an internet platform to conduct this virtual public hearing. Executive summaries will be published and made available online for review and public comment at <https://nevi-gdot.hub.arcgis.com/> under the "Executive Summary" section for thirty (30) days beginning Monday, December 2, 2024. Interested parties are invited to visit the website to provide feedback and comments prior to 11:59 PM on Wednesday, January 1, 2025. If you are having difficulty accessing the virtual public hearing, please contact the Georgia DOT Contracting Officer, Matthew Fowler, at GeorgiaNEVIRound2@dot.ga.gov, at least [10 business days] in advance of Wednesday, January 1, 2025, for an accommodation.
Americans with Disabilities Act (ADA) Information:
To request materials in accessible formats for people with disabilities, contact the Georgia DOT Title VIII/ADA Coordinator, Kristie Walker, at 404-631-1271.
NT(Nov13)

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
JOAN STONEHAM,
DECEASED
ESTATE NO. 2024-P-099
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of Robert R. Stoneham, for a year's support from the estate of Joan Stoneham, 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 December 9, 2024, 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(Nov13,20,27,Dec4)

NOTICE

State of Georgia
County of Towns
To: Heirs known and unknown of Barrett, John P., Deceased
Take Notice that:
The right to redeem the following described property to wit:
All and only that parcel of land designated as Tax Parcel 57A43, in Towns County, Georgia, Land Lot 146, 18th District of Towns County, Georgia, containing 0.38 acres and recorded in Plat Book 6, Page 66 and described in Deed Book 693 Page 18-19 of Towns County records, will expire and be forever foreclosed and barred on and after December 31, 2024. The tax deed to which this notice relates is dated 2-22-23 and is recorded in the office of the Clerk of Towns County, Georgia in Deed Book 693, Page 848-849. The property may be redeemed at any time before December 31, 2024 by payment of the redemption price as fixed and provided by law to the undersigned at the address stated below. Please be governed accordingly.
Douglas N. Shook
1689 Foggy Bottom Road
Hiawassee, Georgia 30546
T(Oct30,Nov6,13,20)

NOTICE

State of Georgia
County of Towns
To: Heirs known and unknown of Burdette, Larry & Ann
Take Notice that:
The right to redeem the following described property to wit:
All and only that parcel of land designated as Tax Parcel 0019C014000, in Towns County, Georgia, Land Lot 146, 17th District of Towns County, Georgia, containing 0.40 acres and recorded in the office of the Clerk of Towns County, Georgia in Deed Book 720, Page 475-476. The property may be redeemed at any time before December 31, 2024 by payment of the redemption price as fixed and provided by law to the undersigned at the address stated below. Please be governed accordingly.
Douglas N. Shook
1689 Foggy Bottom Road
Hiawassee, Georgia 30546
T(Oct30,Nov6,13,20)

NOTICE

State of Georgia
County of Towns
To: Heirs known and unknown of Walden, Betty & Tiffany
Take Notice that:
The right to redeem the following described property to wit:
All and only that parcel of land designated as Tax Parcel 00200101000, in Towns County, Georgia, Land Lot 96, 17th District of Towns County, Georgia, containing 0.40 acres and recorded and described in Deed Book 573, Page 725 of Towns County records, will expire and be forever foreclosed and barred on and after December 31, 2024. The tax deed to which this notice relates is dated 10-16-23 and is recorded in the office of the Clerk of Towns County, Georgia in Deed Book 522, Page 119-139. The property may be redeemed at any time before December 31, 2024 by payment of the redemption price as fixed and provided by law to the undersigned at the address stated below. Please be governed accordingly.
Douglas N. Shook
1689 Foggy Bottom Road
Hiawassee, Georgia 30546
T(Oct30,Nov6,13,20)

NOTICE

State of Georgia
County of Towns
To: Heirs known and unknown of Nvision Capital Advisors
Take Notice that:
The right to redeem the following described property to wit:
All and only that parcel of land designated as Tax Parcel 29B107, in Towns County, Georgia, Land Lot 55, 17th District of Towns County, Georgia, containing 0.40 acres and recorded and described in Deed Book 573, Page 725 of Towns County records, will expire and be forever foreclosed and barred on and after December 31, 2024. The tax deed to which this notice relates is dated 10-16-23 and is recorded in the office of the Clerk of Towns County, Georgia in Deed Book 707, Page 397-398. The property may be redeemed at any time before December 31, 2024 by payment of the redemption price as fixed and provided by law to the undersigned at the address stated below. Please be governed accordingly.
Douglas N. Shook
1689 Foggy Bottom Road
Hiawassee, Georgia 30546
T(Oct30,Nov6,13,20)

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Sara Ensley Smith
All debtors and creditors of the Estate of Sara Ensley Smith, 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 23rd day of October, 2024
Tray Hicks
PO Box 968
Hartwell, GA 30643
706-436-9695
T(Oct30,Nov6,13,20)

