

Towns County Herald

Legal Notices for March 24, 2021

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Kasey Lamar Hiland
All debtors and creditors of the Estate of , deceased, late of Towns County, 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 19th day of March, 2021
Allison Hiland
Name
2695 Plainview Road
Maysville, GA 30558
Address
678-491-2971
Phone Number
T(Mar24,31,Apr7,14)

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Paris Dennis Handy
All debtors and creditors of the Estate of Paris Dennis Handy, deceased, late of Towns County, 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 19th day of March, 2021
Dorothy Handy
Name
234 Crane Creek Road
Young Harris, GA 30582
Address
706-379-3064
Phone Number
T(Mar24,31,Apr7,14)

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Lowen P. Dockery
All debtors and creditors of the Estate of Lowen P. Dockery, deceased, late of Towns County, 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 19th day of March, 2021
Sandra Dockery Wood
Name
483 Lower Bell Creek Road
Hiawasse, GA 30546
Address
706-835-5028
Phone Number
T(Mar24,31,Apr7,14)

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF TOWNS
RE: ESTATE OF James L. Melton
All creditors of the estate of James L. Melton, 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 15th day of March, 2021.
James L. Melton, II and Lisa Baxter
Personal Representative
440 White St. Hiawasse GA 30546
and PO Box 447 Blairsville GA 30514
Address
Phone
T(Mar24,31,Apr7,14)

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF TOWNS
RE: ESTATE OF Barbara Reedy Atkins
All creditors of the estate of Barbara Reedy Atkins, 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 15th day of March, 2021.
John Boyd Atkins
Personal Representative
101 Roberts Court Palatka FL 32177
Address
386-328-9553
Phone
T(Mar24,31,Apr7,14)

TOWNS COUNTY WATER AND SEWERAGE

AUTHORITY
REQUEST FOR QUALIFICATIONS
AND PROPOSALS
PRELIMINARY ENGINEERING REPORT, DESIGN SERVICES AND CONSTRUCTION ADMINISTRATION
February 9, 2021
Towns County Water and Sewerage Authority would like to requests statements of qualifications and proposals from engineering firms which have a strong record assisting local governments and authorities with preliminary reports, final designs, and construction administration of Federally Assisted Projects. The responding firms should be qualified to provide a Preliminary Engineering Report (PER), Environmental Report (ER), design and construction administration services for projects which will be utilizing federal funds.
The Authority plans to contract, within a year from the date of this notice, a reputable engineering firm for Preliminary Report, Design, and Construction Administration services for Federally Funded Projects related to expansion and redundancy of our water distribution system. This procurement could include Georgia Environment Finance Authority (GEFA), Economic Development Administration (EDA) Projects, Appalachian Regional Commission (ARC) Projects and/or any other federally funded project in compliance with CFR 200 for Procurement. This procurement action may also lead to additional project contracts and/or addendums for Preliminary Engineering Report (PER), design and construction administration services, for State and Federally funded projects.

This request in NOT a request for retainer services. Immediate plans call for services to assist the Towns County Water and Sewerage Authority with the Preliminary Engineering Report, Environmental Report, Design Services, and Construction Administration services for an EDA Project related to water distribution including construction of additional water storage capacity and possible booster pump stations which would include land acquisition, permitting, and design as well as upgrades on existing water lines serving current Authority customers. Submitting firms will be re-considered, on a project by project basis, should future federally funded opportunities arise.
The following information should be submitted for our evaluation:

- 1) History of firm and resources
 - 2) Federal Funds Engineering Experience, including HUD, EDA, ARC, etc.
 - 3) Key personnel/qualifications
 - 4) Scope and level of service proposed.
 - 5) Current Workload
 - 6) Experience with similar projects and lists of references.
 - 7) Errors and Omissions Insurance. Please provide a copy.
 - 8) Statement of Qualifications form
- Any interested parties should request copies of the Statement of Qualifications Form prior to preparing and submitting their proposal. All proposals should be received no later than April 2nd after 2 pm.
Proposals received after the above date and time may not be considered. The Authority reserves the right to accept or reject any and all proposals and to waive informalities in the proposal process. Questions, Statement of Qualifications form requests and proposal packages should be submitted to the name and address listed below.
Mrs. Jennifer Nichols
townscountywater@gmail.com
Towns County Water and Sewerage Authority
P.O. Box 8
Young Harris GA 30582
(706) 896-4372
T(Mar3,10,17,24)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA
IN RE: MITCHELL CRAIG RHINEHARDT, DECEASED
ESTATE NO. 2020-P-82
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of AMANDA RHINEHARDT, for a year's support from the estate of MITCHELL CRAIG RHINEHARDT, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before March 29, 2021, 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 on or before the time stated in the preceding sentence. 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.
Scott C. Chastain
Judge, serving by designation Probate Court of Towns County
By: Michelle Smith
Clerk of the Probate Court
48 River St., Suite C
Hiawasse, GA 30546
Address
706-896-3467
Telephone Number
T(Mar3,10,17,24)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF KENNETH GREENE MANLEY, SR., DECEASED
ESTATE NO. 2019-3
NOTICE

