# **Towns County Herald**

### Legal Notices for August 5, 2015

## NOTICE TO CREDITORS AND DEBTORS All creditors of the estate of LEONARD T. GIB-SON, 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 Qo Encoded undersigned Co-Executors. This 15th day of July, 2015. Stephen Gibs A41 Hwy 141 Murphy, North Carolina 28906 Stanley Gibson 129 Sam Dye Road Young Harris, Georgia 30582 T(Jul22,29,Aug5,12)B

NOTICE TO DEBTORS AND CREDITORS All creditors of the estate of Reggie Ray Townsend, deceased, late of Towns County, Townsend, 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 the 16th day of July, 2015. Bruce L. Ferguson, Attorney for May Ann Townsend, Executrix of the Estate of Reggie Ray Townsend PO Box 524

PO Box 524 Hiawassee, GA 30546 706-896-9699 T(Jul22,29,Aug5,12)B

#### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

COUNTY OF TOWNS RE: Estate of Margaret E. Sullivan All creditors of the estate of Margaret E. Sul-livan, 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 the 16th day of July, 2015 Shelagh Sullivan Whitney Personal Representative 1555 Mica Mine Road, Hayesville, NC 28904 828-508-8272 Kud29Aug5,12,19/P

T(Jul29,Aug5,12,19)P

NOTICE TO CREDITORS AND DEBTORS All creditors of the estate of WEYMAN 0. GRIF-FIN, deceased of Towns County, Hiawassee, Georgia are hereby notified to render in their demands to the undersigned according to law;

demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment to the undersigned. This 8th day of July, 2015. Weyman Matthew Griffin P.O. Box 583, Hiawassee, Ga 30546 Weyna Dee Griffin-Sands 121 BB Lane, Homer, Ga. 30547 TUHIS 22 au Morth T(Jul15,22,29,Aug5)B

NOTICE TO DEBTORS AND CREDITORS

NUTLE IU DEBIUMS AND CREDITORS All creditors of the estate of Louise O'Brien Napier, late of Towns County, deceased, 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 navment immediate payment. Name Executor of the Estate of Louise O'Brien

Napier Debprah N. Smith c/o John C. Leggett, Attor-ney, P.O. Box 275, Calhoun, GA 30703 Towns County Probate File No. 2015-21 T(Aug5.12.19.26)

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA

COUNTY OF TOWNS RE: ESTATE OF BRUCE RAYMOND SIMS All creditors of the estate of Bruce Raymond Sims, deceased, late of Towns County, Georgia, smis, deceased, rate of fouris county, deorga, 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 29th day of July, 2015 Camilla Rose Hogsed

Personal Representative P.O. Box 164 Hiawassee, GA 30546 Phone

T(Aug5,12,19,26)B

### IN THE SUPERIOR COURT OF TOWNS COUNTY

STATE OF GEORGIA Civil Action No: 15-CV-142-SG In Re: Elizabeth Jane Strub Order for Notice of Petition to Change Name A petition has been filed in the Superior Court of Towns County, Georgia on the 30th day of July, 2015, praying for a change in her name from Elizabeth Jane Strub to Liza Jane Strub. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and the file obticition 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 peti-

tion. This 30th day of July, 2015 Cecil Dye, Clerk Towns County Superior Court Enotah Judicial Circuit T(Aug5,12,19,26)E

#### NOTICE OF INTENT OF ORGANIZATION **OF LIMITED LIABILITY COMPANY**

OF LIMITED LIABILITY COMPANY Notice is given that the Articles of Organiza-tion which will organize A & W ROOTS, LLC, have been delivered to the Secretary of State for filing in accordance with the applicable provisions of the Georgia Business Corpora-tion Code. The initial registered office of the limited liability commany will be located at 114

# IN THE PROBATE COURT COUNTY OF TOWNS STATE OF GEORGIA IN RE: ESTATE OF BRUCE FREY EICKHOFF, a.k.a. BRUCE F. EICK-HOFF DECEASED ESTATE NO. 2015-54 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-DORT

PORT

PORT The Petition of Mary Elizabeth Eickhoff, for a year's support from the estate of Bruce Frey Eickhoff a.k.a. Bruce F. Eickhoff , 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 August 24, 2015, why said Petition should not be granted. All objections to the Petition must be in writ

ing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All the time stated in the preceding sentence. 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.

hearing. 48 River St. Suite C Hiawassee, GA 30546 Address 706-896-3467 Telephone Number David Rogers Judge of the Probate Court By: Kerry L. Berrong Clerk/Deputy Clerk of the Probate Court T(Jul29,Aug5,12,19)B

