

Towns County Herald

Legal Notices for November 16, 2022

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of INGRID M. BOLTON 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 ANDRAS BERND ESCHBORN as Executor of the Estate of INGRID M. BOLTON.

This 18th day of October, 2022.

Andras Bernd Eschborn, Executor
Estate of Ingrid M. Bolton

924 Gold Valley Road
P.O. Box 787

Sautee Nachoochee, GA 30571

Submitted by:

Pamela Kendall Floyd, PC

Attorney for Estate

P.O. Box 1114

Hiawassee, GA 30546

T(Oct26,Nov2,9,16)

IN THE SUPERIOR COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE THE NAME CHANGE OF:

JENNING LYNN IVESTER

PETITIONER.

CIVIL ACTION NO.: SUCV2022000135

NOTICE OF PETITION TO CHANGE NAME OF ADULT

Jenning Lynn Ivester filed a petition in the Towns County Superior Court on the 18 day of October, 2022, to change his name from Jenning Lynn Ivester to Jennings Lynn Ivester. Any interested party has the right to appear in this case and file objections within 30 days after the Petition is filed.

This the 18th day of October, 2022.

David E. Barrett

Name: David E. Barrett, LLC

Address: 108 Blue Ridge Hwy Ste 6

Blairsville, GA 30512

Phone:706-745-0250

T(Oct26,Nov2,9,16)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE:

ROBERT THOMAS JARRARD,

DECEASED

ESTATE NO. 2022-P-096

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

The Petition of Shirley Jarrard, for a year's support from the estate of Robert Thomas Jarrard, 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 November 21, 2022, 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: Michelle Smith

Clerk of the Probate Court

48 River St., Suite C

Hiawassee, GA 30546

Address

706-896-3467

Telephone Number

T(Oct26,Nov2,9,16)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE:

DAROLD LEDFORD,

DECEASED

ESTATE NO. 2022-P-104

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

The Petition of Virginia Pauline Ledford, for a year's support from the estate of Darold Ledford, 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 12, 2022, 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

N(Nov16,23,30,Dec7)

NOTICE TO DEBTORS AND CREDITORS

IN RE: Richard Steven Backus

All creditors of the estate of Richard Steven Backus, 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 the Personal Representative.

This 3rd day of November, 2022

BY: Robert Kirkpatrick

25022 Mae Hight Rd

Brooksville, FL 34601

Attorney: Richard Sarrell II

144 Cleveland St

Blairsville, GA 30512

T(Nov9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS

IN RE: Deborah Lou Backus

All creditors of the estate of Deborah Lou Backus, 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 the Personal Representative.

This 3rd day of November, 2022

BY: Robert Kirkpatrick

25022 Mae Hight Rd

Brooksville, FL 34601

Attorney: Richard Sarrell II

144 Cleveland St

Blairsville, GA 30512

T(Nov9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF W. Bart McPherson

All creditors of the estate of W. Bart McPherson, 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 law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 1st day of November, 2022.

BY: Mary Elizabeth McPherson

2181 West Dowers Ln.

Fayetteville, AR 72704

ATTORNEY: Daniel J. Davenport

PO Box 923

Blairsville, GA 30514

T(Nov9,16,23,30)

STATE OF GEORGIA

COUNTY OF TOWNS

NOTICE TO DEBTORS AND CREDITORS

RE: ESTATE OF ROGER J. DENTON (a/k/a Roger

Jimmy Denton)

All debtors and creditors of the estate of ROGER J. DENTON (a/k/a Roger Jimmy Denton, 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 1st day of November, 2022.

