

Towns County Herald

Legal Notices for March 16, 2016

NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA
COUNTY OF TOWNS**
RE: Estate of Evelyn Elizabeth Armstrong
All creditors of the estate of Evelyn Elizabeth Armstrong, 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 25th day of February, 2016

Paul D. Armstrong
Personal Representative
1105 Konahetah Road
Hiawassee, GA 30546
706-994-7771

T(Mar2,16,23)P

NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA
COUNTY OF TOWNS**
RE: Estate of Harvey Lee Windsor, Jr.
All creditors of the estate of Harvey Lee Windsor, 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 2nd day of March, 2016

Ed Graves, Jr.
Personal Representative
215 Jule Peak Ave.
Cedartown, GA 30125
770-546-6132

T(Mar9,16,23,30)P

NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA
COUNTY OF TOWNS**
RE: Estate of Mavis L. Peirce
All creditors of the estate of Mavis L. Peirce 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 11th day of March, 2016

Debra S. Shepherd
Personal Representative
9407 Antioch Road
Overland Park, KS 66216
c/o Eddy A. Corn, Attorney
Personal Representative
253 Big Sky Drive
Hiawassee, GA 30546
706-896-3451

T(Mar16,23,30,Apr6)P

NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA
COUNTY OF TOWNS**
RE: Estate of Edwin Ira Mann
All creditors of the estate of Edwin Ira Mann, 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 February, 2016

Carol Elaine Skelton Mann
Personal Representative
3332 Ford Circle
Young Harris, GA 30582
706-896-2763

T(Mar9,16,23,30)P

OFFICIAL NOTICE

The Towns County Board of Elections and Registration hereby informs voters that the Hiawassee voting precinct in Towns County, GA, has not moved and will continue to be located at 67 Lakeview Circle, in Hiawassee, GA 30546. The reason for this notice is to notify you that the name on the building at this location is: Towns County Civic Center. Voters will likely not notice this as any change in their place of polling, as the actual location of the Hiawassee precinct remains the same and only the name on the building has changed. Affected voters will receive new registration cards in the coming weeks to verify the location of their polling location. Questions regarding this notice should be directed to our office via telephone at 706.896.4353.

T(Mar9,16,23)B

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of John J. Casbarro, 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 February, 2016

Melody A. Glouton, Attorney
for Mary T. Ossenberg
Executor of the Estate of
John J. Casbarro
1960 Satellite Blvd.
Suite 4000
Duluth, GA 30097
770-822-0900

T(Feb24,Mar2,9,16)P

NOTICE OF INTENT TO INCORPORATE

Notice is given that the Articles of Organization which will organize SUNNY SIDE INVESTMENTS, LLC, have been delivered to the Secretary of State for filing in accordance with the applicable provisions of the Georgia Code for Limited Liability Companies. The initial registered office of the limited liability company will be located at 7405 Tatum Court, Cumming, Georgia 30028, and its initial registered agent at such address is JASON ANDREW ARINGTON.

PAMELA KENDALL FLOYD, P.C.

Attorney at Law
P.O. Box 1114
Hiawassee, Georgia 30546

N(Mar9,16)B

NOTICE

Take notice that:
The right to redeem the following described property, to wit:

All that tract or parcel of land lying designated as Tax Parcel 34B 217, lying and being in Land Lot 258 of the 18th Land District, 1st Section, Towns County, Georgia, Part of Lot 14 shown in Plat Book 6, Page 151, Less & Except Tract 1, shown in Plat Book 28, Page 200, the descriptions therein being incorporated herein by this reference, described in Deed Book 78, Page 299, located on Quinn Cove Road.

will expire and be forever foreclosed and barred on and after the 15th day of April, 2016.

The tax deed to which this notice relates is dated the 2nd day of December, 2014, and is recorded in the Office of the Clerk of the Superior Court of Towns County, Georgia in Deed Book 560 at page 732.

The property may be redeemed at any time before the 15th day of April, 2016, by payment of the redemption price as fixed and provided by law to Eddie Mark Nodine, at the following address: 704 Thompson Street, Gaffney, SC 29340.

Please be governed accordingly.