NOTICE OF SALE UNDER POWER, TOWNS COUNTY

NOTICE OF SALE UNDER POWER, TOWNS COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Christina C Brown and Michael E Brown to Mortgage Lectronic Reg-istration Systems, Inc. as nominee for Quicken Loans Inc. dated 2/2/2007 and recorded in Deed Book 396 Page 3, Towns County, Georgia records; as last transferred to or acquired by Deutsche Bank National Trust Company, as Trustee for GSR Mortgage Loan Trust 2007-OA1, Mortgage Pass-Through Certificates, Se-ries 2007-OA1, conveying the after-described property to secure a Note in the original prin-cipal amount of \$ 252,000.00, with interest at the rate specified therein, three will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Towns County, Georgia, within the legal hours of sale on September 01, 2015 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property: All that tract or parcel of land lying and be-ing in Land Lot 294, 18th District, 1st Section, Towns County, Georgia, containing 0.970 acres and being shown as Lot 2. Revised of Spaniard

Ing in Land Lor 294, Tell District, 1st Section, Towns County, Georgia, containing 0.970 acres and being shown as Lot 2, Revised of Spaniard Hills Subdivision on a plat of survey done by Northstar Surveying & Mapping, Inc., dated 12/31/06 and filed and recorded at Plat Book 36, Page 251, Towns County, Georgia records, which plat is incorporated herein by reference hereto. hereto

Subject to all matters and Conditions as shown on above referenced plat of survey and the plat of survey recorded at Plat Book 35, Pages 144

145, Towns County, Georgia records. Subject to the easement to Blue Ridge Moun-tain Electric as recorded in Deed Book 79, Page

Subject to the easement to Blue Ridge Moun-tain Electric as recorded in Deed Book 79, Page 644, Towns County, Georgia records. Subject to those certain Covenants and Re-strictions for Spaniard Hills Subdivision re-corded in Deed Book 354, Pages 424-425, Towns County, Georgia records. Subject to the eighty-foot (80') road right of way of Owl Creek Road as shown on said 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 Secu-rity 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 at-torney's fees (notice of intent to collect attor-ney's fees having been given). Said property is commonly known as 1202 Spaniard Branch, Hiawassee, GA 30546 to-gether with all fixtures and personal prop-erty 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): Spaniard Mission Trust, M. Casino, as Trustee, a Land Trust or tenants. Ocwen Loan Servicing, LLC is the entity or indi-vidual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

to negotiate, amend and modify all terms of the mortgage. Ocwen Loan Servicing, LLC Foreclosure Loss Mitigation 1661 Worthington Road Suite 100

Suite 100

- West Palm Beach, FL 33409

West Palm Beach, FL 33409 1-877-596-8580 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 consti-tute 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 re-

#### NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF TOWNS

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF TOWNS Under and by virtue of the Power of Sale con-tained in a Deed to Secure Debt given by ROG-ER ELSBERRY to UNITED COMMUNITY MORT-GAGE SERVICES, INC. , dated 03/04/2005, and Recorded on 03/09/2005 as Book No. 329 and Page No. 10-25, TOWNS County, Georgia re-cords, as last assigned to WELLS FARGO BANK, N.A. AS INDENTURE TRUSTEE FOR THE REGIS-TERED HOLDERS OF IMH ASSETS CORP, COL-LATERALIZED ASSET-BACKED BONDS, SERIES 2005-3 (the Secured Creditor), by assignment, conveying the after-described property to se-cure a Note of even date in the original prin-cipal 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 at the TOWNS County Court-house within the legal hours of sale on the first Tuesday in September, 2015, the following described property: ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE BTH DISTRICT, 1ST SECTION, LAND LOTS 188, 187, 193 & 194, TOWNS COUNTY, GEORGIA, BE-ING TRACT 1, CONTAINING 3.26 ACRES, MORE OR LESS, AND TRACT 2, CONTAINING 0.14 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SUR-VEY BY TAMROK ENGINEERING, INC. TOMMY J. PHILLIPS, REGISTERED LAND SURVEYOR, AS RECORDED IN PLAT BOOK 16, PAGE 23, TOWNS COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REF-ERENCE. The debt secured by said Deed to Secure Debt has been and is hereby declared SAID PLAT IS INCONFURATED PERFIN BY HEF-ERENCE. The debt secured by said Deed to Secure Debt 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 of derault, failure to pay the indeptedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). WELLS FARGO BANK, N.A. AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF IMH ASSETS CORP., COLLATERAL-IZED ASSET-BACKED BONDS, SERIES 2005-3 holds the duly endorsed Note and is the cur-rent assignee of the Security Deed to the prop-erty, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF IMH ASSETS CORP., COLLATERAL-IZED ASSET-BACKED BONDS, SERIES 2005-3 IZED ASSET-BACKED BONDS, SERIES 2005-3 IZED ASSET-BACKED BONDS, SERIES 2005-3 (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to 0.C.G.A. § 44-14-162.2, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP may be contacted at: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, 7105 CORPORATE DRIVE, PLANO, TX 75024, 800-669-6650. Please note that, pursuant to 0.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in pos-session of the subject property known as 2349 ROBIN HOOD TRAIL, HIAWASSEE, GEORGIA 30546 is/are: ROGER ELSBERRY or tenant/ tenant/ RUBIN HOUD ITAIL, HIAWASSEE, JEURGIA 30546 is/are: ROGER ELSBERRY or tenant/ tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (includ-ing taxes which are a lien, but not yet due and payable), (b) any matters which might be dis-closed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, as-sessments, liens, encumbrances, zoning or-dinances, easements, restrictions, covenants, etc. 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. Pur-suant to 0.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 prethe status of the loan as provided in the pre-ceding paragraph. WELLS FARGO BANK, N.A. AS INDENTURE TRUSTEE FOR THE REGISTERED AS INDERIDUE INVE THOSIE FOR THE REGISTERED HOLDERS OF IMH ASSETS CORP. COLLATERAL-IZED ASSET-BACKED BONDS, SERIES 2005-3 as Attorney in Fact for ROGER ELSBERRY. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT DURDORS 0000006720726 PARPET DATEM PURPOSE. 00000005287925 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Survey-or Boulevard Addison, Texas 75001 Telephone: (972) 341-5398. (Aug5,12,19,26)B

