Towns County Herald

Legal Notices for May 1, 2019

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: ESTATE OF Fairley Holden All creditors of the estate of Fairley Holden 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 neuront to the undersigned. indepted to said Estate are required to immediate payment to the undersigned. This 5th day of April, 2019. Margo Allison 59 Susan Lane Cleveland, GA 30528 706-892-9267

T(Apr10,17,24,May1)B

IN THE SUPERIOR COURT OF COUNTY STATE OF GEORGIA Dana N Meaders on behalf of

Sean Tyler Stewart, Plaintif vs. Steven A. Stewart, Defendant

Steven A. Stewart, Defendant Name of Party to be served: Steven A. Stewart Civil Action No: 19-CV-2SSP ORDER OF PUBLICATION It appearing by Affidavit, that the above named defendant on whom service is to be made in this case resides out of the State, or has departed from the State, or cannot after due diligence, be found within the State, or con-ceals (him) (her) self to avoid service of the Summons, and it further appearing, either by Affidavit or by certified Compalain on file. that Affidavit or by certified Complain on file, that a claim exists against the defendant in respect to whom service is to be made, and that (he) (she) is a necessary or proper party to the ac-

tion tion. It is hereby considered, ordered, and decreed that: service be made by publication as pro-vided by law. So ordered this 25th day of February, 2019 Cecil Dye Judge/Clerk Superior Court of Towns County, GA

T(Apr10,17,24,May1)B

IN THE SUPERIOR COURT OF COUNTY STATE OF GEORGIA Dana N Meaders on behalf of Asiah Lashay Stewart, Plaintiff

vs. Steven A. Stewart, Defendant Name of Party to be served: Steven A. Stewart Civil Action No: 19-CV-26SP ORDER OF PUBLICATION M concoring the Mdfidnit that the observe second

ORDER OF PUBLICATION It appearing by Affidavit, that the above named defendant on whom service is to be made in this case resides out of the State, or has departed from the State, or cannot after due diligence, be found within the State, or con-ceals (him) (her) self to avoid service of the Summons, and it further appearing, either by Affidavit or by certified Complain on file, that a claim exists against the defendant in respect to whom service is to be made, and that (he) (she) is a necessary or proper party to the ac-tion. tion

It is hereby considered, ordered, and decreed It is hereby considered, ordered, and decreed that: service be made by publication as pro-vided by law. So ordered this 25th day of February, 2019 Cecil Dye Judge/Clerk Superior Court of Towns County, GA

T(Apr10,17,24,May1)E

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS RE: Estate of Emma L. Reed All creditors of the estate of Emma L. Reed, 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. immediate payment to the undersigned.

immediate payment to tri Thomas Flanagan, Personal Representative 6132 Robinson Road, Young Harris, GA 30582 Carol Jean Youngblood, Personal Representative 5422 Mount Shores Cir., Gainacville GA 30506 Gainesville, GA 30506

706-781-5903 T(Apr10,17,24,May1)B

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNER-

SHIP OR OTHERS STATE OF GEORGIA COUNTY OF TOWNS

COUNTY OF TOWNS The undersigned does hereby certify that Lisa Deas, conducting a business as Beauti-ful Pigeons Creative Designs in the City of Young Harris, County of Towns, in the State of Georgia, under the name of Beautiful Pigeons Creative Designs, and that the nature of the business is crafting, and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are Lisa Deas, 53 Enota Village #221, Young Harris, GA 30582. Tupri0.1724/May1)B T(Apr10,17,24,May1)B

NOTICE OF INCORPORATION

ay1,8)P

NOTICE OF INCORPORATION Notice is given that articles of incorporation that will incorporate Lake Chatuge Rentals, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Corporation Code. The initial registered office of the corporation is located at 231 Chatuge Way, Hiawassee, Georgia 30546 and its initial registered agent at such address is Stephanie W. McConnell.

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF RANDY C. MORGAN, DECEASED ESTATE NO. 2019-34 NOTICE IN RE: Petition to Probate a Copy of a Will in Solemn Form and for Letters of Administration with Will Annexed

Solemn Form and for Letters of Administration with Will Annexed T0: Texal Morgan, [List here all interested parties having un-known addresses to be served by publication] This is to notify you to file objection, if there is any, to the above-referenced Petition, in this Court on or before May 20, 2019. 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. Con-tact 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.

date. It no objections are filed 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 Addrese Address 706-896-3467 Telephone Number T(Apr24, May1, 8, 15)B