Lawrence S. Sorgen, Attorney for
Eddie Mark Nodine
P.O. Box 67
Hiawassee, GA 30546
706-896-4113

T(Feb24,Mar2,9,16)B

STATE OF GEORGIA

COUNTY OF TOWNS
RE: ESTATE OF JAMES EDWARD HOGSED, a.k.a. EDWARD HOGSED
NOTICE TO CREDITORS AND DEBTORS

All creditors of the estate of JAMES EDWARD HOGSED, a.k.a. EDWARD HOGSED, 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.

This 10th day of March, 2016

LINDA KING
1227 Brookhaven Park Place
Atlanta, Georgia 30319

T(Mar9,16,23,30)B

NOTICE

(For Discharge from Office and all Liability)

PROBATE COURT OF TOWNS COUNTY

RE: PETITION OF JACILYN LEDFORD HESTING

FOR DISCHARGE AS ADMINISTRATOR OF THE

ESTATE OF OLA LEDFORD, DECEASED.

TO: All 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 28, 2016.

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(Mar16)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 Virginia Howard to Generation Mortgage Company, dated February 28, 2009, recorded in Deed Book 450, Page 838, Towns County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by assignment to be recorded in the Office of the Clerk of Superior Court of Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED SIXTY THOUSAND AND 0/100 DOLLARS (\$360,000.00), 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 April, 2016, 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. Nationstar Mortgage LLC d/b/a Champion Mortgage Company 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: Champion Mortgage LLC, 8950 Cypress Waters Boulevard , Coppell, TX 75019 855-683-3095. To the best knowledge and belief of the undersigned, the party in possession of the property is Virginia Howard or a tenant or tenants and said property is more commonly known as 5686 Pine Crest Road, Young Harris, Georgia 30582. 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. Nationstar Mortgage LLC d/b/a Champion Mortgage Company as Attorney in Fact for Virginia Howard McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www foreclosurehotline.net EXHIBIT "A" THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF TOWNS, GEORGIA - ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 62, AND 17TH DISTRICT, 1ST SECTION OF TOWNS COUNTY, GEORGIA, CONTAINING 0.612 ACRES AND BEING LOT THIRTY-SIX (36) OF PINE CREST SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATION, INC. DATED JUNE 25, 1990, AS RECORDED IN PLAT BOOK 13, PAGE 280, TOWNS COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE. THE PROPERTY IS SUBJECT TO THE EXTENSION OF RESTRICTIVE COVENANTS FOR PINE CREST SUBDIVISION PHASE I AS RECORDED IN DEED BOOK 115, PAGES 61-99 , TOWNS COUNTY, GEORGIA RECORDS MR/ms8 4/5/16 Our file no. 5526615 - FT2

T(Mar9,16,23,30)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 Thompson to PNC Mortgage, a division of PNC Bank, National Association, dated September 24, 2013, recorded in Deed Book 542, Page 485, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$217,500.00), 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 April, 2016, 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. PNC Bank, National Association 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: PNC Mortgage, 3232 Newmark Drive, Miamisburg, OH 45342 800-523-8654. To the best knowledge and belief of the undersigned, the party in possession of the property is George Thompson or a tenant or tenants and said property is more commonly known as 3011 Honeysuckle Lane, 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. PNC Bank, National Association as Attorney in Fact for George Thompson McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www foreclosurehotline.net EXHIBIT "A" THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF TOWNS, GEORGIA - ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 62, AND 17TH DISTRICT, 1ST SECTION OF TOWNS COUNTY, GEORGIA, CONTAINING 0.612 ACRES AND BEING LOT THIRTY-SIX (36) OF PINE CREST SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATION, INC. DATED JUNE 25, 1990, AS RECORDED IN PLAT BOOK 13, PAGE 280, TOWNS COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE. THE PROPERTY IS SUBJECT TO THE EXTENSION OF RESTRICTIVE COVENANTS FOR PINE CREST SUBDIVISION PHASE I AS RECORDED IN DEED BOOK 115, PAGES 61-99 , TOWNS COUNTY, GEORGIA RECORDS MR/ms8 4/5/16 Our file no. 5526615 - FT2