NOTICE OF SALE UNDER POWER GEORGIA, TOWNS COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Gladys L Anderson to Mortgage Elec-tronic Registration Systems, Inc., as nominee for First Magnus Financial Corporation, An Arizona Corporation, its successors and as-signs, dated September 11, 2006, recorded in Deed Book 387, Page 499, Towns County, Georgia Records, as last transferred to Green Tree Servicing LLC by assignment recorded in Deed Book 540, Page 617, Towns County, Geor-gia Records, conveying the after-described property to secure a Note in the original prin-cipal amount of TWO HUNDRED FORTY-FOUR THOUSAND EIGHT HUNDRED AND 0/100 DOL-LARS (\$244,800.00), with interest thereon as set forth therein, there will be sold at public outputs the bishest bidden for each before the LARS (\$244,800.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2015, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-ure 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 pay-ing the same and all expenses of this sale, as provided in Security Deed and by law, includ-ing attorney's fees (notice of intent to collect attorney's fees having been given). Said prop-erty will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be disclosed by an accurate survey and inspection of the property, any as-sessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters sessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Green Tree Servicing LLC is the holder of the Security Deed to the property in accordance with OGGA § 44-14-162.2. The en-tity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Green Tree Servicing LLC, 4250 North Freeway, Fort Worth, TX 76137 877-816-9125. To the best knowledge and belief of the under-signed, the party in possession of the property is Gladys L Anderson or a tenant or tenants and said property is more commonly known and said property is more commonly known as 4748 Anderson Road, Hiawassee, Georgia 30546. 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 blden of the counsil doed force Tere 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. Green Tree Servicing LLC as Attorney in Fact for Gladys L Anderson McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net EXHIBIT "A" ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOTS 89, 102 AND 103 OF THE 18 DIS-TRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS: TRACT A (11.52 ACRES), AND TRACT B (2.33 ACRES) ON A PLAT OF SURVEY BY JASON WAT-KINS, R.L.S. NO. 3241, DATED SEPTEMBER 27, 2013, AND RECORDED ON FEBRUARY 4, 2014 IN PLAT BOOK 40, PAGE 56, TOWNS COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCOR-PORATE DBY REFERICE HEREIN FOR A MORE COMPLETE DESCRIPTION. SUBJECT TO AN EGRESS/INGRESS EASEMENT ALONG WTH 10 FOOT GRAVEL DRIVE IN THE NORTHEAST COR-NER OF TRACT AT OH HE LOT NOW OR FORMERLY OWNED BY KEVIN ANDERSON, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 40, PAGE 56, TOWNS COUTNY, GEORGIA RECORDS. LASO SUBJECT TO AN EGRESS/INGRESS EASE-MENT FROM SCATTAWAY ROAD ALONG HTE 10 FOOT ASPHALT DRIVE, CONTIUING ACROSS THENORTH BORDER OF TRACT A TO THE PROP-ENTY NOW OR FORMERLY OWNED BY DEBBIE MORRIS DURAND AND LARRY K. DURAND, AS SHOWN ON THE PLAT RECORDED IN PLAT BORK 40, PAGE 56, TOWNS COUTNY, GEORGIA RECORDS. LASO SUBJECT TO AN EGRESS/INGRESS EASE-MENT FROM SCATTAWAY ROAD ALONG HTE 10 FOOT ASPHALT DRIVE, CONTIUING ACROSS THENORTH BORDER OF TRACT A TO THE PROP-ENTY NOW OR FORMERLY OWNED BY DEBBIE MORRIS DURAND AND LARRY K. DURAND, AS SHOWN ON THE PLAT RECORDED IN PLAT BORGIA RE-CORDS. MR/sju 9/1/15 T(Aug5.12.19.208

