

Towns County Herald

Legal Notices for December 30, 2020

**IN THE PROBATE COURT OF TOWNS COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
RONNIE DALE PLOTT, DECEASED
ESTATE NO. 2020-P-079
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE**

TO: All Interested parties and to whom it may concern:

Jeffery Dale Plott has petitioned to be appointed Administrator(s) of the estate of Ronnie Dale Plott deceased, of said County. (The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261). All interested parties are hereby notified to show cause 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 with the Court on or before January 11, 2021.

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: Michelle Smith
Clerk of the Probate Court
48 River St. Suite C
Hiawassee, GA 30546
Address
706-896-3467
Telephone Number

T(Dec16,23,30,Jan6)

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

RE: DONALD H. MONROE

All debtors and creditors of the estate of Donald H. Monroe, 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 8th day of December, 2020.
Ann Crocker-Monroe, Executor
350 Lapidary Lane
Young Harris, GA 30582

Lawrence S. Sorgen
Attorney at Law
P. O. Box 67
Hiawassee, GA 30546

T(Dec16,23,30,Jan6)

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

RE: MITCHELL CRAIG RHINEHARDT

All debtors and creditors of the estate of Mitchell Craig Rhinehardt, 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 8th day of December, 2020.

H. L. Rhinehardt, Executor
4991 U.S. Hwy. 76
Young Harris, GA 30582
Lawrence S. Sorgen
Attorney at Law
P. O. Box 67
Hiawassee, GA 30546

T(Dec16,23,30,Jan6)

**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 Hiawassee, County of Towns, State of Georgia under the name of: Mountainside Sports Cards and that the nature of the business is selling hobby sports cards in an eBay store on the internet out of my residence and that said business is composed of the following individual: Richard Morris Obrecht Clark, 288 Maneys Brance, Hiawassee, Georgia 30546.

T(Dec30,Jan6)

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

RE: Joyce Hughes

All debtors and creditors of the estate of Joyce Hughes, 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 23rd day of December, 2020

Deborah Stewart
222 Pemberly Blvd.
Summerville, SC 29486
Beth Martin
Attorney at Law
70 Choice Avenue
Dahlonega, GA 30533

T(Dec30,Jan6,13,20)

**IN THE PROBATE COURT OF TOWNS COUNTY
STATE OF GEORGIA**

IN RE: ESTATE OF

JAMES HARVEY RUSSELL, DECEASED
ESTATE NO. 2020-P-049

PETITION BY PERSONAL REPRESENTATIVE FOR
WAIVER
OF BOND AND/OR GRANT OF CERTAIN POWERS
NOTICE

Sara Gentry Hunt has petitioned for waiver of bond and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested parties are hereby notified to show cause 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 with the Court on or before January 19, 2021.

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(Dec23,30,Jan6,13)

**IN THE PROBATE COURT OF TOWNS COUNTY
STATE OF GEORGIA**

IN RE: ESTATE OF

GERALDINE ESTHER MAINE, a.k.a GERALDINE
E. MAINE
DECEASED

ESTATE NO. 2020-P-076
NOTICE

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

TO: All Unknown Heirs
[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 January 4, 2021.

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: Michelle Smith
Clerk of the Probate Court
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T(Dec9,16,23,30)

**NOTICE OF SALE UNDER POWER
GEORGIA, TOWNS COUNTY**

By virtue of the Power of Sale contained in that certain Security Deed given from Lillian B. Penner to Countrywide Bank, FSB, dated 09/08/2008, recorded 09/16/2008 in Deed Book 440, Page 822, Towns County, Georgia records, and as last assigned to Nationstar Mortgage LLC DBA Champion Mortgage Company by virtue of assignment recorded in Deed Book 660, Page 744, Towns County, Georgia records, said Security Deed having been given to secure a

Note of even date in the principal amount of ONE HUNDRED EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$187,500.00), with interest thereon as provided for 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 the first Tuesday in January 2021 by Nationstar Mortgage LLC d/b/a Champion Mortgage Company, as Attorney in Fact for Lillian B. Penner, all property described in said Security Deed including but not limited to the following described property: ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF TOWNS, STATE OF GEORGIA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 14, 17TH DISTRICT, 1ST SECTION TOWNS COUNTY, GEORGIA, CONTAINING 0.53 ACRES, AND BEING LOT FIVE (5) OF NORTH MEADOW SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY TAMROK ENGINEERING, INC., R.S. # 1626, DATED DECEMBER 9, 1988, AS RECORDED IN PLAT BOOK 11, PAGE 196, TOWNS COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE PART THEREOF. THE PROPERTY IS CONVEYED SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THIS PROPERTY IS CONVEYED SUBJECT TO THE RESTRICTIONS OF RECORD PERTAINING TO NORTH MEADOW SUBDIVISION AS RECORDED IN DEED BOOK 96, PAGE 345-346, TOWNS COUNTY RECORDS.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.
Said property being known as 3777 N MEADOW CIR, YOUNG HARRIS, GA 30582 according to the present numbering system in Towns County. The indebtedness secured by said Security Deed has been declared due because of default under the terms of said Security Deed and Note. 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 and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Lillian Penner or tenant(s).

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, and (2) final confirmation and audit of the status of the loan. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Champion Mortgage Company, 8950 Cypress Waters Blvd., Coppell, TX 75019, 1-855-683-3095. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500.

T(Dec9,16,23,30)