

Towns County Herald

Legal Notices for August 15, 2018

NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA
COUNTY OF TOWNS**
RE: ESTATE OF Frederick Herbert Mangold
All creditors of the estate of Frederick Herbert Mangold, deceased, 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 3rd day of August, 2018

Brenda Bennett
12063 Windsor Moss
Ellicott City, MD 21042
443-465-6197
T(Aug15,22,29,Sept15)B

STATE OF GEORGIA

COUNTY OF TOWNS
IN RE: ESTATE OF RETTA ROBERTA TOWNSEND
HOOPER, DECEASED
NOTICE TO CREDITORS

All creditors of the Estate of Retta Roberta Townsend Hooper, 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.

This 8 day of August, 2018

David E. Barrett
As Attorney for Estate of Retta Roberta Townsend Hooper
David E. Barrett
108 Blue Ridge Hwy., Ste. 6
Blairsville, GA 30512
T(Aug15,22,29,Sept15)B

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of
All creditors of the Estate of Edward J. Smith, Jr., 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 10th day of August, 2018

Kimberly Sims
1027 Dyer Cove
Young Harris, GA 30582
706-379-2506
T(Aug15-Sept15)P

STATE OF GEORGIA

COUNTY OF TOWNS

NOTICE TO DEBTORS AND CREDITORS
RE: ESTATE OF ROBERT RUSSELL STEWART

All debtors and creditors of the estate of Robert Russell Stewart, 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 July, 2018.

Norma Smith Stewart, Executor
Address: 1532 Eagle Mountain Road
Hiawassee, GA 30546
T(Jul25, Aug1,8,15)B

STATE OF GEORGIA TOWNS COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Marguerite Mary Chapin,
All debtors and creditors of the estate of Marguerite Mary Chapin, deceased, late of Towns County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 16th day of July, 2018.

T(Jul25, Aug1,8,15)B

NOTICE TO CREDITORS AND DEBTORS

All creditors of the estate of MAGGIE DOVER, 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 Administrator with Will Annexed.

This 18th day of July 2018.

ALMA LOUISE ROGERS

Administrator with Will Annexed
Estate of MAGGIE DOVER

204 Stonecutters Walk
Stockbridge, GA 30281
Pamela Kendall Floyd, PC
Attorney for Estate
P.O. Box 1114
Hiawassee, GA 30546
T(Jul25, Aug1,8,15)B

NOTICE OF PETITION TO CHANGE NAME

**STATE OF GEORGIA
TOWNS COUNTY**

Notice is hereby given that JOHN PATRICK IDZIK, the undersigned Petitioner, has filed a petition to the Superior Court of Towns County, Georgia, on the 1st day of August, 2018, praying for a change in the name of Petitioner from JOHN PATRICK IDZIK to JOHN PATRICK MOORHOUSE. 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 change. Objections must be filed with said Court within 30 days of the filing of said petition.

This 1st day of August, 2018.

Respectfully submitted,
Kris-Ann Poe

Attorney for Petitioner
Georgia Bar No. 675217

231 Chatuge Way
Hiawassee, GA 30546

(706) 896-4118
Fax: (706) 896-5072
krisannpoe@gmail.com

T(Aug8,15,22,29)B

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF
JEAN W. WILLIAMSON, DECEASED
ESTATE NO. 2014-35

NOTICE

[For Discharge from Office and all Liability]
IN RE: Petition for Discharge of Personal Representative

TO: All Interested Parties and all and singular the heirs of said Decedent, the beneficiaries under the will, 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 August 27, 2018.

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(Aug15)B

NOTICE OF INTENT TO INCORPORATE

Notice is given that the Articles of Organization which incorporates ETRUSCAN ARMS, LLC., 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 1903 Satcher Lane, Young Harris, Georgia 30582, and its initial registered agent at such address is Stephen Pierro.

PAMELA KENDALL FLOYD, P.C.

Attorney at Law
P.O. Box 1114

Hiawassee, Georgia 30546

Enclosed is a check in the amount of \$40.00 for payment of the cost of publishing this notice.

Sincerely yours,
Pamela Kendall Floyd

Attorney at Law
T(Aug8,15)B

NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA
COUNTY OF TOWNS**

RE: ESTATE OF RAMONA HALL
All creditors of the estate of Ramona Hall deceased, 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 2nd day of August, 2018.

EXECUTOR: Benjamin Hall

ADDRESS: c/o Eddy A. Corn, Attorney
253 Big Sky Drive

Hiawassee, GA 30546
PHONE: (706) 896-3451

T(Aug8,15,22,29)B

NOTICE OF INTENT TO INCORPORATE

Notice is given that the Articles of Organization which will incorporate Ivy Log Heights Property Owners Association, Inc., will be 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 135 Hardwood Trail, Young Harris, Georgia 30582, and its initial registered agent at such address is Justin Moss.

