

# Towns County Herald

## Legal Notices for September 13, 2023

### STATE OF GEORGIA COUNTY OF TOWNS

#### NOTICE TO DEBTORS AND CREDITORS

RE: ESTATE OF SAM CLYDE CRAPPS  
All debtors and creditors of the estate of Sam Clyde Crapps, 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 21st day of August, 2023.  
David Samuel Crapps, Executor  
4530 River Park Blvd.  
Owens Cross Roads, AL 35763  
Lawrence S. Sorgen  
Attorney at Law  
P. O. Box 67  
Hiawassee, GA 30546  
T(Aug30,Sept6,13,20)

#### NOTICE TO DEBTORS AND CREDITORS

### STATE OF GEORGIA COUNTY OF TOWNS

IN RE: SARA ENSLEY SMITH  
All creditors of the Estate of SARA ENSLEY SMITH, deceased, late of Clark County, Nevada, and owning real property in Towns County, Georgia, are hereby notified to render their demands to the undersigned at the address listed below, and all persons indebted to said Estate are required to make immediate payment to the Administrator at the address listed below.

This 14th day of August, 2023.  
Tracy L. Hicks  
as Temporary Administrator  
of the Estate of Sara Ensley Smith  
Marc S. Kaufman  
Attorney at Law  
Marc Kaufman Law, LLC  
4846 Lavonia Highway  
Hartwell, Georgia 30643  
(706) 376-6939  
T(Aug23,30,Sept6,13)

#### NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of SHERRY JANE DRUMMOND deceased of Towns County, Young Harris, 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 Russell Scott Drummond as Executor of the Estate of Sherry Jane Drummond.

This 14th day of August, 2023.  
Russell Scott Drummond, Executor  
Estate of Sherry Jane Drummond  
4822 Itsey Trail  
Hiawassee, GA 30546  
Submitted by:  
Pamela Kendall Floyd, PC  
Attorney for Estate  
P.O. Box 1114  
Hiawassee, GA 30546  
T(Aug23,30,Sept6,13)

#### IN THE PROBATE COURT OF TOWNS COUNTY

### STATE OF GEORGIA

IN RE: ESTATE OF  
INGRID M. BOLTON,  
DECEASED  
ESTATE NO. 2022-P-094  
NOTICE

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

TO: All Interested Parties, 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 September 25, 2023

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: Kristen C. Roberts  
Clerk of the Probate Court  
48 River St. Suite C  
Hiawassee, GA 30546  
Address  
706-896-3467  
Telephone Number

T(Sept13)

#### NOTICE TO DEBTORS & CREDITORS

Re: Estate of Henry Wallace Allen  
All debtors and creditors of the Estate of Henry Wallace Allen, 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 28th day of August, 2023  
Henry Jonathon Allen  
916 Mauldin Rd.  
Sautee Nacoochee, GA 30546  
706-499-5324

T(Sept6,13,20,27)

#### NOTICE OF SALE UNDER POWER

### GEORGIA, TOWNS COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from R. MICHAEL SCHOMAKER AKA MICHAEL SHOMAKER and LOIS JEAN SCHOMAKER AKA LOIS SHOMAKER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS A NOMINEE FOR NATIONSTAR MORTGAGE LLC, dated April 21, 2015, recorded May 6, 2015, in Deed Book 565, Page 1, Towns County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Fifty-Nine Thousand Four Hundred and 00/100 dollars (\$59,400.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Nationstar Mortgage LLC, there will be sold at public outcry to the highest bidder for cash at the Towns County Courthouse, within the legal hours of sale on the first Tuesday in October, 2023, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 162 of the 18th District, 1st Section, Towns County, Georgia, being 1.29 acres described as follows: To find the true point of beginning, start at the common corner of Land Lots 144, 143, 161 and 162 at a red painted rock, said point also being the northwest corner of Land Lot 162; proceed thence south 32 degrees 13 minutes 57 seconds east a distance of 1995.88 feet to a one-half inch rebar set; said point being the true point of beginning; thence south 79 degrees 54 minutes 39 seconds east a distance of 104.91 feet to a point; thence south 85 degrees 34 minutes 33 seconds east 52.25 feet to a point; thence south 88 degrees 46 minutes 59 seconds east 60.16 feet to an axle set; thence run south 22 degrees 48 minutes 01 seconds east a distance of 183.48 feet to a one-quarter inch rebar; thence south 81 degrees 02 minutes 14 seconds west 102.07 feet to a point; thence south 80 degrees 57 minutes 41 seconds west 236.46 feet to a car axle; thence north 10 degrees 59 minutes 06 seconds east 250.43 feet to a one-half inch rebar set, said point being the true point of beginning.

Said legal description being controlling, however the property is more commonly known as 3461 JORDAN ROAD, HIAWASSEE, GA 30546.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: 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; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is R. MICHAEL SCHOMAKER AKA MICHAEL SHOMAKER, LOIS JEAN SCHOMAKER AKA LOIS SHOMAKER, JOCK D FENDER, EVERETT ARROWOOD, or tenants(s).

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.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Nationstar Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 888-480-2432/833-685-8589. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

#### NATIONSTAR MORTGAGE LLC

as Attorney in Fact for  
R. MICHAEL SCHOMAKER AKA MICHAEL SHOMAKER, LOIS JEAN SCHOMAKER AKA LOIS SHOMAKER

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

Telephone Number: (877) 813-0992 Case No. NAT-19-05713-6

Ad Run Dates 09/06/2023, 09/13/2023, 09/20/2023, 09/27/2023

rlselaw.com/property-listing

T(Sept6,13,20,27)