NOTICE TO DEBTORS AND CREDITORS

RE: ESTATE OF Alonzo Berrong All creditors of the estate of Alonzo Berrong, 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 16th day of April, 2019. William K. Mercer, Jr PO Box 70 Blairsville, GA 30514 706-400-0709

r(Apr24,May1,8,15)B STATE OF GEORGIA

TOWNS COUNTY Re: Estate of Steven Lewis Talbot All debtors and creditors of the estate of Steven Lewis Talbot, deceased, late of Towns County, Georgia, are hereby notified to render their demands and payments to the Administrator of the estate, according to the law Isuator or the estate, according to the law, and all persons indebted to said estate are required to make immediate payments to the Administrator. This 9th day of April, 2019. By: Kathleen A. Talbot 375 Longview Drive, Apt. C Hiawassee GA 30546

Hiawassee, GA 30546 r(Apr24,May1,8,15)B

IN THE JUVENILE COURT OF Towns COUNTY STATE OF GEORGIA IN THE INTEREST OF:

DOB:03-19-2004 SEX:MALE case no. 139-18j-57A CHILDREN UNDER THE AGE

OF EIGHTEEN NOTICE OF DEPENDENCY HEARING

NOTICE OF DEPENDENCY HEARING TO: Taj Fitzgibbons By Order for Service by Publication dated the 11 day of April 2019, you are hereby notified that on the 12 day of December 2018, the Towns County Department of Family and Chil-dren Services, Georgia Department of Human Services, filed a Petition for Temporary Custo-dy (Dependency) against you as to the above-named child alleging the child is dependent. You are required to file with the Clerk of Juve-nile Court, and to serve upon Special Assistant

named child alleging the child is dependent. You are required to file with the Clerk of Juve-nile Court, and to serve upon Special Assistant Attorney General William Mercer an answer in writing within sixty (60) days of the date of the Order for Service by Publication. The Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 26th day of June, 2019 at 9:00 a.m., at the Union County Courthouse, Blairsville Georgia. The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be ap-pointed to represent you. The Court would in-quire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appoint-ed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.

or the officer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 19th day of April, 2019. Jeremy Clough The Honorable Jeremy Clough Judge, Juvenile Court Towns County, Georgia Enotah Judicial Circuit

r(Apr24,May1,8,15)B

STATE OF GEORGIA UNION COUNTY

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF TOWNS

STATE OF GEORGIA COUNTY OF TOWNS Under and by virtue of the power of sale con-tained in that certain Deed to Secure Debt ("Security Deed") executed by David W. Bec-kum & Claudia Rex Beckum in favor of Bank of Hiawassee d/b/a Bank of Blairsville dated August 10, 2005, recorded at Deed Book 344, Pages 118-123 of the Towns County Deed Records, as modified by Modification of Deed to Secure Debt dated July 16, 2008, recorded at Deed Book 438, Pages 32-35, aforesaid records, the undersigned will sell at public outcry to the highest bidder for cash before the door of the Courthouse of Towns County, Georgia, during the legal hours of sale, on the first Tuesday in May, that being May 7, 2019, the following described property: All that tract or parcel of land lying and being in the 18th District, 1st Section, Land Lot 258 of Towns County, Georgia, and being Lot 84, Block C, Section 1, Bald Mountain Park Sub-division, as shown on a plat of survey by Mi-chael L. Scupin & Associates, Land Surveyors, dated February 7, 1977 and recorded in Towns County Records in Plat Book 4, Page 277. Said Delt is incorporated herein, by reference here-

County Records in Plat Book 4, Page 277. Said plat is incorporated herein, by reference here-to, for a full and complete description of the above described property. Also conveyed is an easement for ingress and egress to the above described reports.

easement for ingress and egress to the above described property. The debt secured by said Security Deed is evidenced by a note (the "Note") from David W. Beckum & Claudia Rex Beckum dated July 16, 2008, in the original principal amount of \$40,155.50, payable, principal and interest from the date thereof shown on said Note on the unpaid holence utili paid. the unpaid balance until paid.

the unpaid balance until paid. Default has occurred in the payment of the debt evidenced by the Note and secured by the Security Deed as a result of the nonpayment of installments owed thereunder. The total bal-ance of said debt has, therefore, been declared due and the Security Deed foreclosable ac-

due and the Security Deed foreclosable ac-cording to its terms. The debt remaining in default, the property will be sold to the highest bidder for cash as the property of David W. Beckum & Claudia Rex Beckum, the proceeds to be applied to the payment of said indebtedness, attorneys' fees (notice of intention to collect attorneys' fees having been given), and the lawful expenses of said sale, all as provided in the Note and the Security Deed, said sale to be subject to any and all unpaid taxes and assessments, and restrictions, easements and liens of record restrictions, easements and liens of record with priority over the Security Deed referenced abov