[For Discharge from Office and all Liability]
IN RE: Petition for Discharge of Personal Representative
TO: All Interested Parties, all and singular the heirs of said Decedent, the beneficiaries under the will, 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 April 5, 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
Hiawasse, GA 30546
Address
706-896-3467
Telephone Number
T(Mar24)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF RONALD CLAYTON GRAHAM, DECEASED
ESTATE NO. 2018-76
NOTICE

[For Discharge from Office and all Liability]
IN RE: Petition for Discharge of Personal Representative
TO: All Interested Parties, all and singular the heirs of said Decedent, the beneficiaries under the will, 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 April 5, 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
Hiawasse, GA 30546
Address
706-896-3467
Telephone Number
T(Mar24)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF BELINDA GAIL BRIGHT SHOOK, DECEASED
ESTATE NO. 2019-26
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: All Interested parties and to whom it may concern:
Debora Rae Bright has petitioned to be appointed administrator(s) of the estate of Belinda Gail Shook deceased, of said county. (The Petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, 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 April 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: Michelle Smith
Clerk of the Probate Court
48 River St. Suite C
Hiawasse, GA 30546
Address
706-896-3467
Telephone Number
T(Mar24)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF WILLIAM BENJAMIN DAVIS, SR., DECEASED
ESTATE NO. 2021-P-023
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: All Interested parties and to whom it may concern:
John Levi Davis has petitioned to be appointed administrator(s) of the estate of William Benjamin Davis, Sr. deceased, of said county. (The Petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, 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 April 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: Michelle Smith
Clerk of the Probate Court
48 River St. Suite C
Hiawasse, GA 30546
Address
706-896-3467
Telephone Number
T(Mar24)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF JAMES WILLIAM STILES, DECEASED
ESTATE NO. 2021-P-016
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: All Interested parties and to whom it may concern:
Catherine H. Stiles has petitioned to be appointed Administrator(s) of the estate of James William Stiles deceased, of said county. (The Petitioner has also applied for waiver of bond, waiver of reports, waiver of statements 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 April 5, 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
Hiawasse, GA 30546
Address
706-896-3467
Telephone Number
T(Mar10,17,24,31)

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of FRANK DAVID LLOYD late of Towns County, deceased, 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.
This 10th day of March, 2021
Name: SUSAN NATION
Title: ADMINISTRATOR
Address: 406 PRESLEY ROAD,
HIAWASSEE, GA 30546
T(Mar10,17,24,31)

APPLICATION TO REGISTER A BUSINESS TO BE

CONDUCTED UNDER TRADE NAME, PARTNER-SHIP, OR OTHERS
STATE OF GEORGIA
COUNTY OF TOWNS
The undersigned does hereby certify that Holiday Inn Express conducting a business as Hotel 300 Big Sky Dr. in the City of Hiawasse, County of Towns County, in the State of Georgia, under the name of Holiday Inn Express and that the nature of the business is Hotel and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are: Jenny Cai, 300 Big Sky Dr., Hiawasse, GA 30546
T(Mar10,17,24,31)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF CLIFF EDWARD SCOTT, DECEASED
ESTATE NO. 2020-P-004
NOTICE

[For Discharge from Office and all Liability]
IN RE: Petition for Discharge of Personal Representative
TO: Sarah Scott, Zachary Scott, all interested parties, all and singular the heirs of said decedent, 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 April 12, 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
Hiawasse, GA 30546
Address
706-896-3467
Telephone Number
T(Mar17,24,31,Apr7)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the estate of HOWARD O. WATKINS, JR., deceased of Towns County, Hiawasse, 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 Executor of the Estate of HOWARD O. WATKINS, JR. .
This 8th day of March, 2021.
HOWARD OTIS WATKINS, III, Executor
Estate of Howard O. Watkins, Jr.
2815 Stonington Place
Frontenac, MO 63131
Pamela Kendall Floyd, PC
Attorney for Estate
P.O. Box 1114
Hiawasse, GA 30546
T(Mar17,24,31,Apr7)

