

Towns County Herald

Legal Notices for May 4, 2022

IN THE SUPERIOR COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE the Name Change of:
Rayna Elyse Ekback, Petitioner
Civil Action Case Number: 22-CV-36-BL

NOTICE OF PETITION

TO CHANGE NAME OF ADULT

Rayna Elyse Ekback filed a petition in the Towns County Superior Court on 3/29/2022, to change the name from Rayna Elyse Ekback to Kian Jordan Adams.

Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Dated 3/29/2022

Rayna Elyse Ekback
450 Chancey Drive
Hiawassee, GA 30546

T(Apr6,13,20,27,May4)

NOTICE OF INTENT TO INCORPORATE

Notice is given that the Articles of Incorporation which will incorporate HOMETOWN DESIGN AND DECOR, LLC, a domestic limited liability company with mailing address of PO Box 1110, Hayesville, NC 28904 and a physical address of 249 Big Sky Drive, Hiawassee, GA 30546, has been delivered to the Secretary of State for filing in accordance with the applicable provisions of the Georgia Business Corporation Code. The initial register office of the corporation will be located at 375 N. Main Street, Suite D, Hiawassee, GA 30546 and its initial registered agent at such address is Pamela Kendall Floyd.

Pamela Kendall Floyd, PC

Attorney at Law

PO Box 1114

Hiawassee, GA 30546

T(Apr27,May4)

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

P.O. Box 1114

Hiawassee, Georgia 30546

T(Apr27,May4)

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF

BOBBY ERWIN, DECEASED

ESTATE NO. 2022-P-035

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

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

Carol Collins has petitioned to be appointed administrator(s) of the estate of Bobby Erwin, 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 16, 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(Apr20,27,May4,11)

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE:

JACK TAYLOR, DECEASED

ESTATE NO. 2022-P-036

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

The Petition of Amanda Taylor, for a year's support from the estate of Jack Taylor, 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 May 16, 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

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T(Apr20,27,May4,11)

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, non-payment 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)

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

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T(May4,11,18,25)