To the best of the undersigned's knowledge and belief, the property is in the possession of David W. Beckum & Claudia Rex Beckum and will be sold as the property of David W. Bec-kum & Claudia Rex Beckum. The undersigned will execute a deed to the purchaser as authorized in the aforementioned Security Deed. David W. Beckum & Claudia Rex Beckum Rw South State Bank. successor in interest to

By: South State Bank, successor in interest to Park Sterling Bank, successor in interest to Citizens South Bank, successor in interest to Bank of Hiawassee d/b/a Bank of Blairsville as Attorney-in-Fact Hulsey, Oliver & Mahar, LLP P. O. Box 1457

r. u. box 1457 Gainesville, GA 30503 (770) 532-6312 0,17,24,May1)F

NOTICE OF SALE UNDER POWER,

TOWNS COUNTY Pursuant to the Power of Sale contained in a Pursuant to the Power of Sale contained in a Security Deed given by Janet M Moore and Larry M Moore to CitiFinancial Services, Inc. dated 5/30/2007 and recorded in Deed Book 407 Page 287 Towns County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, conveying the after-described property to secure a Note in the original principal amount of \$83,227.06, 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 Court-house door of Towns County, Georgia (or such other area as designated by Order of the Su-perior Court of said county), within the legal hours of sale on May 7, 2019 (being the first Luesday of said month unless said date falls on a Federal Holiday, in which case being the

Tuesday of said month unless said date fails on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: THE FOLLOWING DESCRIBED PREMISES: 1 ACRE MORE OR LESS OF LAND NO. 30 IN THE 17TH DISTRICT AND 1ST SECTION OF TOWNS COUNTY, GEORGIA, DESCRIBED AS FOLLOWS; BEGINNING AT A SMALL HICKORY BUSH; THENCE RUNNING IN A SOUTHERLY DIREC-TION WITH THE YOUNG HARRIS-WARNE ROAD TO THE BRANCH, THENCE UP THE BRANCH IN A NORTH EAST DIRECTION TO A IRON PEG OR PIN, THENCE A STRAIGHT LINE TO THE POINT OF BEGINNING.

PIN, HENCE A STRAIGHT LINE TO THE POINT OF BEGINNING. BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM LARRY M. MOORE TO JANET M. MOORE and LARRY M. MOORE, DATED 07/15/1998 RECORDED ON 09/11/1998

IN BOOK 173, PAGE 410 IN TOWNS COUNTY RE-CORDS, STATE OF GA. 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 is the memory avoided in the Net and Com-

Saile and an expenses of uns sale, as provided in the Security Deed and by law, including at-torney's fees (notice of intent to collect attor-ney's fees having been given). Said property is commonly known as 2072 State Highway 66, Young Harris, GA 30582 together with all fixtures and personal prop-erty 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): Janet M Moore and Larry M Moore or tenant or tenants. Rushmore Loan Management Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Rushmore Loan Management Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300 Note, however, that such entity or individual

888.504.7300 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the Ioan. 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 consti-tute 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 re-demption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed

The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures reparting the rescission of 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 fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. U.S. Bank National Association, not in its in-dividual canacith but solely as tructae for the

dividual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT as agent and At-torney in Fact for Janet M Moore and Larry M

Moore Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1208-2304A

1208-2304A This Law Firm May be acting as a debt Collector Attempting to collect a debt. Any information obtained will be used for that purpose. 1208-2304A

NOTICE OF FORECLOSURE SALE UNDER POWER Towns County, Georgia

TOWNS COUNTY, GEORGIA Under and by virtue of the Power of Sale con-tained in a Security Deed given by Angela Ledford to United States of America, acting through the Rural Housing Service or succes-sor agency, United States Department of Agri-culture, dated May 12, 2006, and recorded in Deed Book 370, Page 732, Towns County, Geor-gia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Wenty-Five Thousand Three Hundred Fifty and 0/100 dol-lars (\$125,350.00), with interest thereon as set forth therein, there will be sold at public outcry

lars (\$125,350.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Towns County, Georgia, within the legal hours of sale on May 7, 2019, the fol-lowing described property: All that tract or parcel of land lying and be-ing in Land Lot 112, 18th District, 1st Section, Towns County, Georgia, containing a total of 0.51 acres, and being Lot Twenty-Eight (28) of Georgia Mountain Estates as shown on a plat of survey by Timothy Prescott Cable, R.S. #2582, as recorded in Plat Book 23, Page 293, Towns County records which description on