NOTICE OF SUPERIOR COURT

OF TOWNS COUNTY
Ava Rose Quinones, a minor child, BNF Sheila Rose McKinney,
Superior Court of Towns County; CAFN: SU-CV-2021-6-BL
TO: Any interested party,
By Order of the Court for Service by Publication dated March 9, 2021, you are hereby notified that on January 12, 2021, Sheila Rose McKinney, filed a Petition for Name Change in re: Ava Rose Quinones. You are required to file any objections with the Clerk of the Superior Court, and to serve upon Plaintiff's Attorney Michelle Vaughan, P.O. Box 1657, Blairsville, Georgia, 30514, an Answer in writing within thirty (30) days of April 8, 2021.
T(Mar17,24,31,Apr7)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA
IN RE: ALLORA JEANNE COUTURE, DECEASED
ESTATE NO. 2021-P-022
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Richard L. Couture, for a year's support from the estate of Allora Jeanne Couture , Deceased, for Decedent's Surviving Spouse , having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before April 19, 2021, 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 on or before the time stated in the preceding sentence. 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
Hiawasse, GA 30546
Address
706-896-3467
Telephone Number
T(Mar24,31,Apr7,14)

IN THE SUPERIOR COURT OF TOWNS COUNTY

STATE OF GEORGIA
BRENDA Y. HELD,
Plaintiff,
v.
EARL W. ANDERSON,
Defendant.
CIVIL ACTION Case No. 21-CV-31-BL
NOTICE OF SUMMONS -- SERVICE BY PUBLICATION
TO: EARL WAYNE ANDERSON, Defendant
Named Above:
You are hereby notified that the above-styled action seeking a divorce was filed against you in said court on March 9, 2021, and that by reason of an order for service of summons by publication entered by the Court on March 18, 2021, you are hereby commanded and required to file with the clerk of said court and serve upon Kris-Ann Poe, Attorney for Plaintiff, whose address is 231 Chatuge Way, Hiawasse, Georgia 30546, an answer to the complaint within sixty (60) days of the date of the order for service by publication. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint.
Witness the Honorable T. Buckley Levins, Judge of said Court.
This the 22nd day of March, 2021.
Cecil Dye, Clerk of Superior Court
Towns County, Enotah Judicial Circuit
T(Mar24,31,Apr7,14)

NOTICE OF SALE UNDER POWER,

TOWNS COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Glyn Dale Pollard and Mary Sue Pollard to Wells Fargo Bank, N.A. dated 3/13/2009 and recorded in Deed Book 451 Page 389 Towns County, Georgia records; as last transferred to or acquired by Nationstar Mortgage LLC d/b/a Champion Mortgage Company, conveying the after-described property to secure a Note in the original principal amount of \$448,500.00, 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 6, 2021 (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 LOTS 35 AND 50, 19TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 1.20 ACRES, AND BEING LOT B-THREE (B-3) OF THE HIWASSEE WILDERNESS SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY TAMROK ENGINEERING, INC., TOMMY J. PHILLIPS, R.S. #1626, DATED AUGUST 13, 1991 AS RECORDED IN PLAT BOOK 25, PAGE 3, TOWNS COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. SAID PROPERTY IS CONVEYED SUBJECT TO THE CERTAIN RESTRICTIVE COVENANTS FOR HIWASSEE WILDERNESS, DATED NOVEMBER 4, 1977 AND RECORDED IN DEED BOOK 60, PAGE 605 TOWNS COUNTY RECORDS.
ALSO, CONVEYED IS AN UNOBTAINED RIGHT OF INGRESS AND EGRESS ALONG THE SUBDIVISION ROADS TO THE PROPERTY HEREIN CONVEYED. THE LOT IS CONVEYED SUBJECT TO AN UNOBTAINED RIGHT OF INGRESS AND EGRESS ALONG A FORTY (40) FOOT EASEMENT AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHESTER & ASSOCIATES, AS RECORDED IN PLAT BOOK 5, PAGE 308, TOWNS COUNTY RECORDS. ALSO, THE RIGHT TO ERECT PUBLIC UTILITIES OVER, THROUGH OR UNDER SAID PROPERTY, SAID EASEMENTS SHALL NOT BE CONSTRUED TO BE A COVENANT RUNNING WITH THE LAND SAND SHALL NOT BE DEFEATED FOR LACK OR USE OR MAINTENANCE.
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 7870 Hiawasse Wilderness Tr, Hiawasse, GA 30546 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): Estate/Heirs of Glyn Dale Pollard and Estate/Heirs of Mary Sue Pollard or tenant or tenants.
Champion Mortgage LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Champion Mortgage LLC
Loss Mitigation
PO Box 91322
Seattle, WA 98111-9422
Phone 855-683-3095
Fax 866-621-1036
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.
Nationstar Mortgage LLC d/b/a Champion Mortgage Company as agent and Attorney in Fact for Glyn Dale Pollard and Mary Sue Pollard
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1341-505A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1341-505A
T(Mar10,17,24,31)

