

# Towns County Herald

## Legal Notices for November 20, 2019

### STATE OF GEORGIA COUNTY OF TOWNS NOTICE TO DEBTORS AND CREDITORS

RE: ESTATE OF GAIL BRIDGES MURRAY, DECEASED

All creditors of the Estate of Gail Bridges Murray, deceased, late of Polk County, Florida, owning real property in 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 the 29th day of October, 2019.

By: Anthony Dale Murray  
1105 Lee Avenue  
Bartow, FL 33830

T(Nov6,13,20,27)

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of Vada Lee Hughes

All creditors of the Estate of Vada Lee Hughes, 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 17 day of October, 2019

Sammy G. Hughes  
5887 Robinson Road  
Young Harris, GA 30582  
706-897-8800

T(Nov6,13,20,27)

### NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of SALLY C. VARAO deceased of Towns County, Hiawassee, 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 Sally C. Varao.

This 22nd day of October 2019.

Joseph S. Varao, Jr., Executor  
Estate Sally C. Varao  
2632 Rolling River Drive  
Hiawassee, Georgia 30546

Submitted by:  
Pamela Kendall Floyd, PC  
Attorney for Estate  
P.O. Box 1114  
Hiawassee, GA 30546

T(Oct30,Nov6,13,20)

### STATE OF GEORGIA COUNTY OF TOWNS NOTICE

Notice is hereby given that the business operated at 2689 Dune Rd. Hiawassee, Georgia 30546, in the trade name of OVERWATCH PRODUCTIONS, is owned and carried on by Jeremy Wells whose address is 2689 Dune 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.

Jeremy Wells  
2689 Dune Rd.  
Hiawassee, GA 30546

T(Nov13,20)

### APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

#### STATE OF GEORGIA COUNTY OF TOWNS

The undersigned does hereby certify that Jeremy Wells conducting a business as Overwatch Productions in the City of Hiawassee County of Towns in the State of Georgia under the name of Overwatch Productions and that the nature of the business is Aerial Photos and Videography and that the names and addresses of the persons, firms or partnership owning and carrying on said trade or business are Jeremy Wells, 2689 Dune Rd. Hiawassee, GA 30546.

Filed in office this 4th day of November, 2019

Towns County  
Clerk Superior Court, Towns County, GA

T(Nov13,20)

### CITATION

#### PROBATE COURT OF TOWNS COUNTY

RE: ESTATE OF RANDY C. MORGAN, FORMER WARD

Date of Publication, if any: November 20, 2019  
TO WHOM IT MAY CONCERN AND: All interested parties:

The Veteran Affairs Guardian of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 48 River St., Suite C Hiawassee GA 30546 on or before December 23, 2019, said date being more than 30 days from the date of publication. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.

If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.

David Rogers  
PROBATE JUDGE  
By: Kerry L. Berrong  
PROBATE CLERK/DEPUTY CLERK  
48 River St., Suite C  
Hiawassee, GA 30546

ADDRESS

706-896-3467

TELEPHONE

T(Nov20)

### NOTICE TO DEBTORS AND CREDITORS

RE: VAUGHN EARL GREEN

All debtors and creditors of the estate of Vaughn Earl Green, 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 7th day of November, 2019.

Barbara Ann Mathis, Executor  
Address: P. O. Box 122  
Hiawassee, GA 30546

T(Nov13,20,27,Dec4)

### IN THE JUVENILE COURT OF TOWNS COUNTY STATE OF GEORGIA

ITIO B.D. & A.D.

Children Under the Age of Eighteen

Case Nos. 139-18J-51A & 50A

#### NOTICE OF HEARING FOR TEMPORARY CUSTODY (DEPENDENCY)

TO: Amanda Delisle, mother of the above-named children

By Order for Service by Publication dated the 20th day of September, 2019, you are hereby notified that on the 9th day of November, 2018, Sue Dickerson, Petitioner, filed a petition for temporary custody (dependency) against you as to the above- named children and this Court found it to be in the children's best interest that the Petition be filed. This notice is being sent to you pursuant to the provisions of O.C.G.A. § 15-11-2. A copy of the Petition for Temporary Custody (Dependency) may be obtained by you from the Clerk at the Towns County Courthouse during business hours. The hearing on the Petition for Temporary Custody (dependency) is for the purpose of finding the children dependent and establishing an order for temporary custody with the Petitioner.

If the Court at the trial finds that the facts set out in the Petition for Temporary Custody (Dependency) are true and that temporary custody to the Petitioner will serve the best interests of your children, the Court can enter a judgment finding the children are dependent and granting temporary custody to the Petitioner.