T(Mar9,16,23,30)B

NOTICE OF SALE UNDER POWER

GEORGIA, TOWNS COUNTY

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T(Mar9,16,23,30)B

NOTICE OF SALE UNDER POWER

GEORGIA, TOWNS COUNTY

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T(Mar9,16,23,30)B

STATE OF GEORGIA

COUNTY OF TOWNS

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Malcolm D. Weekley to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Services III, LLC dated March 15, 2012, and recorded in Deed Book 510, Page 193, Towns County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. by Assignment, securing a Note in the original principal amount of \$211,540.00, 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 5, 2016, 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 193, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 0.750 ACRES, BEING DESIGNATED AS TRACT THREE (3) AS SHOWN ON A PLAT OF SURVEY BY TAMROK ASSOCIATES, INC., JAMES L. ALEXANDER, RS. #2653, DATED NOVEMBER 5, 2001, RECORDED IN PLAT BOOK 27, PAGE 214, TOWNS COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

SUBJECT TO MATTERS AS SHOWN ON ABOVE REFERENCED PLAT.

GRANTORS HEREIN RESERVE AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AS SHOWN ON THE ABOVE REFERENCED PLAT.

Said property is known as 24 Martin 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 Malcolm D. Weekley, a/k/a Malcolm Duncan Weekley, successor in interest or tenant(s).

Wells Fargo Bank, N.A. as Attorney-in-Fact for Malcolm D. Weekley

File no. 16-056708

SHAPIRO PENDERGAST & HASTY, LLP
Attorneys and Counselors at Law
2872 Woodcock Boulevard, Suite 100
Atlanta, GA 30341

770-220-2535/KLM
shapiroandhasty.com

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

03/09, 03/16, 03/23, 03/30, 2016
[FC-NOS]

T(Mar9,16,23,30)B

NOTICE OF SALE UNDER POWER, TOWNS COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Irene B Nowell, James I Nowell and Irene B. Nowell as Trustee for Johnnie Wilton Bennett, Jr. to Mortgage Electronic Registration Systems, Inc. as nominee for Cimarron Mortgage Company dated 10/27/2008 and recorded in Deed Book 443 Page 496, Towns County, Georgia records; as last transferred to or acquired by JPMorgan Chase Bank, National Association, conveying the after-described property to secure a Note in the original principal amount of \$ 74,925.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Towns County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 05, 2016 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lot 135, 17th District, 1st Section, Towns County, Georgia, containing 0.66 acres, more or less, as shown on a plat of survey by B. Gregory, County Surveyor, dated 10/3/80, recorded in Plat Book 6, Page 106, Towns County, Georgia records. Said description on said plat being incorporated herein by reference hereto.

The property is conveyed subject to all matters and conditions shown on the above referenced plat.

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 the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 5388 School Street, , Young Harris, GA 30582 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Irene Nowell in trust for Johnnie Wilton Bennett, Jr., James I Nowell and Irene B Nowell or tenant or tenants.

JPMorgan Chase Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

JPMorgan Chase Bank, NA
Homeowner's Assistance Department
3415 Vision Drive
Columbus, Ohio 43219
1-866-550-5705

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 non-judicial 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 immediately above.

JPMorgan Chase Bank, National Association as Agent and Attorney in Fact for Irene B Nowell, James I Nowell and Irene B. Nowell as Trustee for Johnnie Wilton Bennett, Jr

Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.

1031-75832A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1031-75832A

T(Mar9,16,23,30)B

STATE OF GEORGIA

COUNTY OF TOWNS

NOTICE OF SALE UNDER POWER

By virtue of the power of sale contained in that certain Deed to Secure Debt from CHARLES WAYNE STEVENSON to CITIFINANCIAL SERVICES, INC dated September 28, 2000, filed for record October 6, 2000, and recorded in Deed Book 507, Page 626, TOWNS County, Georgia Records, as last transferred to CITIFINANCIAL SERVICING LLC by assignment recorded in Deed Book 564, Page 461, TOWNS County, Georgia Records. Said Deed to Secure Debt having been given to secure a Note dated September 28, 2000 in the original principal sum of SIXTY THREE THOUSAND FIVE HUNDRED THIRTY NINE AND 59/100 DOLLARS (\$63,539.59), with interest from date at the rate stated in said Note on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at TOWNS County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale