

Towns County Herald

Legal Notices for February 26, 2020

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Woodie Lea Sanders Dale
All creditors of the Estate of Woodie Lea Sanders Dale, 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.
This 6th day of February, 2020.

Melissa Kelley
446 Kel Horn Road
Blairsville, GA 30512
706-745-1333
T(Feb12,19,26,Mar4)

NOTICE OF INTENT TO INCORPORATE

Notice is given that the Articles of Incorporation which will incorporate ACE Investment Properties, LLC, a domestic limited liability company with a mailing address of 254 Mull Road, Hiawassee, Georgia 30546, has been delivered to the Secretary of State for filing in accordance with the applicable provisions of the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 254 Mull Road, Hiawassee, Georgia 30546, and its initial registered agent at such address is CANDICE BLYTHE THOMPSON.
PAMELA KENDALL FLOYD, P.C.
Attorney at Law
P.O. Box 1114
Hiawassee, Georgia 30546

T(Feb19,26)

STATE OF GEORGIA

TOWNS COUNTY

QUALIFYING OF CANDIDATES FOR PUBLIC OFFICE

In accordance with O.C.G.A. § 21-2-153(c)(2), notice is hereby given that the Towns County Board of Elections and Registration will be conducting qualifying of candidates for public office in the 2020 elections on behalf of the Democratic Party in Towns County. Qualifying will commence at 9:00 a.m. on Monday, March 02, 2020 and conclude at 12:00 p.m. (noon) on Friday, March 06, 2020. Qualifying will be conducted at the Towns County Board of Elections and Registration Office located at 67 Lakeview Circle; Suite A; Hiawassee, Georgia 30546. The Towns County Board of Elections will also conduct qualifying for nonpartisan and independent candidates for the 2020 elections. Republican Party candidates qualifying for public office in Towns County will submit the appropriate documentation through their designated party representative(s).

The last date in which an individual can register and be eligible to vote in the Presidential Preference Primary, Special Election, and Special Election Runoff is February 24, 2020.

Advance (Early) Voting begins on March 02, 2020 and ends on March 20, 2020. Advance Voting will be held at the office of the Towns County Board of Elections and Registration from 8:30 a.m. to 4:30 p.m., including one Saturday, March 14, 2020.

Auth: Towns County Board of Elections and Registration

T(Feb26)

IN THE SUPERIOR COURT OF TOWNS COUNTY STATE OF GEORGIA

In Re the Name Change of Child:

JAMESON CASH RINGENBERG
CHRISTINA NICOLE ROBINSON,
Petitioner,

v.

MICHAEL EUGENE RINGENBERG,
Respondent.

CIVIL ACTION NO.: SUCV2020000008

NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD
Christina Nicole Robinson filed a petition in the Superior Court of Towns County on January 23, 2020 to change the name of minor child, Jameson Cash Ringenberg to Jameson Cash Ingram. Any interested party has the right to appear in this case and file objections within the time prescribed in O.C.G.A. § 19-12-1(f)(2) and (3).

This 30 day of January, 2020.

Rebecca B. Kendrick
Georgia Bar No. 108938
Attorney for Petitioner
Kendrick & Mahan, Attorneys at Law
P.O. Box 1286
Blairsville, GA 30514
706-400-5055

T(Feb19,26,Mar4,11)

IN THE SUPERIOR COURT OF TOWNS COUNTY STATE OF GEORGIA

In re the Name Change of:

CHRISTINA NICOLE ROBINSON,

Petitioner.

CIVIL ACTION NO. SUCV2020000009

NOTICE OF PETITION TO CHANGE NAME OF ADULT
Christina Nicole Robinson filed a petition in the Superior Court of Towns County on January 23, 2020 to change her name from Christina Nicole Robinson to Christina Nicole Ingram. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

This 30 day of January, 2020.

Rebecca B. Kendrick
Georgia Bar No. 108938
Attorney for Petitioner
Kendrick & Mahan, Attorneys at Law
P.O. Box 1286
Blairsville, GA 30514
706-400-5055

T(Feb19,26,Mar4,11)

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA

COUNTY OF TOWNS

RE: ESTATE OF RALPH EARL MARSHALL

All creditors of the estate of Ralph Earl Marshall 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 20th day of February, 2020.

EXECUTOR: David Earl Marshall

ADDRESS: c/o Eddy A. Corn, Attorney
253 Big Sky Drive
Hiawassee, GA 30546
PHONE: (706) 896-3451

T(Feb26,Mar4,11,18)

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF

CLIFF EDWARD SCOTT, DECEASED
ESTATE NO. 2020-P-004

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

TO: Sarah Scott, Zachary Scott, all interested parties and to whom it may concern:
Tracy Tittle has petitioned to be appointed Administrator of the estate of Cliff Edward Scott deceased, of said County. 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 16, 2020.

