

Towns County Herald

Legal Notices for July 10, 2019

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of
All creditors of the Estate of Birdell Allison, 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 24 day of June, 2019

Deborah Hunnicutt
1647 Floral Hill Road
Tignall, GA 30668
770-402-6316

T(Jul3,10,17,24)

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Randy C. Morgan;
Estate number: 2019-34

All creditors of the Estate of Randy C. Morgan, 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 day of , 20

Dawn R. Levine, Administrator
274 Washington Ave.

Marietta, GA 30060
Address

770-795-4992

Phone Number

T(Jun19,26,Jul3,10)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

THOMAS WILLIAM ARBAUGH, DECEASED

ESTATE NO. 2019-50

NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,

TO: Michael Ligdon, Daniel Ligdon, Timothy Ligdon, Lela Arbaugh, Loran Arbaugh, Ronald Arbaugh, Barbara Querry, Robert P. Arbaugh, Anne Arbaugh, Stacy Arbaugh, Elise Arbaugh, Timothy Bowen, Becky Bowen and all & singular heirs at law of Thomas William Arbaugh

[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 15, 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. 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(Jun19,26,Jul3,10)

IN THE SUPERIOR COURT OF TOWNS COUNTY

STATE OF GEORGIA

In Re: the Name Change of

Joshua George David Giuliano, Petitioner

Civil Action Case Number: 19-CV-75SP

NOTICE OF PETITION TO

CHANGE NAME OF ADULT

Joshua George David Giuliano filed a petition in the Towns County Superior Court on June 17, 2018, to change the name from: Joshua George David Giuliano to Joshua George David McSweeney. Any interested party has the right to appear in this case and file objection within 30 days after the Petition was filed.

Dated 6/17/2019

Joshua George David Giuliano

4759 Jay Tee Road

Hiawassee, GA 30546

T(Jun26-Jul17)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

RONALD EVERETT CAMPBELL, DECEASED

ESTATE NO. 2019-55

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

TO: Anya N. Reimer, All interested parties and to whom it may concern:

Marilyn N. Wethli has petitioned to be appointed Administrator of the estate of Ronald Everett Campbell 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 August 5, 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. 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

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Telephone Number

T(Jul10,17,24,31)

STATE OF GEORGIA

COUNTY OF TOWNS

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Nathan L. Elling to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Services III, LLC dated June 29, 2012, and recorded in Deed Book 515, Page 647, Towns County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank N.A. securing a Note in the original principal amount of \$247,713.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, August 6, 2019, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

All that tract or parcel of land lying and being in Land Lot 8, 19th District, 1st Section, Towns County, Georgia containing 0.769 acres and being Lot Fifty-Eight (58) of Hi River Country as shown on a plat of survey entitled "Survey for Robert and Addy Langford by T. Kirby & Associates, Inc., Tony G. Kirby, R.L.S. #2988, dated September 5, 2007 and filed and recorded at Plat Book 29, Page 294, Towns County, Georgia records, which description on said plat is incorporated herein by reference.

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

The property is conveyed subject to Restrictions of Record pertaining to Hi River Country Subdivision as recorded in Deed Book 80, Pages 762-763, Towns County, Georgia records and subject to the following Restrictions:

1. Forty (40) feet front line building set back from road right of way.
2. Minimum heated square feet of living space to be 1500 total of 1250 on the main level, if more than one story.
3. Any RV's, campers, extra cars must be parked or stored in garage or in back of home out of sight line from street.

Said property is known as 6680 Mountain Laurel Road, Hiawassee, GA 30546, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.

The property is or may be in the possession of Nathan L. Elling and The Representative of the Estate of Nathan L. Elling, successor in interest or tenant(s).

Wells Fargo Bank, N.A. as Attorney-in-Fact for Nathan L. Elling

File no. 19-073985

SHAPIRO PENDERGAST & HASTY, LLP*

Attorneys and Counselors at Law

211 Perimeter Center Parkway, N.E., Suite 300

Atlanta, GA 30346

770-220-2535/JP

shapiroandhasty.com

*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

T(Jul10,17,24,31)