Pamela Kendall Floyd, PC
Attorney at Law
PO Box 1114

Hiawassee, GA 30546
T(Aug8,15)P

STATE OF GEORGIA

COUNTY OF TOWNS

NOTICE OF SALE UNDER POWER

By virtue of the power of sale contained in that certain Deed to Secure Debt from LINDA J. RADER and EDWARD RADER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GMAC MORTGAGE, LLC DBA DITECH.COM dated May 19, 2007, filed for record June 12, 2007, and recorded in Deed Book 407, Page 683, TOWNS County, Georgia Records, as last transferred to DITECH FINANCIAL LLC by assignment to be recorded. Said Deed to Secure Debt having been given to secure a Note dated May 19, 2007 in the original principal sum of ONE HUNDRED FORTY ONE THOUSAND AND 0/100 DOLLARS (\$141,000.00), with interest from date at the rate stated in said Note 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, 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 September, 2018, the following described property:

ALL THAT PARCEL OF LAND IN TOWNS COUNTY, STATE OF GEORGIA, AS MORE FULLY DESCRIBED IN DEED BOOK 121, PAGE 251, ID#00100-099-000, BEING KNOWN AND DESIGNATED AS LAND LOT 115, 17TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, BEING 2.01 ACRES, MORE OR LESS, PLAT DATED 4/15/1993, RECORDED IN PLAT BOOK 16, PAGE 275, TOWNS COUNTY, GEORGIA RECORDS.

BY FEE SIMPLE DEED FROM RAYMOND D. PUETT AS SET FORTH IN DEED BOOK 121, PAGE 251 DATED 08/13/1993 AND RECORDED 08/13/1993, TOWNS COUNTY RECORDS, STATE OF GEORGIA.

To the best of the knowledge and belief of the undersigned, the party in possession of the property is LINDA J. RADER and EDWARD RADER or a tenant or tenants. Said property may more commonly be known as: 7061 CLARENCE NICHOLS RD, YOUNG HARRIS, GA 30582-2421 . The debt secured by said Deed to Secure Debt 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 DITECH FINANCIAL LLC, 345 ST. PETER STREET, LANDMARK TOWERS SUITE 1100, ST. PAUL, MN 55102; (855) 297-6259.

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 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 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. *Auction services to be provided by Auction.com (www.auction.com)*

DITECH FINANCIAL LLC
As Attorney-in-Fact for

LINDA J. RADER
EDWARD RADER

Phelan Hallinan Diamond & Jones, PLLC
11675 Great Oaks Way, Suite 375

Alpharetta, GA 30022
Telephone: 770-393-4300

Fax: 770-393-4310
PH # 38668

This law firm is acting as a debt collector. Any information obtained will be used for that purpose.

T(Aug8,15,22,29)B

NOTICE OF SALE UNDER POWER,

TOWNS COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Bruce King to Mortgage Electronic Registration Systems, Inc., as nominee for MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS dated 8/30/2013 and recorded in Deed Book 540 Page 57 and modified at Deed Book 591 Page 708 Towns County, Georgia records; as last transferred to or acquired by PennyMac Loan Services, LLC, conveying the after-described property to secure a Note in the original principal amount of \$ 150,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Towns County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on September 04, 2018 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, BEING SHOWN AS TRACT 1, CONTAINING 4.81 ACRES ON PLAT OF SURVEY PREPARED BY APPALACHIAN SURVEYING COMPANY, INC., DATED JANUARY 25, 2007 AND FILED AND RECORDED IN PLAT BOOK 29, PAGE 271, TOWNS COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

ALSO CONVEYED HERewith IS THE 20 FOOT RIGHT OF WAY TO REACH THE ABOVE DESCRIBED PROPERTY AS DESCRIBED IN A WARRANTY DEED FROM EARL ARROWOOD TO CHARLES N. PETTY OR ZELMA D. PETTY DATED AUGUST 25, 1972 AND FILED AND RECORDED IN THE TOWNS COUNTY, GEORGIA RECORDS ON SEPTEMBER 2, 1972.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED IN A WARRANTY DEED FROM EARL ARROWOOD TO CHARLES N. PETTY OR ZELMA D. PETTY DATED AUGUST 25, 1972 AND FILED AND RECORDED IN THE TOWNS COUNTY, GEORGIA RECORDS ON SEPTEMBER 2, 1972.

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 is commonly known as 1227 Garland Dr, Hiawassee, GA 30546 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Bruce King or tenant or tenants.

PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PennyMac Loan Services, LLC
Loss Mitigation

3043 Townsgate Road #200, Westlake Village, CA 91361

1-866-549-3583

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 non-judicial 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 immediately above.

PennyMac Loan Services, LLC as agent and Attorney in Fact for Bruce King

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1120-21968A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-21968A

T(Aug8,15,22,29)B