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(Feb19,26,Apr4,11)

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 Eurydice V. Constantinides Idyll Innovations, Inc. conducting a business as i3communications in the City of Hiawassee County of Towns in the State of Georgia, under the name of i3communications and that the nature of the business is communications, public relations, community outreach and that the names and addresses of the persons, firms or partnership owning and carrying on said trade or business are Eurydice (Vicki) Constantinides, 2067 Cedar Cliff Road, Hiawassee, GA 30546

T(Feb19,26)

STATE OF GEORGIA

COUNTY OF TOWNS

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Jeffrey Scott Garrett and Nicole Lea Garrett to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns dated December 14, 2007, and recorded in Deed Book 423, Page 446, as last modified in Deed Book 631, Page 700, Towns County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Selene Finance LP, securing a Note in the original principal amount of \$95,917.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 7, 2020, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 91, 17TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, BEING SHOWN AS TRACT 2-B, CONTAINING 1.00 ACRES, AS SHOWN ON A PLAT OF SURVEY BY NORTHSTAR LAND SURVEYING, INC., W. GARY KENDALL, R.L.S. #2788, DATED NOVEMBER 7, 2003, REVISED JUNE 6, 2006, AND RECORDED IN PLAT BOOK 36, PAGE 84, TOWNS COUNTY, GEORGIA RECORDS, WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

ALSO CONVEYED HERewith IS A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS ALONG THE GRAVEL DRIVE, AND ALONG THE AREA BETWEEN THE GRAVEL DRIVE AND THE EASTERN PROPERTY LINE OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON SAID PLAT.

ALSO CONVEYED HERewith IS A NON-EXCLUSIVE PERPETUAL EASEMENT TO THE SPRING AND RESERVOIR LOCATED ON TRACT 2-A, INCLUDING THE RIGHT TO INSTALL AND MAINTAIN WATER LINES.

Said property is known as 563 Sunnyside Road, Hiawassee, GA 30546, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to 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, 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.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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 secured creditor.

The property is or may be in the possession of Nicole Lea Garrett and Jeffrey Scott Garrett, successor in interest or tenant(s).

Selene Finance LP as Attorney-in-Fact for Jeffrey Scott Garrett and Nicole Lea Garrett
File no. 18-069596

SHAPIRO PENDERGAST & HASTY, LLP*

Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 300
Atlanta, GA 30346

(770) 220-2535/CH
shapiroandhasty.com

*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

T(Feb19,26,Mar4,11,18,25,Apr1)

NOTICE OF SALE UNDER POWER

GEORGIA, TOWNS COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from ROBERT A O'NEILL, DELL M O'NEILL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR URBAN FINANCIAL GROUP, dated November 10, 2010, recorded November 17, 2010, in Deed Book 484, Page 527, 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 Seventy-Eight Thousand Nine Hundred Fifty and 00/100 dollars (\$178,950.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2019-3, 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 March, 2020, all property described in said Security Deed including but not limited to the following described property:

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF TOWNS AND STATE OF GEORGIA, BEING DESCRIBED AS FOLLOWS: BEING IN THE 17TH DISTRICT, 1ST SECTION, LAND LOT 152 TOWNS COUNTY, GEORGIA, CONTAINING 2.75 ACRES, AND BEING MORE PARTICULARLY DESCRIBED AS LOT 23 OF MOUNTAIN LAURAL ESTATES SUBDIVISION AS SHOWN ON A PLAT OF SURVEY OF BLAIRSVILLE SURVEYING COMPANY, ROBERT BREEDLOVE, RLS, DATED 8-4-93, AND RECORDED IN PLAT BOOK 17, PAGE 83, OF THE TOWNS COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE. ALSO CONVEYED HEREIN IS ALL THAT LAND LYING BETWEEN THE WESTERN LINE OF SAID LOT AND THE CENTERLINE OF COUNTY ROAD 202, SUBJECT TO THE COUNTY ROAD RIGHT OF WAY.

Said legal description being controlling, however the property is more commonly known as 6339 WEST LAUREL LN, 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 ROBERT A O'NEILL, DELL M O'NEILL, ESTATE AND/OR HEIRS-AT-LAW OF DELL M O'NEILL, ESTATE AND/OR HEIRS-AT-LAW OF ROBERT A O'NEILL, 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: Kondaur Capital Corp., Loss Mitigation Dept., 333 South Anita Drive, Suite 400, Orange, CA 92868, Telephone Number: 888-566-3287.

KONDAUR CAPITAL CORPORATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2019-3

as Attorney in Fact for

ROBERT A O'NEILL, DELL M O'NEILL

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. KCP-19-05934-2

Ad Run Dates 02/05/2020, 02/12/2020, 02/19/2020, 02/26/2020

rselaw.com/property-listing

T(Feb5,12,19,26)