Chyanne Kyndle Boone, Executor

380 Rolling Acres Rd.

Hiawassee, GA 30546

Lawrence S. Sorgen, Attorney at Law

P. O. Box 67

Hiawassee, GA 30546

T(Nov9,16,23,30)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE:

JACKIE PHIL HUNTER, SR.,

DECEASED

ESTATE NO. 2022-P-103

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

The Petition of Felicia Annette Hunter, for a year's support from the estate of Jackie Phil Hunter, Sr., 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 5, 2022, 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(Nov9,16,23,30)

PUBLIC NOTICE TO ALL VOTERS OF TOWNS COUNTY

TOWNS COUNTY BOARD OF ELECTIONS AND REGISTRATION AUDIT

NOVEMBER 17, 2022

On November 17, 2022, Towns County elections officials will be participating in a state-wide risk-limiting audit of the 2022 General Election/Special Election as ordered by the Georgia Secretary of State. The audit will be conducted at the Towns County Civic Center in Hiawassee, Georgia and will commence at 11:00 a.m. until completed. The audit is open to the public, and all interested persons are encouraged to attend.

The Office of the Towns County Board of Elections and Registration and Towns County Civic Center are both located in the same building at 67 Lakeview Circle; Hiawassee, Georgia 30546. This building is adjacent to the county courthouse (currently under construction) and behind the public library/"Old Rock Jail."

AUTH: Towns County Board of Elections and Registration

T(Nov16,23)

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 Young Harris, County of Towns, State of Georgia under the name of: Venture Group Associates and that the nature of the business is Construction / Contractor - Construct new residential properties and that said business is composed of the following individual: Johnny L. Morris, 681 Cheryl Drive, Young Harris, Georgia 30582.

T(Nov16,23)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of Lewis Anthony Caputa, a.k.a. Lewis A. Caputa, 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 Lewis Anthony Caputa, a.k.a. Lewis A. Caputa,

This 26th day of October 2022.

MARY J. McNELIS, Executor

Lewis Anthony Caputa, a.k.a. Lewis A. Caputa,

10354 Foggy Bottom Rd.

Pensacola, FL 32507

Submitted by:

Pamela Kendall Floyd, PC

Attorney for Estate

P.O. Box 1114

Hiawassee, GA 30546

T(Nov2,9,16,23)

STATE OF GEORGIA

COUNTY OF TOWNS

NOTICE TO DEBTORS AND CREDITORS

RE: MILDRED J. SIMMONS

All debtors and creditors of the estate of MILDRED J. SIMMONS, 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 ___ day of ___, 2022.

Eileen M. Schlaier, Executor

1710 Faulkner Court

Mahwah, NJ 07430

Lawrence S. Sorgen

Attorney at Law

P. O. Box 67

Hiawassee, GA 30546

T(Nov2,9,16,23)

NOTICE OF SALE UNDER POWER

GEORGIA, TOWNS COUNTY

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Mary Ruble and Dennis Ruble to 3rd Financial Service Corporation, dated May 18, 2005, and recorded in Deed Book 335, Page 761, Towns County, Georgia records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity, but solely as owner trustee of BRAVO Residential Funding Trust 2021-C by Assignment recorded in Deed Book 704, Page 722, Towns County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$90,000.00, 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, within the legal hours of sale on the first Tuesday in December, 2022, to wit: December 6, 2022, the following described property:

All that tract or parcel of land lying and being in the 18th District, First Section, Towns County, Georgia, being a part of Land Lot 147 and being Lot Number Forty-Four (44) of plat of Konahetah Village Subdivision as per plat of same by Farley Collins & Associates, Registered Engineers, a copy of same being recorded in Plat Book 1, Page 113, Towns County Land Records.

The Grantor Grants to Grantee a water line easement running accross Lots Thirty-nine (39) and Forty-six (46) which was previously obtained from Robert And Wanita Coles. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. 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 Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 1578 Rogers Road, Hiawassee, GA 30546, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Mary Ruth Ruble or tenant or tenants.

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) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) 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 nonjudicial 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 in the preceding paragraph.

Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is:

Select Portfolio Servicing, Inc.

Attention: Loss Mitigation Department

3217 S. Decker Lake Drive

Salt Lake City, Utah 84119

1-888-818-6032

The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.

This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being

U.S. Bank Trust National Association, not in its individual capacity, but solely as owner trustee of BRAVO Residential Funding Trust 2021-C as attorney in fact for

Mary Ruble and Dennis Ruble

Richard B. Maner, P.C.

180 Interstate N Parkway, Suite 200

Atlanta, GA 30339

404.252.6385

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

FC22-163

T(Nov9,16,23,30)