Towns County Herald

Legal Notices for May 25, 2022

IN THE PROBATE COURT OF TOWNS COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
JASON GERALD SILVEY, DECEASED
ESTATE NO. 2022-P-041
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: All Interested parties and to whom it may concern:
Janet Marie Grassi has petitioned to be appointed administrator(s) of the estate of Jason Gerald Silvey, 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 June 6, 2022.
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
Hiawassee, GA 30546
Address
706-896-3467
Telephone Number
T(May11,18,25,Jun1)

NOTICE
Notice is given that Articles of Incorporation which will incorporate Unicoi Pound 206-Military Order of the Devil Dogs, Inc. to be delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code (O.C.G.A. Section 14-3-202.1).
The initial registered office of the corporation is located at 263 Lakeside Drive, Hiawassee, Georgia 30546 and its initial registered agent at such address is Walter Scott.
T(May25,Jun1)

NOTICE
The Georgia Department of Community Affairs (DCA) Housing Choce Voucher Program has extended the Project-Based Voucher (PBV) program's RFP submission date. The amended submission date is Monday, June 6, 2022, 5:00 p.m. Late applications will not be accepted.
DCA requests proposals from developers for the PBV Program. PBV proposals are being accepted for up to 1,200 vouchers (the number of units to be funded) for new and existing housing construction projects within the 149 Georgia counties served by DCA. Participation in the PBV program requires compliance with Fair Housing and Equal Opportunity (FHEO) requirements. For more information on submitting RFPs visit: https://www.dca.ga.gov/safe-affordable-housing/rental-housing-assistance/housing-choice-voucher-program-formerly-known-16 DCA's Project-Based Voucher waiting list is also open.
T(May25,Jun1)

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF TOWNS
By virtue of a Power of Sale contained in that certain Security Deed from Cassandra Banister and William P. Banister to Mortgage Electronic Registration Systems, Inc., as nominee for First Community Mortgage Inc., dated June 13, 2018 and recorded on June 14, 2018 in Deed Book 613, Page 693, in the Office of the Clerk of Superior Court of Towns County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Eighty-Five Thousand Four Hundred Seven and 00/100 dollars ($185,407.00) with interest thereon as provided therein, as last transferred to Flagstar Bank, FSB, recorded in Deed Book 689, Page 671, aforesaid records, 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 has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in July, 2022, all property described in said Security Deed including but not limited to the following described property:
All that tract or parcel of land lying and being in the 18th District, 1st Section, Land Lot 187, Towns County, Georgia, being Lot One (1), containing 0.93 acres, more or less, and being more particularly described on a plat of survey by Tamrok Engineering, Inc., Tommy J. Phillips, R.S., dated August 9, 1993 and recorded at Plat Book 18, Page 78, Towns County, Georgia records, which description on said plat is incorporated herein by reference hereto.
The property is subject to the road easements and all other matters and conditions as shown on the above referenced plat of survey.
The grantor grants to grantee a perpetual 20` foot road right of way for ingress and egress to the property to begin on Fodder Creek Road and run to the property along Lovingood Lane as shown on the above referenced plat of survey.
The Property is also conveyed subject to Blue Ridge Mountain EMC easement recorded in Deed Book 121, Page 304, Towns County, Georgia records.
Said property may more commonly be known as 2280 Lovingood Road, Hiawassee, GA 30546.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Flagstar Bank, 5151 Corporate Drive, Troy, MI 48098.
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: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Cassandra Banister and William P. Banister and or tenant(s). 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.
Flagstar Bank
as Attorney-in-Fact for
Cassandra Banister and William P. Banister
Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Ad Run Dates: 04/27/2022; 05/04/2022; 05/11/2022; 05/18/2022; 05/25/2022; 06/01/2022; 06/08/22; 06/15/22; 06/22/22; 06/29/22
T(Apr27-Jun29)

IN THE JUVENILE COURT OF Towns COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:
ELLA DODD
DOB: 11-08-2014
SEX: FEMALE
CHILD UNDER THE AGE
OF EIGHTEEN
case no. 139-22J-1a
NOTICE OF DEPENDENCY HEARING
TO: Kayla Bennett
By Order for Service by Publication dated the 11 day of May 2022, you are hereby notified that on February 24, 2022, the Towns County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody against you as to the above-named child alleging the child is dependent. You are required to file with the Clerk of Juvenile 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 10th day of August, 2022 at 9:00 a.m., at the Towns County Courthouse, Hiawassee 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 appointed to represent you. The Court would inquire 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 appointed to represent you, you must let the Court 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 11 day of May 2022
Jeremy Clough
Honorable Jeremy Clough
Judge, Juvenile Court
Towns County, Georgia
Enotah Judicial Circuit
T(May18,25,Jun1,8)