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF TOWNS
RE: ESTATE OF WANDA FAYE KELLEY
All creditors of the estate of Wanda Faye Kelley, 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 the undersigned.
This 22nd day of October, 2024.
EXECUTOR(S)- Michael Jackson Kelley
ADDRESS:c/o Eddy A. Corn, Attorney
253 Big Sky Drive
Hiawassee, GA 30546
PHONE: (706) 896-3451
T(Oct30,Nov6,13,20)

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA TOWNS COUNTY
By virtue of a power of sale contained in a certain security deed from Angelette Patton-Goolsby to United States of America, acting through the Farmers Home Administration, United States Department of Agriculture and recorded in Deed Book 497, Page 300, Towns County, Georgia records given to secure a note in the original amount of \$95,000.00 with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of TOWNS COUNTY, Georgia, or such other location within the legal hours of sale on the first Tuesday in December, 2024, to wit: December 03, 2024, the following described property: ALL THAT TRACT or parcel of land lying and being in Land Lot 117 of the 18th Land District, 1st Section of Towns County, Georgia, designated as Lot 12 of Windjammer Lodge, Inc. Subdivision, containing 0.56 acre, more or less, as shown on a plat of survey prepared for Irene Marchetti by Land Tech Services, Inc., R.S., under date of August 16, 2006, a copy of said plat being of record in the office of the Clerk of Superior Court of Towns County, Georgia, in Plat Book 36, Page 112, to which said plat and the record thereof reference is hereby made for a more complete description. Being real property commonly known as 169 Windjammer Spur, Hiawassee, GA 30546. The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given). Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: Dawsons Management c/o USDA 3775 Venture Drive Duluth, GA 30096 770-962-4981 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require United States of America, acting through the Farmers Home Administration, United States Department of Agriculture to negotiate, amend, or modify the terms of the Security Deed described herein. United States of America, acting through the Farmers Home Administration, United States Department of Agriculture as Attorney in Fact for Angelette Patton-Goolsby Attorney Contact: Miller, George and Suggs, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071 Phone: 404-793-1447 Fax: 404-738-1558 246A414-0192 THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. A-4826831 11/06/2024, 11/13/2024, 11/20/2024, 11/27/2024
T(Nov6,13,20,27)

NOTICE OF SALE UNDER POWER

GEORGIA, TOWNS COUNTY
Under and by virtue of the Power of Sale contained in that certain Security Deed from United's Table LLC ("Grantor") to Pinnacle Bank ("Grantee") dated March 4, 2019, filed and recorded March 6, 2019, in Deed Book 625, Page 318, Towns County, Georgia Records, (the "Security Deed"), conveying the after-described property to secure that certain Promissory Note dated March 4, 2019, from Borrower payable to Lender in the original principal amount of Four Hundred Seventy Three Thousand Seven Hundred Fifty and 00/100 Dollars (\$473,750.00), with interest thereon as set forth therein (as may be modified, the "Note"), 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 the first Tuesday in December, 2024, the following described property:
All that tract or parcel of land lying and being in the City of Hiawassee, Land Lot 79, 18th District, Towns County, Georgia and being more particularly described as follows. Commence at a point on the intersection of the easterly right of way of U.S. Hwy 76 aka Ga Hwy 2 aka Main Street (120' R/W) and the northerly right of way of Big Sky Drive (50' Ingress-Egress Easement). Proceed thence along the northerly right of way of said Big Sky Drive, North 74 degrees 42 minutes 25 seconds East a distance of 220.00 feet; thence, leaving the northerly right of way of said Big Sky Drive, North 08 degrees 54 minutes 04 seconds West a distance of 167.49 feet to a point, said point being the Point of Beginning. Proceed thence, South 79 degrees 15 minutes 55 seconds West a distance of 122.21 feet to an 1" pipe found; thence, North 16 degrees 21 minutes 50 seconds West a distance of 114.57 feet to a 1/2" pipe found; thence, North 27 degrees 48 minutes 16 seconds East a distance of 28.69 feet to a 3/8" rebar found; thence, North 80 degrees 42 minutes 20 seconds East a distance of 178.94 feet to a 1" solid rod found; thence, North 81 degrees 32 minutes 36 seconds East a distance of 23.99 feet to a 3/8" rebar found; thence, South 16 degrees 21 minutes 59 seconds East a distance of 131.62 feet to a 1/2" rebar found; thence, South 79 degrees 15 minutes 55 seconds West a distance of 100 feet to a point, said point being the Point of Beginning. Said tract or parcel of land contains 0.679 acre and is further described on an As-Built Survey prepared by Carlan Land Surveyors for United's Table, LLC, Pinnacle Bank, U.S. Small Business Administration, Small Business Access Partners, Inc., Chicago Title Insurance Company, and Stewart, Melvin & Frost, LLP, dated December 20,2018 & last revised February 21, 2019. A copy of said plat is recorded in Plat Book 41, Page 119 of the Towns County, Georgia Plat Records.
The property described above (the "Real Property") will be sold together with the following (all of such real property, fixtures and personal property hereinafter being collectively referred to as the "Premises"):
(a) All easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, minerals, flowers, shrubs, crops, trees, timber and other emblements now or hereafter located on the Real Property or under or above the same or any part thereof, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances, reversion and reversions, remainder and remainders, whatsoever, in any way belonging, relating or appertaining to the Real Property or any part thereof; or which hereinafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Grantor;
(b) All of the Grantor's right, title and interest in and into all buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Real Property, all fittings and fixtures, whether actually or constructively attached to the Real Property and including all attached machinery, equipment, apparatus, and all trade, domestic, and ornamental fixtures, appliances and articles of personal property of every kind and nature whatsoever, now or hereafter located in, upon, or under said property or any part thereof and used or usable in connection with any present or future operation of said property and now owned or hereafter acquired by Grantor or in which Grantor has interests (hereinafter collectively called "Equipment"), including, but without limiting the generality of the foregoing, all heating, air conditioning, freezing, lighting, laundry, cooking, incinerating, and power equipment; engines; pipes; pumps; tanks; motors; conduits; switchboards, plumbing, lifting, cleaning, fire prevention, fire extinguishing, and any other safety equipment required by governmental regulation or law, refrigerating, ventilating, and communications apparatus; all gas and electric fixtures, radiators, heaters, boilers, ranges, plumbing and heating fixtures, furnaces, oil burners, or units thereof; appliances; vacuum cleaning systems; elevators; escalators; shades; awnings; screens; storm doors and windows; stoves; wall beds; refrigerators or refrigeration apparatus; dishwashers; attached cabinets; partitions; ducts and compressors; rugs and carpets; mirrors; mantles; draperies; carpeting and other floor coverings; furniture and furnishings; all building materials, supplies, and equipment, awning and storm sashes, which are or shall be attached to said build-

