

Towns County Herald

Legal Notices for June 29, 2016

NOTICE TO CREDITORS AND DEBTORS

All creditors and debtors of the estate of ROBERT JOHNSON SPRINKLES, deceased of Towns County, Hiawassee, 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.

This 10th of June, 2016.

Kathy Taylor

2759 Mill Creek Road
Hiawassee, Georgia 30546, Executor
Roy Dean Sprinkles
83 State Highway 180
Hiawassee, Georgia 30546, Executor
T(Jun15,22,29,Jul6)B

NOTICE TO CREDITORS AND DEBTORS

All creditors and debtors of the estate of Robert Johnson Sprinkles, deceased of Towns County, Hiawassee, 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.

This 10th day of June, 2016

Kathy Taylor

2759 Mill Creek Road
Hiawassee, GA 30546, Executor
Roy Dean Sprinkles
83 State Highway 180
Hiawassee, GA 30546, Executor
T(Jun22,29,Jul6,13)B

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA

COUNTY OF TOWNS

RE: Estate of Joseph Robert Holton, Jr.

All creditors of the estate of Joseph Robert Holton, Jr., deceased, late of Tarrant County, Texas, 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 the 24th day of June, 2016

Administrator: Jennifer Holton

5220 Bay View Drive

Keller, TX 76244

Address: c/o Eddy A. Corn, Attorney

253 Big Sky Drive

Hiawassee, GA 30546

Phone: 706-896-3451

T(Jun29,Jul6,13,20)P

NOTICE OF DISCIPLINARY ACTION

State Bar of Georgia

Attorney Gayle S. Graziano

Hiawassee, Georgia

Six-Month Suspension of License with conditions for reinstatement. Effective April 26, 2016.

For more information contact Office of General Counsel 800-334-6865 or 404-527-8720.

T(Jun29)B

PUBLIC INPUT REQUESTED

FOR THE STATE OF GEORGIA'S

DRAFT NATIONAL HOUSING

TRUST FUND ALLOCATION PLAN

The State of Georgia Department of Community Affairs (DCA), in compliance with applicable U.S. Department of Housing and Urban Development (HUD) regulations, has prepared a draft version of the National Housing Trust Fund Allocation Plan and its Method of Distribution which details how the State proposes to use the funds as a substantial amendment to the Consolidated Plan. The National Housing Trust Fund will provide formula grants to States to increase and preserve the supply of decent and safe affordable housing extremely low-income (ELI) households with incomes at or below 30% of area median income (AMI) and very low-income households between 30% and 50% of AMI.

The allocation plan begin a 30-day comment period on June 27, 2016.

All written comments regarding this plan for review and consideration should be submitted by email to NHTF@DCA.GA.GOV. All postal mail should be received no later than July 27, 2016 and can be sent to:

ATTN: National Housing Trust Fund

60 Executive Park South NE

Atlanta GA, 30329

The Georgia Department of Community Affairs is committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. For a reasonable accommodation, please email fairhousing@dca.ga.gov. DCA will furnish appropriate auxiliary aids and services to afford individuals with disabilities an equal opportunity to participate in, and enjoy the benefits of, the programs, services, and activities.

NT(Jun29)B

IN THE PROBATE COURT

COUNTY OF TOWNS

STATE OF GEORGIA

IN RE: ESTATE OF

EDNA DODD HOLBERT, DECEASED

ESTATE NO. 2016-30

NOTICE

AN ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON June 13, 2016, REQUIRING THE FOLLOWING: [For use if an heir is required to be served by publication]

TO: Jeremy Hunton, Stephanie H. Casto, & Colby Hunton [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 July 18, 2016.

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/Deputy Clerk of the Probate Court

48 River St., Suite C

Hiawassee, GA 30546

Address

706-896-3467

Telephone Number

T(Jun22,29,Jul6,13)B

NOTICE

(For Discharge from Office and all Liability)

PROBATE COURT OF TOWNS COUNTY

RE: PETITION OF MARSHA LYNNE EWING FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF JOHN JOSEPH EWING, DECEASED.