IN THE PROBATE COURT OF TOWNS COUNTY
STATE OF GEORGIA
IN RE:
BRYAN WADE MCMILLAN, DECEASED
ESTATE NO. 2022-P-045
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of Tammy Alicia McMillan, for a year's support from the estate of Bryan Wade McMillan, 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 June 13, 2022, 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
Hiawassee, GA 30546
Address
706-896-3467
Telephone Number
T(May18,25,Jun1,8)

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: ESTATE OF Darcella Hoxie McBride
All creditors of the estate of Darcella Hoxie Mcbride, 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 16 day of May 16, 2022.
EXECUTOR(S): - Phillip G. McBride
ADDRESS: c/o Eddy A. Corn, Attorney
253 Big Sky Drive
Hiawassee, GA 30546
PHONE: (706) 896-3451
T(May25,Jun1,8,15)

STATE OF GEORGIA
COUNTY OF TOWNS
NOTICE TO DEBTORS AND CREDITORS
RE: JOHN LEE HOLMES
All debtors and creditors of the estate of John Lee Holmes, deceased, late of Towns County, Georgia, are hereby notified to render their demands and payments to the Executor of said Estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Executor.
This 18th day of May, 2022.
John Walter Holmes, Executor
2231 Warner Road
Fort Worth, TX 76110
Lawrence S. Sorgen
Attorney at Law
P. O. Box 67
Hiawassee, GA 30546
T(May25,Jun1,8,15)

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF TOWNS.
All creditors of the estate of Francis Justin Metzger, late of Towns County, Georgia, 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 16th day of May, 2022.
By: Christopher Anthony Metzger
Administrator of the Estate
of Francis Justin Metzger
2407 129th Avenue East
Parrish, Florida 34219
T(May25,Jun1,8,15)

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Loretta J. Calhoun
All debtors and creditors of the Estate of Loretta J. Calhoun, 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 18th day of May, 2022
Janet C. Moody
428 Admirals Pt.
Hiawassee, GA 30546
706-896-6217
T(May25,Jun1,8,15)

NOTICE OF INTENT TO INCORPORATE
Notice is given that the Articles of Incorporation which will incorporate CHATUGE SNACK SHACK, LLC, a domestic limited liability company with an address of 1516 Twin Forks Trail, Young Harris, GA 30582, has been delivered to the Secretary of State for filing in accordance with the applicable provisions of the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 1516 Twin Forks Trail, Young Harris, GA 30582 and its initial registered agent at such address is Caroleen Woods.
Pamela Kendall Floyd, P.C.
Attorney at Law
PO Box 114
Hiawassee, Georgia 30546
T(May4,11,18,25)

IN THE PROBATE COURT OF TOWNS COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
CHARLES LEON WINDHAM, JR, DECEASED
ESTATE NO. 2022-P-040
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: All Interested parties and to whom it may concern:
Wynde Windham Brooks has petitioned to be appointed administrator(s) of the estate of Charles Leon Windham, Jr, 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 May 30, 2022.
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
Hiawassee, GA 30546
Address
706-896-3467
Telephone Number
T(May4,11,18,25)

NOTICE
Case# 22-CV-57-JP
Notice is hereby given that LAYLA ELIZABETH SOFIELD, the Petitioner, has filed a petition to the Superior Court of Towns County, Georgia, on the 26th day of April 2022, praying for a change in the name of Petitioner's minor children from JERSEI ELIZABETH SOFIELD to JERSEI ELIZABETH JONES and PAXTON ALLYN SOFIIELD to PAXTON ALLYN JONES. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name changes. Objections must be filed with said Court within 30 days of the filing of said petition as prescribed in OCGA Section 19-22-1(f)(2) and (3). This 26th day of April, 2022. Layla Elizabeth Sofield, 2558 Ruby Rd, Hiawassee, GA 30546.
Cecil Dye
Clerk of Court
Superior
T(May11,18,25,Jun1)