STATE OF GEORGIA COUNTY OF TOWNS

NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by TERI ANN STOKES to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMARY CAPITAL ADVISORS LC, A LIMITED LIABILITY COMPANY, its successors and assigns, in the original principal amount of \$229,900.00 dated March 9, 2007 and recorded in Deed Book 399, Page 393, Towns County records, said Security Deed being last transferred to U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LXS 2007-8H, ASSET BACKED NOTES, SERIES 2007-8H in Deed Book 655, Page 7, Towns County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawful designated, within the legal hours of sale, on April 06, 2021, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 17TH DISTRICT, 1ST SECTION, LAND LOT 101 OF TOWNS COUNTY, GEORGIA BEING LOT 7, CONSISTING OF 0.783 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY FOR RUBY RIDGE SUBDIVISION, PREPARED BY LANDTECH SERVICES, INC., JAMES L. ALEXANDER, RLS #2653 DATED OCTOBER 18, 2003, AND REVISED ON NOVEMBER 3, 2003 AND NOVEMBER 11, 2003 AND RECORDED IN PLAT BOOK 30, PAGE 270 AS REVISED ON JANUARY 1, 2004, AND JANUARY 22, 2004 AND RECORDED IN PLAT BOOK 32, PAGE 45, TOWNS COUNTY, GEORGIA RECORDS. SAID PLAT OF SURVEY IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.
ALSO CONVEYED TOGETHER WITH AND SUBJECT TO A 50 FOOT IN WIDTH EASEMENT FOR INGRESS AND EGRESS OVER RUBY RIDGE DRIVE TO AND FROM EAST LAPIDARY LANE TO SUBJECT PROPERTY.
SUBJECT TO DECLARATION OF RESERVATIONS, COVENANTS AND RESTRICTIONS FOR RUBY RIDGE SUBDIVISION AS RECORDED IN DEED BOOK 290, PAGES 126-128 AND DEED BOOK 296, PAGES 520-522 AND AMENDED IN DEED BOOK 319, PAGES 150-167, TOWNS COUNTY, GEORGIA RECORDS.
SUBJECT TO THAT CERTAIN EASEMENT TO BLUE RIDGE MOUNTAIN ELECTRIC MEMBERSHIP CORPORATION AS RECORDED IN DEED BOOK 271, PAGE 639, DEED BOOK 271, PAGE 640 AND DEED BOOK 271, PAGES 641-642, TOWNS COUNTY, GEORGIA RECORDS.
SUBJECT TO RIGHT OF WAY DEED AS RECORDED IN DEED BOOK 315, PAGE 422 AND RECORDED IN DEED BOOK 315, PAGE 492 TOWNS COUNTY, GEORGIA RECORDS.
SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY AS SHOWN ON SAID PLAT.
TAX ID#: 0009 107
Said property being known as: 315 RUBY RIDGE RD, YOUNG HARRIS, GA 30582
To the best of the undersigned's knowledge, the party or parties in possession of said property is/ar TERI ANN STOKES or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (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.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Nationstar Mortgage LLC d/b/a Mr. Cooper
8950 Cypress Waters Blvd. Coppell, TX 75019
1-888-480-2432
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LXS 2007-8H, ASSET BACKED NOTES, SERIES 2007-8H,
as Attorney-in-Fact for TERI ANN STOKES
Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112
Firm File No. 20-076600 - AmE
T(Mar10,17,24,31)