

# Towns County Herald

## Legal Notices for April 1, 2020

### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ina Kozesky  
All creditors of the Estate of Ina Kozesky, 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 11 day of March, 2020

John Paul Peebles  
6930 Clarence Nichols Road  
Young Harris, GA 30582  
706-835-8259

T(Mar18,25,Apr1,8)

### IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF

RUTH KAREN JONES, DECEASED

ESTATE NO. 2020-P-010

PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

TO: All Interested parties and to whom it may concern:

Jean Nichols has petitioned to be appointed Administrator of the estate of Ruth Karen Jones 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 April 13, 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(Mar18,25,Apr1,8)

### NOTICE OF SALE UNDER POWER

STATE OF GEORGIA

COUNTY OF TOWNS

Under and by virtue of the Power of Sale contained in Deed to Secure Debt with Power of Sale given by Robert Ford and Jacqueline Ford to Thomas E. Layman and Judith K. Layman, dated June 7, 2013, and recorded in Deed Book 535, Page 579 in the Office of the Clerk of Superior Court of Towns County, Georgia Records, as modified, (hereinafter "Security Deed"), said Security Deed being last assigned/transferred to Thomas E. Layman and Judith Kennedy Layman Revocable Living Trust dated August 28, 2000, the undersigned will sell at public outcry to the highest bidder for cash before the courthouse door of Towns County, Georgia, during the legal hours of sale on the first Tuesday in April, 2020, the following described real property:

All that tract or parcel of land lying and being in Land Lot 141, 18th District, 1st Section, Towns County, Georgia, containing 0.296 acre, as shown on a plat of survey by Tamrok Associates, Inc., dated August 12, 1999, recorded in Plat Book 25, Page 119 Towns County Records, which description on said plat is incorporated herein by reference and made a part hereof.

The property is conveyed subject to the road rights as shown on said plat.

The property is conveyed subject to the electric lines as shown on said plat and subject to the telephone pedestal as shown on said plat. Said property is known as 359 Scataway Road, Hiawassee, Georgia 30546, together with all fixtures and personal property attached to and constituting a part of said property, if any. The debt secured by said Security Deed is evidenced by a promissory note, dated June 7, 2013, from Robert Ford and Jacqueline Ford in favor of Thomas E. Layman and Judith Kennedy Layman Revocable Living Trust dated August 28, 2000 in the original principal amount of \$21,000.00 ("Note), plus interest from date on the unpaid balance until paid, and other indebtedness.

Default has occurred and continues under the terms of the Note and Security Deed by reason 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. By reason of this default, the Security Deed has been declared foreclosable according to its terms.

The debt remaining in default, the above described real property will be sold to the highest and best bidder for cash and will be made for the purpose of paying the debt 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 your property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed.

To best of the knowledge of the undersigned, the party in possession of the property is Robert Ford and Jacqueline Ford. This sale will be conducted subject to the confirmation that the sale is not prohibited under U.S. Bankruptcy Code, the final confirmation and audit of the status of the loan with the holder of the security deed.

Claudia Layman Bates, as Successor Trustee of the Thomas E. Layman and Judith Kennedy Layman Revocable Living Trust dated August 28, 2000

As Attorney-in-Fact for Robert Ford and Jacqueline Ford

Daniel J. Davenport

Akins & Davenport, P.C.

80 Town Square

P.O. Box 923

Blairsville, Georgia 30514

(706) 745-0032

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

T(Mar11,18,25,Apr1)