

Towns County Herald

Legal Notices for November 6, 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 is 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 DEBTORS & CREDITORS
RE: Estate of Fredrica D. Segars
All creditors of the Estate of Fredrica D. Segars, 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 15th day of October, 2019
Thomas E. Segars
747 Bell Creek Road
Hiawassee, GA 30546
214-316-6240
T(Oct23-Nov13)

NOTICE TO CREDITORS AND DEBTORS
All creditors of the Estate of DORMA RUTH BROWN 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 Dorma Ruth Brown.
This 15th day of October 2019.
Deborah Gay Collins, Executor
Estate Dorma Ruth Brown
P.O. Box 484
Hiawassee, Georgia 30546
Submitted by:
Pamela Kendall Floyd, PC
Attorney for Estate
P.O. Box 1114
Hiawassee, GA 30546
T(Oct23,30,Nov6,13)

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(Oct23,Nov6,13,20)

**STATE OF GEORGIA
COUNTY OF TOWNS
IN RE: ESTATE OF KENNETH R. BENNETT, DECEASED**
NOTICE TO CREDITORS
All creditors of the Estate of Kenneth R. Bennett, deceased, late of Towns County, are hereby notified their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to David E. Barrett as Attorney for the Estate of Kenneth R. Bennett, 108 Blue Ridge Hwy., Suite 6, Blairsville, GA 30512
This 7th day of October, 2019
T(Oct16,23,30,Nov6)

**IN THE PROBATE COURT OF TOWNS COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
DANNIELYNN BRENDA MICHELLE ROGERS, MINOR**
ESTATE NO. 2019-91
SECOND NOTICE
Date of second publication, if any November 6, 2019
TO: Toshia Rogers Compton; Minor's Father
You are hereby notified that Daniel Wayne Brown & Peggy Lynn Brown has filed a Petition seeking to be appointed temporary guardian(s) of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia 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.
NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is 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)

**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 of 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)

**IN THE JUVENILE COURT OF TOWNS COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:
SAVANNAHANN CARTER**
DOB: 06-27-2006
SEX: FEMALE
CASE NO. 139-19J-27A
BILLY WAYNE CARTER
DOB: 02-09-2005
SEX: MALE
CASE NO. 139-19J-28A
CHILDREN UNDER THE AGE OF EIGHTEEN
NOTICE OF HEARING FOR AMENDED PETITION FOR SUCCESSOR GUARDIANSHIP
TO: Audrey Freeman, Grandmother of the above named minor children
By Order of Service by Publication, dated the 5th day of September 2019, you are hereby notified that on the 3rd day of June, 2019, Ginger Carter, Petitioner, filed an Amended Petition for Successor Guardianship as to the above named children. This notice is being sent to you pursuant to the provisions of O.C.G.A. §15-11-2. A copy of the Amended Petition for Successor Guardianship may be obtained by you from the clerk at the Towns County courthouse during business hours. You are required to file with the Clerk of Juvenile Court, and to serve upon Counsel for Petitioner, Rosalind N. Henderson, an Answer in writing within 60 days of the date of the Order for Publication. The hearing on the Amended Petition for Successor Guardianship is for the purpose of establishing Permanent Guardianship with Ginger Carter as a successor to Leon Carter who is now deceased. The Hearing on Amended Petition for Successor Guardianship will be held on the 4th day of December 2019 at 9 a.m. at the Towns County Courthouse, Hiawassee, Georgia.
The children and other parties involved may be represented by a lawyer at all stages of the 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 unable to hire one without undue financial hardship, you may ask for a lawyer 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 to be appointed to represent you, you must let the Court or the officer of the Court handling this matter know immediately.
Witness, the Honorable Jeremy Clough, Judge of said Court, this the 16th day of October, 2019
Honorable Jeremy Clough,
Judge, Towns County Juvenile Court
T(Oct23,30,Nov6,13)

**IN THE JUVENILE COURT OF TOWNS COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:
SAVANNAHANN CARTER**
DOB: 06-27-2006
SEX: FEMALE
CASE NO. 139-19J-27A
BILLY WAYNE CARTER
DOB: 02-09-2005
SEX: MALE
CASE NO. 139-19J-28A
CHILDREN UNDER THE AGE OF EIGHTEEN
NOTICE OF HEARING FOR AMENDED PETITION FOR SUCCESSOR GUARDIANSHIP
TO: Sara Ball West, mother of the above named minor children
By Order of Service by Publication, dated the 5th day of September 2019, you are hereby notified that on the 3rd day of June, 2019, Ginger Carter, Petitioner, filed an Amended Petition for Successor Guardianship as to the above named children. This notice is being sent to you pursuant to the provisions of O.C.G.A. §15-11-2. A copy of the Amended Petition for Successor Guardianship may be obtained by you from the clerk at the Towns County courthouse during business hours. You are required to file with the Clerk of Juvenile Court, and to serve upon Counsel for Petitioner, Rosalind N. Henderson, an Answer in writing within 60 days of the date of the Order for Publication. The hearing on the Amended Petition for Successor Guardianship is for the purpose of establishing Permanent Guardianship with Ginger Carter as a successor to Leon Carter who is now deceased. The Hearing on Amended Petition for Successor Guardianship will be held on the 4th day of December 2019 at 9 a.m. at the Towns County Courthouse, Hiawassee, Georgia.
The children and other parties involved may be represented by a lawyer at all stages of the 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 unable to hire one without undue financial hardship, you may ask for a lawyer 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 to be appointed to represent you, you must let the Court or the officer of the Court handling this matter know immediately.
Witness, the Honorable Jeremy Clough, Judge of said Court, this the 16th day of October, 2019
Honorable Jeremy Clough,
Judge, Towns County Juvenile Court
T(Oct23,30,Nov6,13)