NOTICE TO CREDITORS AND DEBTORS
All creditors of the Estate of BLANCHE PENLAND OSBORNE deceased of Towns County, Young Harris, 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 Lisa Alice Spoone as Executor of the Estate of Blanche Penland Osborne.
This 4th day of May 2022.
Lisa Alice Spoone, Executor
Estate of Blanche Penland Osborne
P.O. Box 456
Hiawassee, GA 30546
Submitted by:
Pamela Kendall Floyd, PC
Attorney for Estate
P.O. Box 1114
Hiawassee, GA 30546
T(May11,18,25,Jun1)

STATE OF GEORGIA
COUNTY OF TOWNS
IN RE: ESTATE OF CLYDE ROSS FULLER, DECEASED
NOTICE TO CREDITORS
All creditors of the Estate of Clyde Ross Fuller, 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 to me at 108 Blue Ridge Hwy., Ste 6, Blairsville, GA 30512.
This 6 day of May, 2022
David E. Barrett
Clyde Ross Fuller, Deceased
David E. Barrett
Attorney at Law
108 Blue Ridge Highway, Suite 6,
Blairsville, GA 30512
706-745-0250
T(May11,18,25,Jun1)

STATE OF GEORGIA
COUNTY OF TOWNS
IN RE: ESTATE OF DOLORES VREELAND PIERRO DECEASED
NOTICE TO CREDITORS
All creditors of the Estate of Dolores Vreeland Pierro, 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 to me at 108 Blue Ridge Hwy., Ste 6, Blairsville, GA 30512.
This 1 day of April, 2022
David E. Barrett
Dolores Vreeland Pierro, deceased
David E. Barrett
Attorney at Law
108 Blue Ridge Hwy., Ste 6,
Blairsville, GA 30512
706-745-0250
T(May11,18,25,Jun1)

NOTICE TO CREDITORS AND DEBTORS
All creditors of the Estate of J.D. STEPHENS deceased of Towns County, Young Harris, 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 Ralph Stephen Youngblood as Executor of the Estate of J.D. STEPHENS.
This 4th day of May 2022.
Ralph Stephen Youngblood, Executor
Estate of J.D. Stephens
6486 Stephens Road
Young Harris, GA 30582
Submitted by:
Pamela Kendall Floyd, PC
Attorney for Estate
P.O. Box 1114
Hiawassee, GA 30546
T(May11,18,25,Jun1)

IN THE SUPERIOR COURT OF TOWNS COUNTY
STATE OF GEORGIA
CPO, LLC
Petitioner,
vs.
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 37 OF THE 18TH DISTRICT, 1ST SECTION, OF TOWNS COUNTY, GEORGIA, CONTAINING 0.53 ACRES, MORE OR LESS, BEING LOT 5 OF HIDDEN PINES R.V. AND MOBILE HOME PARK SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED ON THE ATTACHED
EXHIBIT "A"
vs.
DANIEL DORTA, MARSHA DORTA,
and BANK OZK
vs.
ALL PERSONS UNKNOWN WHO CLAIM OR MIGHT CLAIM ADVERSELY TO PETITIONER'S TITLE IN THE ABOVE REFERENCED PROPERTY,
Respondents.
CIVIL ACTION FILE NO. SUCV2022000050
NOTICE OF PUBLICATION
TO: DANIEL DORTA, MARSHA DORTA, BANK OZK, AS SUCCESSOR BY MERGER WITH COMMUNITY & SOUTHERN BANK, AS SUCCESSOR IN INTEREST TO APPALACHIAN COMMUNITY BANK, AS SUCCESSOR BY MERGER WITH FIRST NATIONAL BANK OF UNION COUNTY, AND ALL PERSONS UNKNOWN WHO CLAIM OR MIGHT CLAIM ADVERSELY TO PETITIONER'S TITLE
You are hereby notified that the above styled action seeking to establish title to the below described property against DANIEL DORTA, MARSHA DORTA, BANK OZK, AS SUCCESSOR BY MERGER WITH COMMUNITY & SOUTHERN BANK, AS SUCCESSOR IN INTEREST TO APPALACHIAN COMMUNITY BANK, AS SUCCESSOR BY MERGER WITH FIRST NATIONAL BANK OF UNION COUNTY, AND ALL PERSONS UNKNOWN WHO CLAIM OR MIGHT CLAIM ADVERSELY TO PETITIONER'S TITLE was filed in the Superior Court of Towns County, Georgia, Enotah Judicial Circuit, and that by reason of order for service by publication you are hereby commanded to be and appear at said court within thirty (30) days of the date of the order for service by publication to answer said petition and file pleadings before the Court.
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 37 OF THE 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 0.53 ACRES, MORE OR LESS, BEING LOT 5, HIDDEN PINES R.V. AND MOBILE HOME PARK SUBDIVISION, SHOWN IN PLAT BOOK 8, PAGE 75, THE DESCRIPTION CONTAINED THEREIN BEING INCORPORATED HEREIN BY THIS REFERENCE, DESCRIBED IN DEED BOOK 137, PAGE 546, TOWNS COUNTY, GEORGIA RECORDS.
BEING KNOWN AS OR FORMERLY KNOWN AS 397 HIDDEN PINES COURT, HIAWASSEE, GA 30546.
PARCEL ID: 0028B 00000 004 000 001
Cecil R. Dye
Towns County Clerk of Superior Court
Prepared by:
P. Andrew Lowman
Attorney for Petitioner
12 North Main Street
Jasper, GA 30143
706-253-7701
T(May11,18,25,Jun1)

