

Towns County Herald

Legal Notices for February 18, 2015

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: Estate of Barbara Lillian Loyd
All creditors of the estate of Barbara Lillian Loyd, 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 undersigned.

This the 16th day of January, 2015

Robert Eidson
Personal Representative
17 Stuart Dr
Col, GA 31903
706-386-3507

T(Feb4,11,18,25)P

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: ESTATE OF JANE BOREN CHAMBERS
All creditors of the estate of Jane Boren Chambers, 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 undersigned.

This the 10th day of February, 2015.

By: Fair Ray, Personal Representative
2107 W. 49th Terrace

Westwood Hills, KS 66205

T(Feb11,18)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: Estate of Richard Aaron Guthman, Jr.
All creditors of the estate of Richard Aaron Guthman, Jr., 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 undersigned.

This the 28th day of January, 2015

Mark D. Brandenburg, Attorney for
Margaret Ann Guthman, Executor

Abrams, Davis, Mason & Long, LLC
1100 Peachtree Street, NE, Suite 1600

Atlanta, GA 30309

404-815-6060

T(Feb11,18,25,Mar4)P

STATE OF GEORGIA COUNTY OF TOWNS

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Raymond L. Kelly
All debtors and creditors of the estate of Raymond L. Kelly, 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 12th day of February, 2015

Selma Rebecca Gibson, Executor
Address: 2387 Jim Watson Road

Hiawassee, GA 30546

T(Feb11,18,25,Mar4,11)P

NOTICE OF INTENT TO DISSOLVE

Notice is given that a notice of intent to dissolve Hasley Recreation & Design, Inc. a Georgia corporation with its registered office at 434 Windy Reed Drive, Hiawassee, GA 30546, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code.

T(Feb18,25)B

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME STATE OF GEORGIA, COUNTY OF TOWNS

The undersigned hereby certifies that it is conducting a business in the County of Towns, State of Georgia under the name: AT&T Mobile and Business Solutions and that the type of business to be conducted is communications services, and that said business is composed of the following: AT&T Corp., One AT&T Way, Bedminster, NJ 07921. This affidavit is made in accordance with the Official Code of Georgia Annotated, Title 10, Chapter 1, Section 490.

T(Feb18,25)B

IN THE PROBATE COURT COUNTY OF TOWNS STATE OF GEORGIA

IN RE: ESTATE OF
DOUGLAS HEDDEN, DECEASED
ESTATE NO. 2015-7

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: All known and unknown interested parties
Larry Hedden has petitioned to be appointed Administrator of the estate of Douglas Hedden 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 March 9, 2015. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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/Deputy Clerk of the Probate Court
48 River St., Suite C
Hiawassee, GA 30546
Address
706-896-3467
Telephone Number

T(Feb11,18,25,Mar4)B

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

Notice is given that the Application To Register A Business To Be Conducted Under Trade Name, Partnership Or Others, which has been delivered to the Towns County Clerk of Court for filing. The undersigned does hereby certify that Hiawassee Allen Family, LLC are conducting a business for profit in the County of Towns, in the State of Georgia, under the name of "Mountain Realty" and that the nature of the business is real estate and that the names and addresses of the corporation, person, firms or partnership owning and carrying on said trade or business is Hiawassee Allen Family, LLC.
Janet Allen, Member

T(Feb18,25)P

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME STATE OF GEORGIA, COUNTY OF TOWNS

The undersigned hereby certifies that it is conducting a business in the County of Towns, State of Georgia under the name: AT&T Mobile and Business Solutions and that the type of business to be conducted is communications services, and that said business is composed of the following: AT&T Corp., One AT&T Way, Bedminster, NJ 07921. This affidavit is made in accordance with the Official Code of Georgia Annotated, Title 10, Chapter 1, Section 490.