TO: All interested parties 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 July 11, 2016.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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

PROBATE JUDGE

By: Kerry L. Berrong

PROBATE CLERK/DEPUTY CLERK

48 River St. Suite C

Hiawassee, GA 30546

ADDRESS

706-896-3467

TELEPHONE NUMBER

T(Jun29)B

NOTICE OF SALE UNDER POWER

IN SECURITY DEED

STATE OF GEORGIA,

COUNTY OF TOWNS

On July 22, 2009, Mary D. Hills executed a Deed to Secure Debt to Stephens Federal Bank, n/k/a Oconee Federal Savings & Loan Association, successor by merger, securing a note of even date for Two Hundred Thousand and No/100 Dollars (\$200,000.00), said security deed being recorded in Deed Book 459, Pages 744-759 Towns County Records. Said security deed conveyed the property hereinafter described. By virtue of the power of sale contained in said security deed to Stephens Federal Bank, n/k/a Oconee Federal Savings & Loan Association, successor by merger, there will be sold by the undersigned at public outcry to the highest bidder for cash, before the Towns County Courthouse door in Hiawassee, Georgia, during the legal hours of sale, being 10 a.m. until 4 p.m. Eastern Time, on the first Tuesday in July, the same being July 5, 2016 the following described property:

All that tract or parcel of land lying and being in land Lot 24, 17th District, 1st Section, Towns County, Georgia, CONTAINING 0.239 ACRES, AND BEING SHOWN AS TRACT ONE (1) on a plat of survey by Tamrok Associates, Inc., dated May 11, 1996, recorded in Plat Book 21, Page 66 Towns County Records which description on said plat is incorporated herein by reference and made a part hereof.

Also conveyed herewith is all of Grantors rights, title and interest in and to Tract One A (1A) as shown on the above referenced plat, the same being a 1/3 undivided interest.

The property is conveyed subject to the road rights of way as shown on the above referenced plat.

The above-referenced foreclosure shall be subject to the IRS 120 day right of redemption.

The debt secured by said security deed and note has been and is hereby declared due and payable because of default for non-payment as required by the note and security deed. The debt having been declared due and payable and remaining unpaid, and the terms in the note and security deed remaining in default, this sale will be made for the purpose of paying the principal, accrued interest and attorney's fees pursuant to the note and security deed, plus all expenses of this sale.

Said property will be sold as the property of Mary D. Hills and North Georgia Books, LLC and subject to outstanding ad valorem taxes and/or easements and/or restrictive covenants appearing of record, if any. The undersigned will comply with Georgia law, O.C.G.A. Section 44-14-162.2, prior to conducting the sale.

To the best knowledge and belief of the undersigned, equitable title to said property is now held by Mary D. Hills and North Georgia Books, LLC.

The entity with full authority to negotiate, amend and modify all terms of the mortgage with the Debtor is Oconee Federal Savings & Loan Association, successor by merger to Stephens Federal Bank, Phone Number (864)882-2765.

The undersigned will execute a deed to the purchaser at said sale as provided in the aforementioned deed to secure debt to Stephens Federal Bank, n/k/a Oconee Federal Savings & Loan Association, successor by merger. Dated this 17th day of May, 2016.

Oconee Federal Savings & Loan Association, successor by merger to Stephens Federal Bank, Attorney-in-fact for Mary D. Hills Sanders, Ranck & Skilling, P.C.

P. O. Box 1005

Toccoa, GA 30577

706-886-7533

Attorney for Oconee Federal Savings & Loan Association

T(Jun8,15,22,29)B

STATE OF GEORGIA

COUNTY OF TOWNS

NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Security Deed from C. PHILLIP TARVER to UNITED COMMUNITY BANK, dated January 31, 2007, recorded January 31, 2007, in Deed Book 395, Page 686, Towns County, Georgia records, as last modified by Modification of Security Deed dated September 27, 2013, recorded in Deed Book 543, Page 441, Towns County, Georgia records, said Security Deed being given to secure a Note from C. PHILLIP TARVER dated September 27, 2013, in the original principal amount of One Hundred Four Thousand Five Hundred Eleven and 71/100 (\$104,511.71) Dollars, with interest due thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Towns County, Georgia, within the legal hours of sale on the first Tuesday in July, 2016, the following described property:

All that tract or parcel of land lying and being in the 17th District, 1st Section, Land Lot 56, Towns County, Georgia, containing 1.113 acres and being more particularly described as Lot 26, of Shallow Creek at Hiawassee, Phase I, as shown on a plat of survey by Land Tech Services, Inc., H. Samuel Walker, RLS, dated 10-30-02 and recorded in Plat Book 28, Pages 250 and 251 of the Towns County Records, said plat being incorporated herein by reference.

The aforementioned lot is conveyed subject to and together with the road and water line easements shown on the above referenced plat of survey; and subject to that Declaration of Reservations, Covenants and Restrictions for Shallow Creek at Hiawassee Phase I, dated 11-14-02 and recorded in Deed Book 256, Pages 681-683 of the Towns County Records.

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 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 the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is C. PHILLIP TARVER or a tenant or tenants.