plat of survey by Timothy Prescott Cable, R.S. #2582, as recorded in Plat Book 23, Page 233, Towns County records which description on said plat is incorporated herein by reference and made a part hereof. The 0.06 acre tract as shown on the above plat of survey is subject to the road right of way as shown on said plat. The property is conveyed subject to the Restrictions of record pertaining to Georgia Mountain Estates Subdivision as indicated upon the plat of survey by Farley-Collins & As-sociates, as recorded in Plat Book 6 page 65 Towns County records. The above described property is conveyed subject to the overlap area of Tract Two (2) and Tract Three (3) and the encroachment of gravel area and right of way of Mountain Drive as more fully shown on Landtech Services, Inc., survey for Angela C. Ledford dated 9/30/02 as attached to security deed recorded in Deed Book 255 page 69-77 Towns County records. The debte 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 Secu-rity 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 attor-ney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate,

ney's fees (notice of intent to collect atformey's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: USDA, Rural Development they can be contacted at (800) 349-5097 x 4500 for Loss Mitigation Dept, or by writing to 1400 Independence Ave, SW, Procurement Management Division, Wash-ington, District of Columbia 20250, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not vet due and payable).

which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first est out above

and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the party in possession of the property is Angela Ledford or tenant(s); and said prop-erty is more commonly known as 417 Moun-tain Drive North, Hiawassee, GA 30546. The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under

The sale will be conducted subject of (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirma-tion and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

Toreclosure. Rural Housing Service, U.S. Department of Agriculture as Attorney in Fact for Angela Ledford. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Swith 210

Suite 310

Atlanta, GA 30341 404-789-2661 B&S file no.: 18-08877

T(Apr10, 17, 24, May1)P NOTICE OF FORECLOSURE

NOTICE OF FORECLOSURE SALE UNDER POWER TOWNS COUNTY, GEORGIA Under and by virtue of the Power of Sale con-tained in a Security Deed given by Angela M. Capozzoli and Stephen P. Cook to United States of America acting through the Rural Housing Service, United States Department of Agricul-ture, dated March 12, 1999, and recorded in Deed Book 182, Page 324, Towns County, Geor-gia Records, conveying the after-described property to secure a Note in the original princi-pal amount of Sixty-Nine Thousand Seventeen and 0/100 dollars (\$69,017.00), 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, within the legal hours of sale on May 7, 2019, the following described property: All that tract or parcel of land lying and be-ing in Land Lot 3, 17th District, 1st Section of Towns County, Georgia, containing 0.862 acres and being shown as Lot Four (4) of Langill Es-tates Subdivision on a plat of survey by Tamrok Associates, Inc., dated 3/4/99 and recorded in Plat Book 25 page 37 Towns County records

Associates, mic., dated 3/4/99 and recorded in Plat Book 25 page 37 Towns County records which description on said plat is hereby incor-porated by reference and made a part hereof. The property is subject to the road easement as shown on said plat. The property is subject to the restrictions re-corded in Deed Book 104 pages 30-31 Towns County records. The property is subject to the powerline ease-ment to Blue Ridge Mountain EMC recorded in Deed Book 102 pages 570-572 Towns County records. Crantor grants to grantee a non-exclusive per-petual easement along the subdivision roads for ingress and egress to the above property. 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 Secu-rity 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 Counting Deced and the law induction of the same and all expenses of this sale, as provided in Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: USDA, Rural Development they can be contacted at (800) 349–5097 x 4500 for Loss Mitigation Dept, or by writing to 1400 Independence Ave, SW, Procurement Management Division, Wash-ington, District of Columbia 20250, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any out-standing ad valorem taxes (including taxes Satu property win be sold studied: to any out-standing 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 prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants and matters of record superior to the Security To the best knowledge and belief of the under-signed, the party in possession of the property is Angela M. Capozzoli and Stephen P. Cook or teneration. tenant(s); and said property is more commonly known as 2413 Elizabeth Ann Lane, Young Harris. GA 30582 The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirma-tion and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by Foreclosure. Rural Housing Service, U.S. Department of Agriculture as Attorney in Fact for Angela M. Capozzoli and Stephen P. Cook. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF TOWNS