T(Feb11,18)B

IN THE PROBATE COURT COUNTY OF TOWNS STATE OF GEORGIA

IN RE: ESTATE OF
DENNIS LENIOR PENLAND, DECEASED
ESTATE NO. 2015-8

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: All known and unknown interested parties
Jeffery Penland has petitioned to be appointed Administrator of the estate of Dennis Lenior Penland 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 March 9, 2015. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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/Deputy Clerk of the Probate Court
48 River St., Suite C
Hiawassee, GA 30546
Address
706-896-3467
Telephone Number

T(Feb11,18,25,Mar4)B

NOTICE

(For Discharge from Office and all Liability)
PROBATE COURT OF TOWNS COUNTY

RE: PETITION OF DIANE KIRBY GARRETT FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF FRANK WALTER KIRBY, DECEASED.

TO: All known & unknown interested parties 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 March 2, 2015.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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
PROBATE JUDGE
By: Kerry L. Berrong
PROBATE CLERK/DEPUTY CLERK
48 River St. Suite C
Hiawassee, GA 30546
ADDRESS
706-896-3467
TELEPHONE NUMBER

T(Feb18)B

NOTICE

(For Discharge Solely from Office)
PROBATE COURT OF TOWNS COUNTY

RE: PETITION OF RUTHANNE CHESEBRO FOR DISCHARGE FROM OFFICE AS EXECUTOR OF THE ESTATE OF DONALD G. CHESEBRO, DECEASED.

TO: All known & unknown interested parties 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 March 2, 2015. All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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
PROBATE JUDGE
By: Kerry L. Berrong
PROBATE CLERK/DEPUTY CLERK
48 River St. Suite C
Hiawassee, GA 30546
ADDRESS
706-896-3467
TELEPHONE NUMBER

T(Feb18)B

NOTICE

(For Discharge from Office and all Liability)
PROBATE COURT OF TOWNS COUNTY

RE: PETITION OF VIVIAN B. MCGEE AND GARY G. BARNARD FOR DISCHARGE AS EXECUTORS OF THE ESTATE OF MARY SUE BARNARD, DECEASED.

TO: All known & unknown Interested Parties 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 March 2, 2015.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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
PROBATE JUDGE
By: Kerry L. Berrong
PROBATE CLERK/DEPUTY CLERK
48 River St. Suite C
Hiawassee, GA 30546
ADDRESS
706-896-3467
TELEPHONE NUMBER

T(Feb18)B

NOTICE OF SALE UNDER POWER

GEORGIA, TOWNS COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by George L. Poole, IV and Jennifer L. Poole to Bank of America, NA, dated February 20, 2007, recorded in Deed Book 398, Page 28, Towns County, Georgia Records, as last transferred to Wells Fargo Bank National Association, as Trustee for Banc of America Mortgage Securities Inc mortgage Pass Through certificates Series 2007-2 by assignment recorded in Deed Book 554, Page 473, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIX HUNDRED SEVENTY-TWO THOUSAND AND 0/100 DOLLARS (\$672,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Towns County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2015, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed 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 Security Deed. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Wells Fargo Bank National Association, as Trustee for Banc of America Mortgage Securities Inc mortgage Pass Through certificates Series 2007-2 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC, 350 Highland Drive, Lewisville, TX 75067 888-850-9398x3705. To the best knowledge and belief of the undersigned, the party in possession of the property is George L. Poole, IV and Jennifer L. Poole or a tenant or tenants and said property is more commonly known as 3364 Hooper Branch Road, Hiawassee, Georgia 30546. 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. Wells Fargo Bank National Association, as Trustee for Banc of America Mortgage Securities Inc mortgage Pass Through certificates Series 2007-2 as Attorney in Fact for George L. Poole, IV and Jennifer L. Poole McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 224, District 18, Section 1, Towns County, Georgia, and being shown as 2.454 acres +/- on a plat of survey entitled "Survey for Len Poole" by Southern Geosystems, LTD, R.L.S., W. Gary Kendall, dated March 18, 2006 as revised January 23, 2007 and recorded in Plat Book 37, Page 1, Towns County, Georgia Records. Said description on the above referenced plat of survey is incorporated herein by reference and made a part hereof. Also conveyed is an easement for ingress and egress along the "12' Asphalt Drive" to Hooper Branch Road as shown on the above referenced plat.