#### STATE OF GEORGIA

COUNTY OF TOWNS NOTICE OF SALE UNDER POWER NOTICE OF SALE UNDER POWER Because of a default in the payment of the indebtedness secured by a Security Deed ex-ecuted by Mary Twiggs Wright to Mortgage Electronic Registration Systems, Inc. as nomi-nee for Primary Capital Advisors LC it's suc-cessors and assigns dated December 9, 2003, and recorded in Deed Book 291, Page 619, and Deed Book 295, Page 797, Towns County Records, said Security Deed having been last sold, assigned, transferred and conveyed to THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORT-GAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-2 by Assignment, GAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-2 by Assignment, securing a Note in the original principal amount of \$120,000.00, the holder thereof pursuant to said Deed and Note thereby secured has de-clared 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, September 1, 2015, 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:

bidder for čash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 138, 17th District, 1ST Section, Towns County, Georgia, containing 1.124 acres, more or less, and being Lot Thirteen (13) of Morgan Creek Subdivision Phase 1, as shown on a plat of survey done by Tamrok Associates, Inc. dated 2/3/98, recorded in Plat Book 24, Page 297, Towns County, Georgia records, which de-scription on said plat is incorporated herein by reference and made a part hereof. Subject to all matters as shown on the above-

Subject to all matters as shown on the above referenced plat of survey. Subject to the restrictions of record, recorded in Deed Book 211, Page 645-647, Towns Coun-ty, Coerrig records

ty, Georgia records. Subject to a utility easement to Blue Ridge

Subject to a utility easement to Blue Ridge Mountain EMC as recorded at Deed Book 166, Page 536, Towns County, Georgia records. Said property is known as 6704 Morgan Ct, Young Harris, GA 30582, together with all fix-tures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any tax-ing authority, any matters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens, en-

closed by an accurate survey and inspection of the property, any assessments, liens, en-cumbrances, 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 ex-penses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and addit of the status of the loan

firmation and audit of the status of the roam with the secured creditor. The property is or may be in the possession of Mary Twiggs Wright, *alk/a* Mary Beth Wright *alk/a* Bizabeth Wright *alk/a* Mary Beth Wright *alk/a* Mary Elizabeth Wright *alk/a* Mary Wright *alk/a* Mary T. Wright and Chatuge Properties, LLC, successor in interact or tenant(s).

Successor in interest or tenant(s). THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORT-GAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-2 as Attorney-in-cent for Mare Truiting. Whight Fact for Mary Twiggs Wright File no. 15-050476

File no. 15-050476 SHAPIRO, SWERTFEGER & HASTY, LLP\* Attorneys and Counselors at Law 2872 Woodcock Blvd., Suite 100 Atlanta, 6A 30341-3941 (770) 220-2535/SJ

WWW.SWertfeger.net \*THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

T(Aug5.12.19.26)B

limited lisbility company will be located at 114 Sunset Drive, Fitzgerald, Georgia 31750, and its initial registered agent at such address is

Walter Brooks. PAMELA KENDALL FLOYD, P.C. Attorney at Law P.O. Box 1114 Hiawassee, Georgia 30546 T(Aug5,12)B

IN THE PROBATE COURT **COUNTY OF TOWNS** STATE OF GEORGIA IN RE- ESTATE OF NOTICE

TO: All known and unknown interested parties Wilda Joan Davenport has petitioned to be ap-pointed Administrator of the estate of Randy Kevin Nicholson 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 0.C.C.A. 953-12-261. All interested parties are hereby notified to show cause why said peti-tion 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 24, De nied with the court of or before August 24, 2015. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, un-less you qualify to file as an indigent party. Contact probate court personnel at the fo lowing address/telephone number for the re-guired 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 Javia Kogers Judge of the Probate Court By: Kerry L. Berrong Clerk/Deputy Clerk of the Probate Court 48 River St., Suite C Hiawassee, GA 30546 Addence Address 706-896-3467 Telephone Number T(Jul29,Aug5,12,19)B

which may not be of record, (c) the right of rewhich may not be of record, (c) the right of re-demption of any taxing authority, (d) any mat-ters 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

The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the helder of the C focusity. Dead the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows fo certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the

Ioan as provided immediately above. Deutsche Bank National Trust Company, as Trustee for GSR Mortgage Loan Trust 2007-0A1, Mortgage Pass-Through Certificates, Series 2007-0A1 as agent and Attorney in Fact for Christina C Brown and Michael E Brown Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Pied-mont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. 1017, 650064

1017-659896A This law firm may be acting as a debt COLLECTOR ATTEMPTING TO COLLECT A DEBT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-659896A T(Aug5,12,19,26)B