COUNTY OF TOWNS Under and by virtue the Power of Sale con-tained in that certain Security Deed by and between John Bryans and Pamela Bryans, Husband and Wife as Joint Tenants with Right of Survivorship ("Grantor") and First Horizon Home Ioan Corporation D/B/A Equibanc Mort-gage Corporation. ("Lender" or "Grantee"), dated February 9, 2001, and recorded at Deed Book 212, Page 531, Towns County, Georgia records (the "Security Deed"); Grantee as attorney-in-fact for Grantor will sell at public outcry to the highest and best bidder for cer-tified funds only before the courthouse doors

attorney-in-fact for Grantor will sell at public outcry to the highest and best bidder for cer-tified funds only before the courthouse doors in Spalding County, Georgia, during the legal hours of sale, on the 7th day in May, 2019, the following described real property, to wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 1, DISTRICT 18, LAND LOT 98, TOWNS COUNTY, GEORGIA CONTAINING 0.613 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY NORTHSTAR LAND SUR-VEYING, INC., DATED FEBRUARY 7, 2001 AND RECORDED IN PLAT BOOK 27, PAGE 95, TOWNS COUNTY, GEORGIA RECORDS, SAID PLAT BEING NCORPOIRATED BY REFERENCE HEREIN. The debt secured by the Security Deed is evi-denced by that certain Note, Security Agree-ment and Disclosure Statement by and be-tween Grantors and First Horizon Home Loan Corporation D/B/A Equibanc Mortgage Corpo-ration, dated February 9, 2001, in the original principal amount of \$48,900.00, as assigned to Grantee, as amended, replaced, restated modi-fied (the "Note") plus interest on the unpaid balance until paid, and other indebtedness. The current owner of the note is Ronen LLC. The current owner of the note is Ronen LLC. Default has occurred and continues under the terms of the Note and Security Deed by reason of, among other possible events of default, the nonpayment when due of the indebted-ness evidence by the Note and secured by the Security Deed and failure to comply with the terms and conditions of the Note and Security Deed. By reason of this default, the Security Deed has been declared foreclosable accord-ion to its terms.

Deed has been declared foreclosable accord-ing to its terms. The above-described real property will be sold to the highest and best bidder for ca-shier's check, the proceeds to be applied to the payment of said indebtedness, attorney's fees, and the lawful expenses of said sale, all as provided in the Note and Security Deed. The sale shall be subject to the following: all outstanding ad valorem taxes and/or assess-ments. if any: possible redemptive rights of outstanding au valuent taxes and/or assess-ments, if any; possible redemptive rights of the Internal Revenue Service, if any; and all other prior assessments, easements, restric-tions or matter of record. OTHER INTERESTED PARTIES: To the here of the undersigned to heavide

FOR THAT PURPOSE.

The INTERSTED PARTIES: To the best of the undersigned's knowledge and belief, the party in possession of the real property is Ronen LLC and/or tenant(s). Ronen LLC, as Agent and Attorney –in-Fact for John Bry-ans and Pamela Bryans Weinstein & Riley PS 701 Broadway Ste B-08 Nashville TN 37203 615-742-9220 THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE TO CREDITORS AND DEBTORS

NUTLE TO CREDITIONS AND DEDITIONS All creditors of the estate of GEORGE ERVIN CLEMENZI deceased of Towns County, Hiawas-see, Georgia are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said es-tate are required to make immediate payment to the undersigned Executor of the Estate of GEORGE ERVIN CLEMENZI This 24th day of April 2019. LEROY A. CLEMENZI, EXECUTOR Estate GEORGE ERVIN CLEMENZI 401 21ST STREET SE, Vero Beach Florida 32962 VERO BEACH FLORIDA 329 Submitted by: Pamela Kendall Floyd, PC Attorney for Estate P.O. Box 1114 Hiawassee, GA 30546 T(May1,8,15,22)B

IN THE PROBATE COURT OF TOWNS COUNTY State of Georgia In Re: Estate of Geneva H. Taylor, deceased ESTATE NO. 2019-37

NOTICE IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed, TO:All & singular heirs at law

IU:Aii & singular neirs at law [List here all heirs having unknown addresses to be served by publication] This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before May 28, 2019. 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

must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact 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

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 Nu mhe T(May1,8,15,22)B

NOTICE TO: Robert Jones NUTICE TO: ROBERT Jones A Pre-Warrant hearing will be held in Magis-trate Court on May 14, 2019 at 10 a.m. to de-termine if sufficient probable cause exists to warrant your arrest for the offense of Theff By Services O.C.G.A. § 16-8-5. By: Barbara Holbrooks, Deputy Clerk 65 Courthouse Street, Suite 10 Blairsville, GA 30512 706-439-6008 NT(Mav1.8)P

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS RE: Estate of Patsy Sosebee Griffin All 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. required to make immediate This 26th day of April, 2019. Jackie F. Griffin 163 Meadows Creek Lane Young Harris, GA 30582 770-945-6335 F(May1,8,15,22)B

404-789-2661 B&S file no.: 18-08830

T(Apr10,17,24,May1)B