MR/mtj 3/3/15 Our file no. 5241914 - FT2

T(Feb4,11,18,25)B

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA, COUNTY OF TOWNS
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by ROBERT STAMEY AND GALE STAMEY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR HOME AMERICA MORTGAGE, INC., dated 06/09/2005, and Recorded on 06/13/2005 as Book No. 337 and Page No. 484-500, TOWNS County, Georgia records, as last assigned to JPMORGAN CHASE BANK, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$84,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the TOWNS County Courthouse within the legal hours of sale on the first Tuesday in March, 2015, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 72, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 0.59 ACRES, AS SHOWN ON A PLAT OF SURVEY BY TAMROK ENGINEERING, INC. TOMMY J. PHILLIPS, R.S. #1526, DATED JANUARY 11, 1992, RECORDED IN PLAT BOOK 15, PAGE 268, TOWNS COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED. HEREIN BY REFERENCE AND MADE A PART HERETO. THE PROPERTY IS CONVEYED SUBJECT TO THE ROAD RIGHT OF WAY AS SHOWN ON SAID PLAT.

ALSO CONVEYED HERewith IS THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 72, 16TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, AND BEING A 15 FOOT STRIP OF LAND LOCATED ON THE WEST SIDE OF THE LAND OWNED BY MARGARET S. MATOKOVICH A/K/A MARGARET WATSON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTH RIGHT OF WAY OF COUNTY ROAD, RUN THENCE N 29 30 E 213 FEET TO AN IRON PIN; THENCE N 59 15 W 15 FEET TO A POINT; THENCE S 29 30 3 APPROXIMATELY 215 FEET TO A POINT ON THE RIGHT OF WAY OF THE COUNTY ROAD; THENCE N 72 00 2 15 FEET TO THE POINT OF BEGINNING. 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. Because the debt remains 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). JPMORGAN CHASE BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866-550-5705. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2357 N VALLEY COVE RD, HIWASSEE, GEORGIA 30546 is/are: ROBERT H WILSON AND PAMELA B WILSON or tenant/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; and (2) 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. JPMORGAN CHASE BANK, N.A. as Attorney in Fact for ROBERT STAMEY AND GALE STAMEY IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000004905493 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

T(Feb4,11,18,25)B

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA, COUNTY OF TOWNS
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by ROBERT H WILSON AND PAMELA B WILSON to JPMORGAN CHASE BANK, N.A., dated 02/08/2012, and Recorded on 03/29/2012 as Book No. 510 and Page No. 507, TOWNS County, Georgia records, as last assigned to JPMORGAN CHASE BANK, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$293,600.00, with interest at the rate specified therein, there will be sold by the undersigned 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 March, 2015, the following described property: LAND SITUATED IN THE COUNTY OF TOWNS IN THE STATE OF GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 6, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 3.006 ACRES, MORE OR LESS, AND BEING LOT FOUR (4) OF NORTH VALLEY FARMS SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY NORTHSTAR LAND SURVEYING, INC, DATED 7/7/00, RECORDED IN PLAT BOOK 24, PAGE 291, TOWNS COUNTY, GEORGIA RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

THE GRANTOR GRANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT OF INGRESS AND EGRESS TO THE ABOVE PROPERTY ALONG COUNTY ROAD NO. 136 RUNNING FROM UPPER BELL CREEK ROAD, AS SHOWN ON SAID PLAT.

COMMONLY KNOWN AS: 2357N VALLEY COVE RD, HIWASSEE, GA 30546 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. Because the debt remains 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). JPMORGAN CHASE BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866-550-5705. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2357 N VALLEY COVE RD, HIWASSEE, GEORGIA 30546 is/are: ROBERT H WILSON AND PAMELA B WILSON or tenant/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; and (2) 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. JPMORGAN CHASE BANK, N.A. as Attorney in Fact for ROBERT H WILSON AND PAMELA B WILSON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000005010871 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

T(Feb4,11,18,25)B