UNITED COMMUNITY BANK,

as attorney in Fact for C. PHILLIP TARVER

L. Lou Allen

Stites & Harbison, PLLC

520 West Main Street

Blue Ridge, Georgia 30513

(706) 632-7923

File No. 7484A-03793

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

T(Jun8,15,22,29)B

STATE OF GEORGIA

COUNTY OF TOWNS

NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Security Deed from JOEL NICHOLSON to UNITED COMMUNITY BANK, dated December 8, 2005, recorded December 15, 2005, in Deed Book 356, Page 439, Towns County, Georgia records, as last modified by Modification of Security Deed dated June 3, 2013, recorded in Deed Book 536, Page 810, Towns County, Georgia records, said Security Deed being given to secure a Note from JOEL NICHOLSON dated June 3, 2013, in the original principal amount of Sixty Three Thousand Eighty Six and 63/100 (\$63,086.63) Dollars, with interest due thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Towns County, Georgia, within the legal hours of sale on the first Tuesday in July, 2016, the following described property:

All that tract or parcel of land lying and being in Land Lot 193 and 194, 18th District, 1st Section, Towns County, Georgia, containing 6.05 acres, more or less, as shown on a plat of survey by B. Gregory, County Surveyor, dated 1/20/86, recorded in Plat Book 10, Page 29, Towns County, Georgia records. Said plat being incorporated herein by reference hereto.

The property is conveyed subject to all matters and conditions shown on the above referenced plat.

The Grantor grants to Grantee a perpetual easement for ingress and egress to the above described property.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in the 18th District, 1st Section, Land Lot 194 of Towns County, Georgia, containing 0.50 acres, as shown on plat of survey for Edward Hedden and Linda H. Hedden by T. Kirby & Associates, Inc., Tony G. Kirby, RLS, dated 03/06/10, and recorded in Plat Book 31, Page 65, of the Towns County Records, said plat being incorporated herein by reference and being more particularly described as follows:

BEGINNING at the intersection of the centerlines of Hooper Branch Road and Fodder Creek Road and running thence North 74 degrees 00 minutes 50 seconds East 545.72 feet to a one inch open top pipe; thence running with the centerline of a ditch three courses and distances as follows: North 69 degrees 41 minutes 15 seconds East 56.46 feet, North 69 degrees 37 minutes 44 seconds East 73.85 feet and North 68 degrees 43 minutes 27 seconds East 60.79 feet to a 5/8th inch rebar, being the TRUE POINT OF BEGINNING; thence running North 44 degrees 53 minutes 09 seconds West 276.97 feet to a 3/8th inch rebar; thence running South 69 degrees 14 minutes 32 seconds East 379.64 feet to an iron pin in the centerline of a ditch; thence running with the centerline of the ditch three courses and distances as follows: South 67 degrees 33 minutes 51 seconds West 55.42 feet, South 68 degrees 35 minutes 44 seconds 53.38 feet and South 70 degrees 14 minutes 31 seconds West 62.29 feet to the TRUE POINT OF BEGINNING.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in the 18th District, 1st Section, Land Lot 194 of Towns County, Georgia, containing 0.57 acres, as shown on plat of survey for Edward Hedden and Linda H. Hedden by T. Kirby & Associates, Inc., Tony G. Kirby, RLS, dated 07/14/09, and recorded in Plat Book 38, Page 280, of the Towns County Records, said plat being incorporated herein by reference and being more particularly described as follows:

BEGINNING at the intersection of the centerlines of Hooper Branch Road and Fodder Creek Road and running thence North 74 degrees 00 minutes 50 seconds East 545.72 feet to an iron pin (one inch open top pipe) the same being the TRUE POINT OF BEGINNING; thence running North 05 degrees 57 minutes 27 seconds West 114.38 feet to a 1 inch x 1/4 inch rebar; thence running North 01 degrees 27 minutes 27 seconds West 100.11 feet to a 3/8 inch rebar; thence running North 02 degrees 32 minutes 49 seconds West 49.81 feet to a 3/8 inch rebar; thence running South 44 degrees 53 minutes 09 seconds East 276.97 feet to an iron pin in the centerline of a ditch; thence running with the centerline of the ditch for three courses and distances marked by surveyor's cords as follows: South 68 degrees 43 minutes 27 seconds West 60.79 feet, South 69 degrees 37 minutes 44 seconds West 73.85 feet and South 69 degrees 41 minutes 15 seconds West 56.46 feet to the true point of beginning.

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 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 the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is JOEL NICHOLSON or a tenant or tenants.

UNITED COMMUNITY BANK,

as attorney in Fact for JOEL NICHOLSON

L. Lou Allen

Stites & Harbison, PLLC

520 West Main Street

Blue Ridge, Georgia 30513

(706) 632-7923

File No. 7484A-03794

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

T(Jun8,15,22,29)P