

# Towns County Herald

## Legal Notices for February 5, 2020

### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ronald E. Campbell  
All creditors of the Estate of Ronald E. Campbell, 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 10th day of January, 2020.

Marilyn Wethli  
PO Box 328  
Murphy, NC 28906  
706-835-6597  
T(Jan15,22,29,Febs)

### STATE OF GEORGIA

#### TOWNS COUNTY

##### QUALIFYING FEE NOTICE

Pursuant to O.C.G.A. § 21-2-131(a)(1), the following qualifying fees were set by the Towns County Commissioner in the January 21, 2020 county meeting:

County Commissioner: \$1,407.54  
Probate Judge/Magistrate: \$1,578.31  
Tax Commissioner: \$1,229.04  
Clerk of Superior Court: \$1,229.04  
Sheriff : \$1,407.54  
Coroner: \$160.00

Board of Education Posts 1, 4, and 5: \$36.00  
Qualifying for the offices listed above will begin at 9:00 a.m. on March 02, 2020 and will end at 12:00 p.m. (noon) on March 06, 2020. The General Primary Election will be held on May 19, 2020.

Towns County Board of Elections and Registration

T(Jan29,Febs)

### NOTICE

Notice is hereby given that the business operated at 181 Dotties Way, Young Harris, Georgia 30582, in the trade name of TRAVEL RESEARCH MONTHLY, is owned and carried on by FUZION SPEEDWORKS LLC whose address is 101 South Main Street, Suite 8-334, Hiawassee, Georgia 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.

Kathy L. Pachman  
Registered Agent  
PO Box 1910  
Young Harris, GA 30582

T(Jan29,Febs)

### NOTICE OF ELECTION OF BLUE RIDGE MOUNTAIN SOIL AND WATER CONSERVATION DISTRICT SUPERVISOR

February 3, 2020

To all qualified voters in Towns County:

Notice is hereby given that on November 3, 2020, a non-partisan election will be held to elect 1 supervisor(s) for Towns County in the Blue Ridge Mountain Soil and Water Conservation District. District Supervisors serve as unpaid state officials who represent their counties in support of soil and water conservation activities.

March 6, 2020, is the last day on which nominations for candidates for the election will be accepted. The signatures of at least 25 qualified electors of the county are required to nominate a candidate. Candidates must also be qualified electors of the county. Nominating petitions must be received in the office of the Towns County Election Superintendent at 67 Lakeview Circle Suite A, Hiawassee, GA not later than 12:00 noon on March 6, 2020. Petitions may be obtained from the Conservation Commission at the address below, from the Commission's website at [www.gaswcc.org](http://www.gaswcc.org) or from the Election Superintendent of Towns County. **GEORGIA SOIL AND WATER CONSERVATION COMMISSION**

Mitch Attaway, Executive Director  
4310 Lexington Road  
Athens, GA 30605

T(Feb5,12)

### NOTICE OF CALL OF ELECTION

TO THE QUALIFIED VOTERS OF TOWNS COUNTY THE BOARD OF ELECTIONS AND REGISTRATION OF TOWNS COUNTY, GEORGIA has called an election (the "Election") on May 19, 2020 at the regular polling places in all the election districts of Towns County, Georgia (the "County"). At the Election, there will be submitted to the qualified voters of the County for their determination the question of whether a sales and use tax of one percent shall be imposed in the County for a period of time of six years for the purpose of funding certain capital outlay projects for the County (the "County Projects") and certain capital outlay projects for the City of Hiawassee, Georgia and the City of Young Harris, Georgia.

If the imposition of such tax is approved by the voters, such vote shall also constitute approval of the issuance of the general obligation debt of the County in an aggregate principal amount not to exceed \$8,000,000 (the "Debt"). The proceeds of the Debt, if issued, shall be used to fund in whole or in part any of the County, capitalized interest on the Debt and the costs of issuing the Debt.

The several places for holding said election shall be at the regular and established voting precincts of the election districts of the County, and the polls will be open from 7:00 a.m. to 7:00 p.m. on the date fixed for the election. The last day to register to vote in this election shall be April 20, 2020.

Those residents of the County qualified to vote at said election shall be determined in all respects in accordance with the election laws of the State of Georgia.

This notice is given pursuant to a resolution of the Board of Elections and Registration of Towns County.

Janet Oliva  
Chair

T(Feb5,12,19)

### NOTICE OF CALL OF ELECTION TO THE QUALIFIED VOTERS OF THE CITY OF HIAWASSEE

WHEREAS, the Clerk of the City of Hiawassee, Towns County, Georgia (the "City of Hiawassee") has furnished the Board of Elections and Registration of Towns County (the "Board of Elections") with a certified copy of a Resolution of the Mayor and Council of the City of Hiawassee (the "Florida Resolution") requesting the call of an election on May 19, 2020 (the "Election") pursuant to O.C.G.A. § 12-5-175 of the Official Code of Georgia Annotated (the "Act") to determine whether the governing authority of the City of Hiawassee, Georgia may elect, with the approval of the voters, to add fluoride to the water provided by the City of Hiawassee.

The several places for holding said election shall be at the regular and established voting precincts of the election districts of the County, and the polls will be open from 7:00 a.m. to 7:00 p.m. on the date fixed for the election. The last day to register to vote in this election shall be April 20, 2020.

Those residents of the County qualified to vote at said election shall be determined in all respects in accordance with the election laws of the State of Georgia.

This notice is given pursuant to a resolution of the Board of Elections and Registration of Towns County.

T(Feb5,12,19)

### NOTICE OF CALL OF ELECTION

TO THE QUALIFIED VOTERS OF TOWNS COUNTY WHEREAS, the Clerk of Towns County, Georgia (the "County") has furnished the Board of Elections and Registration of Towns County (the "Board of Elections") with a certified copy of a Resolution of the Sole Commissioner of the County (the "County Resolution") requesting the call of an election on May 19, 2020 (the "Election") pursuant to O.C.G.A. § 48-5-48.2 of the Official Code of Georgia Annotated (the "Act") to determine whether the governing authority of Towns County, Georgia may elect, with the approval of the voters, to exempt from taxation the following types of tangible personal property:

Inventory of goods in the process of being manufactured or produced including raw materials and partly finished goods; and  
Inventory of finished goods manufactured or produced within this State held by the manufacturer or producer for a period not to exceed 12 months; and  
Inventory of finished goods on January 1 that are stored in a warehouse, dock, or wharf which are destined for shipment outside this State for a period not to exceed 12 months.

The several places for holding said election shall be at the regular and established voting precincts of the election districts of the County, and the polls will be open from 7:00 a.m. to 7:00 p.m. on the date fixed for the election.

The last day to register to vote in this election shall be April 20, 2020.

Those residents of the County qualified to vote at said election shall be determined in all respects in accordance with the election laws of the State of Georgia.

This notice is given pursuant to a resolution of the Board of Elections and Registration of Towns County.

T(Feb5,12,19)

### 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

[rslaw.com/property-listing](http://rslaw.com/property-listing)

T(Feb5,12,19,26)