

# Towns County Herald

## Legal Notices for July 29, 2020

**IN THE PROBATE COURT OF TOWNS COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF  
BOZIDAR DEVIC, DECEASED  
ESTATE NO. 2020-P-031  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE**

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

Renee M. Devic has petitioned to be appointed Administrator of the estate of Bozidar Devic 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 not withstanding the Order for Declaration of Judicial Emergency, must be filed with the Court on or before August 10, 2020.

**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(Jul15,22,29,Aug5)

**IN THE PROBATE COURT OF TOWNS COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF  
DAVID WILLIAM CALDWELL, DECEASED  
ESTATE NO. 2020-P-030  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE**

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

Brian William Caldwell has petitioned to be appointed Administrator of the estate of David William Caldwell 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, not withstanding the Order for Declaration of Judicial Emergency, be filed with the Court on or before August 3, 2020.

**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.

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By: Kerry L. Berrong  
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T(Jul8,15,22,29)

**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 JAG HOMES, INC. to UNITED COMMUNITY BANK, dated October 5, 2007, recorded October 29, 2007, in Deed Book 419, Page 640, Towns County, Georgia records, said Security Deed being given to secure a Note from JAG HOMES, INC. dated October 5, 2007, in the original principal amount of One Hundred Ninety One Thousand Ten and 50/100 (\$191,010.50) Dollars, with interest due thereon per annum 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 August, 2020, the following described property:

All that tract or parcel lying in Land Lot 73, 18th District, 1st Section, Towns County, Georgia, and being designated as Unit Four (4), as shown on a plat of survey entitled "Belle Aire Commons, Inc. Phase I" prepared by Landtech Services, Inc., James L. Alexander, R.L.S. #2653, dated July 19, 2007 and recorded in Plat Book 37, Page 148, Towns County, Georgia records. Said plat is incorporated herein by reference and made a part hereof.

The property is located within the City Limits of Hiawassee and is subject to any and all zoning ordinances of the City of Hiawassee.

The property is conveyed subject to the terms set forth in the Party Wall Agreement recorded in Deed Book 411, Pages 650-653, Towns County records.

The property is also conveyed subject to the Covenants, Restrictions, Reservations, Terms & Conditions Governing the "Belle Aire Commons Commercial Buildings" as recorded in Deed Book 411, Pages 646-649 and also referred to at Deed Book 409, Pages 82-83 and as amended in Deed Book 410, Page 318, Towns County records.

The property is subject to an easement in favor of Blue Ridge Mountain EMC as recorded in Deed Book 409, Page 19, Towns County records.

The property is subject to a non-exclusive, perpetual easement and right-of-way, over and across the twelve foot (12") gravel drive easement which provides a means of ingress, egress, regress and utilities to all Units in Belle Aire Commons Commercial Buildings and to all lots in Belle Aire Commons Subdivision as shown on the above referenced plat.

The property is subject to any and all easements, restrictions and rights of way of record or as shown on the above referenced plat.

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 JAG HOMES, INC. or a tenant or tenants.

UNITED COMMUNITY BANK,  
as attorney in Fact for JAG HOMES, INC.

L. Lou Allen  
Stites & Harbison, PLLC  
303 Peachtree Street, N.E.  
Suite 2800  
Atlanta, Georgia 30308  
(404) 739-8883  
File No. 7484A-201637

T(Jul8,15,22,29)