ings, structures or improvements and all other furnishings, furniture, fixtures, machinery, equipment, appliances, vehicles, inventory, accounts, automotive products of every kind and nature whatsoever now or hereafter owned by Grantor and located in, on or about, or used or intended to be used with or in connection with the use, operation or enjoyment of the Premises, including all extensions, additions, improvements, betterments, after-acquired property, renewals, replacements and substitutions, or proceeds from a permitted sale of any of the foregoing, and all the right, title and interest of Grantor in any such furnishings, furniture, fixtures, machinery, equipment, appliances, inventory, accounts, instruments and chattel pa per, general intangibles, documents, farm products and supplies, investment property, deposits, vehicles and other property, existing or hereafter acquired by Grantor, subject to or covered by the Security Deed or any security agreement, conditional sales contract, chattel mortgage or similar lien or claim with the Grantee, and replacements, substitutions and proceeds of the property described hereinabove; and
(c) All income, rents, issues, and profits and revenues of the Premises from time to time accruing (including without limitation all payments under leases or tenancies, proceeds of insurance, condemnation payments, tenant security deposits whether held by Grantor or in a trust account, and escrow funds), and all the estate, right, title, interest, property, possession, claim and demand whatsoever at law, as well as in equity, of Grantor of, in and to the same.
(d) All equipment and fixtures of the debtor used in or useful in the conduct of the debtor's operation of a business, now or hereafter acquired, and all accessories, parts and equipment now or hereafter affixed thereto or used in connection therewith.
The indebtedness secured by said Security Deed has been and is hereby declared due and payable 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. 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 as provided by law).
The property will be sold for cash or certified funds and subject to any and all matters of record superior to said Security Deed, outstanding ad valorem taxes, any matters which might be disclosed by an accurate survey and inspection of the property, zoning ordinances, restrictions, covenants, easements against the property, if any, and subject to any unpaid water and waste bills that constitute liens against the property, whether due and payable or not yet due and payable. The sale will be conducted as set forth herein subject to (1) confirmation prior to the sale that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit prior to the sale of the status of the loan with the holder of the Security Deed.
Grantee reserves the right to sell the property in one parcel or as an entirety, or in such parcels as Grantee may elect, as permitted in the Security Deed
The following information is being provided in accordance with O.C.G.A. § 44-14-162.2. Pinnacle Bank is the secured creditor under the Security Deed and loan as herein referenced. The following entity shall have full authority to negotiate, amend, and modify all terms of the above-described Security Deed and associated Note on behalf of the secured creditor: Pinnacle Bank, Attn: Brittany Brown, 884 Elbert Street, Elberton, GA 30635. O.C.G.A. § 44-14-162.2 states in pertinent part that, "nothing in this subsection shall be construed to require a secured creditor to negotiate, amend, or modify the terms of a mortgage instrument." To the best of the undersigned's knowledge and belief, the property is known as: 273 Big Sky Drive, Hiawassee, Towns County, Georgia 30546, and the party in possession of the property is United's Table LLC, or their tenant or tenants.
Pinnacle Bank, as Attorney-in-Fact for United's Table LLC
Thompson, O'Brien, Kappler & Nasuti, P.C.
2 Sun Court, Suite 400
Peachtree Corners, Georgia 30092
(770) 925-0111
This is notice that we are attempting to collect a debt and any information obtained will be used for that purpose. This communication is from a debt collector.
T(Nov6,13,20,27)