**IN THE JUVENILE COURT OF TOWNS COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:
SAVANNAHANN CARTER**
DOB: 06-27-2006
SEX: FEMALE
CASE NO. 139-19J-27A
BILLY WAYNE CARTER
DOB: 02-09-2005
SEX: MALE
CASE NO. 139-19J-28A
CHILDREN UNDER THE AGE OF EIGHTEEN
NOTICE OF HEARING FOR AMENDED PETITION FOR SUCCESSOR GUARDIANSHIP
TO: Sara Ball West, mother of the above named minor children
By Order of Service by Publication, dated the 5th day of September 2019, you are hereby notified that on the 3rd day of June, 2019, Ginger Carter, Petitioner, filed an Amended Petition for Successor Guardianship as to the above named children. This notice is being sent to you pursuant to the provisions of O.C.G.A. §15-11-2. A copy of the Amended Petition for Successor Guardianship may be obtained by you from the clerk at the Towns County courthouse during business hours. You are required to file with the Clerk of Juvenile Court, and to serve upon Counsel for Petitioner, Rosalind N. Henderson, an Answer in writing within 60 days of the date of the Order for Publication. The hearing on the Amended Petition for Successor Guardianship is for the purpose of establishing Permanent Guardianship with Ginger Carter as a successor to Leon Carter who is now deceased. The Hearing on Amended Petition for Successor Guardianship will be held on the 4th day of December 2019 at 9 a.m. at the Towns County Courthouse, Hiawassee, Georgia.
The children and other parties involved may be represented by a lawyer at all stages of the 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 unable to hire one without undue financial hardship, you may ask for a lawyer 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 to be appointed to represent you, you must let the Court or the officer of the Court handling this matter know immediately.
Witness, the Honorable Jeremy Clough, Judge of said Court, this the 16th day of October, 2019
Honorable Jeremy Clough,
Judge, Towns County Juvenile Court
T(Oct23,30,Nov6,13)

**IN THE JUVENILE COURT OF TOWNS COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:
SAVANNAHANN CARTER**
DOB: 06-27-2006
SEX: FEMALE
CASE NO. 139-19J-27A
BILLY WAYNE CARTER
DOB: 02-09-2005
SEX: MALE
CASE NO. 139-19J-28A
CHILDREN UNDER THE AGE OF EIGHTEEN
NOTICE OF HEARING FOR AMENDED PETITION FOR SUCCESSOR GUARDIANSHIP
TO: Bill Carter, father of the above named minor children
By Order of Service by Publication, dated the 5th day of September 2019, you are hereby notified that on the 3rd day of June, 2019, Ginger Carter, Petitioner, filed an Amended Petition for Successor Guardianship as to the above named children. This notice is being sent to you pursuant to the provisions of O.C.G.A. §15-11-2. A copy of the Amended Petition for Successor Guardianship may be obtained by you from the clerk at the Towns County courthouse during business hours. You are required to file with the Clerk of Juvenile Court, and to serve upon Counsel for Petitioner, Rosalind N. Henderson, an Answer in writing within 60 days of the date of the Order for Publication. The hearing on the Amended Petition for Successor Guardianship is for the purpose of establishing Permanent Guardianship with Ginger Carter as a successor to Leon Carter who is now deceased. The Hearing on Amended Petition for Successor Guardianship will be held on the 4th day of December 2019 at 9 a.m. at the Towns County Courthouse, Hiawassee, Georgia.
The children and other parties involved may be represented by a lawyer at all stages of the 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 unable to hire one without undue financial hardship, you may ask for a lawyer 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 to be appointed to represent you, you must let the Court or the officer of the Court handling this matter know immediately.
Witness, the Honorable Jeremy Clough, Judge of said Court, this the 16th day of October, 2019
Honorable Jeremy Clough,
Judge, Towns County Juvenile Court
T(Oct23,30,Nov6,13)

**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 03/01/80, 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 194.12 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 EAST 105.32 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 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 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: Ruben 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
rslaw.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 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: Ruben 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
rslaw.com/property-listing
T(Nov6,13,20,27)