This Court will conduct an adjudication hearing upon the Petition for Temporary Custody (Dependency) on the 4th day of December, 2019, at 10:00 a.m. in the Towns County Courthouse, 48 River Street, Hiawassee, Georgia. Such hearing shall be provisional for any party upon whom service of summons is being made by publication. The findings of fact and orders of disposition made pursuant to the provisional hearing will become final at the final hearing unless a party served by publication appears at the final hearing. A final hearing shall be heard on the 11th day of December, 2019 at 1:00 p.m. in the Union County Courthouse, 65 Courthouse Street, Blairsville, Georgia.

The children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.

WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 23rd day of October, 2019.

Honorable Jeremy D. Clough

Judge, Juvenile Court

Towns County, Georgia

Enotah Judicial Circuit

T(Oct30,Nov6,13,20)

### IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

BETTY LEE CARPENTER, DECEASED

ESTATE NO. 2019-90

NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,

[For use if an heir is required to be served by publication]

TO: All heirs at law

[List here all heirs having unknown addresses to be served by publication]

This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before November 25, 2019.

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(Oct30,Nov6,13,20)

### NOTICE OF SALE UNDER POWER

GEORGIA, TOWNS COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from LOIS JEAN SCHOMAKER, R. MICHAEL SCHOMAKER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS A NOMINEE FOR NATIONSTAR MORTGAGE LLC, dated April 21, 2015, recorded May 6, 2015, in Deed Book 565, Page 1, Towns County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Fifty-Nine Thousand Four Hundred and 00/100 dollars (\$59,400.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper, there will be sold at public outcry to the highest bidder for cash at the Towns County Courthouse, within the legal hours of sale on the first Tuesday in December, 2019, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 162, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 0.55 ACRES, MORE OR LESS AS SHOWN ON A PLAT OF SURVEY BY TAMROK ENGINEERING, INC., DATED 03/01/89, RECORDED IN PLAT BOOK 13, PAGE 109, TOWNS COUNTY, GEORGIA RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF LAND LOTS 143, 144, 161 AND 162, RUN THENCE SOUTH 29 DEGREES 36 MINUTES 48 SECONDS WEST 1941.12 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 36 MINUTES 13 SECONDS EAST 105.32 FEET TO AN IRON PIN; THENCE SOUTH 10 DEGREES 59 MINUTES 06 SECONDS WEST 250.43 FEET TO A CAR AXLE; THENCE SOUTH 84 DEGREES 05 MINUTES 27 SECONDS WEST 88.20 FEET TO AN IRON PIN; THENCE NORTH 06 DEGREES 43 MINUTES 21 SECONDS EAST 257.42 FEET TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED TO R. MICHAEL SCHOMAKER AND LOIS JEAN SCHOMAKER BY DEED FROM MARCY DANISE DORTA SCHOMAKER RECORDED 03/14/2007 IN DEED BOOK 399 PAGE 632, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF TOWNS COUNTY, GEORGIA.

Said legal description being controlling, however the property is more commonly known as 3461 JORDAN ROAD, HIWASSEE, GA 30546.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is LOIS JEAN SCHOMAKER, R. MICHAEL SCHOMAKER, EVERETT ARROWOOD, JOCK D FENDER, or tenants(s).

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.

Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Nationstar Mortgage LLC d/b/a Mr. Cooper, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 888-480-2432.

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

as Attorney in Fact for  
LOIS JEAN SCHOMAKER, R. MICHAEL SCHOMAKER

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

Telephone Number: (877) 813-0992 Case No. NAT-19-05713-1

Ad Run Dates 11/06/2019, 11/13/2019,

11/20/2019, 11/27/2019

rselaw.com/property-listing

T(Nov6,13,20,27)

### NOTICE OF SALE UNDER POWER

GEORGIA, TOWNS COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from PHILLIP M CRAFT, MARY F EVANS to JPMORGAN CHASE BANK N.A, dated May 4, 2012, recorded May 22, 2012, in Deed Book 513, Page 441 , Towns County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Twenty-Nine Thousand Eight Hundred Twenty-Two and 00/100 dollars (\$129,822.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NEWREZ LLC F/K/A New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, there will be sold at public outcry to the highest bidder for cash at the Towns County Courthouse, within the legal hours of sale on the first Tuesday in December, 2019, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 61, 17TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 1.30 ACRES, AS SHOWN ON A PLAT OF SURVEY BY TAMROK ENGINEERING, INC., DATED 1/9/94, RECORDED IN PLAT BOOK 18 PAGE 220 TOWNS COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

Said legal description being controlling, however the property is more commonly known as 4400 TWIGGS RD, YOUNG HARRIS, GA 30582. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is PHILLIP M CRAFT, MARY F EVANS, ESTATE AND/OR HEIRS AT LAW OF MARY F EVANS, or tenants(s).

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.

Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place, Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107.

NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING

as Attorney in Fact for

PHILLIP M CRAFT, MARY F EVANS

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

Telephone Number: (877) 813-0992 Case No.

SHP-18-03953-5

Ad Run Dates 11/06/2019, 11/13/2019,

11/20/2019, 11/27/2019

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T(Nov6,13,20,27)