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF TOWNS
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by DENIIS BURKE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS") AS NOMINEE FOR MOUNTAIN LAKES MORTGAGE, INC., , dated 04/27/2018, and Recorded on 05/02/2018 as Book No. 611 and Page No. 828-843, TOWNS County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of $265,000.00, with interest at the rate specified therein, there will be sold by the undersigned 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 June, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 33 & 34, 17TH DISTRICT, 1ST SECTION OF TOWNS COUNTY, GEORGIA, BEING LOT 31, CONTAINING 1.747 ACRES, MORE OR LESS, OF RIDGEVIEW MOUNTAIN AND AS SHOWN ON A PLAT OF SURVEY BY LANDTECH SERVICES, INC., JOHN W. BRUCH, RLS, #2907, DATED JULY 23, 2009 AT PLAT BOOK 38, PAGES 288, TOWN COUNTY, GEORGIA RECORDS, WHICH DESCRIPTION OF SAID PLAT BEING INCORPORATED
HEREIN BY REFERENCE.
THE PROPERTY IS CONVEYED WITH AND SUBJECT TO THE INGRESS/EGRESS AND UTILITY EASEMENT ALONG THE EXISTING ROADS AND ALL OTHER MATTERS AND CONDITIONS AS SHOWN ON ABOVE REFERENCED PLAT OF SURVEY.
ALSO CONVEYED IS A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FROM WINSTON LANE AND GEMINI SPRINGS ROAD OVER AND ACROSS THE PROPERTY INDENTIFIED AS LOT 30A OF RIDGEVIEW MOUNTAIN SUBDIVISION AND SHOWN ON A PLAT OF SURVEY BY LANE S. BISHOP & ASSOCIATES, RECORDED IN PLAT BOOK 40, PAGE 157, TOWNS COUNTY, GEORGIA RECORDS AND AS MORE PARTICULARLY DESCRIBED IN THE DEED OF EASEMENT RECORDED IN DEED BOOK 564, PAGE 479, TOWNS COUNTY, GEORGIA RECORDS.
SUBJECT TO THE DECLARATION OF RESERVATIONS, CONVENANTS AND RESTRICTIONS FOR RIDGEVIEW MOUNTAIN SUBDIVISION AS FILED AND RECORDED IN DEED BOOK 397, PAGES 46-53, AMENDED AT DEED BOOK 435, PAGES 128-133, TOWNS COUNTY, GEORGIA RECORDS.
SUBJECT TO THE EASEMENT TO BLUE RIDGE MOUNTAIN EMC AS FILED AND RECORDED AT DEED BOOK 389, PAGES 383-384, TOWNS COUNTY, GEORGIA RECORDS.
SUBJECT TO THE WATER RIGHTS AS FILED AND RECORDED IN DEED BOOK V-1, PAGE 233, TOWNS COUNTY. GEORGIA RECORDS. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866-549-3583. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2096 GEMINI SPRINGS ROAD, YOUNG HARRIS, GEORGIA 30582 is/are: DENIIS BURKE or tenant/tenants. 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) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. 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 nonjudicial 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 in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DENIIS BURKE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009470790 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.
T(May11,18,25,Jun1)