

# Towns County Herald

## Legal Notices for September 16, 2020

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

RE: ESTATE OF  
All creditors of the estate of Lula Mae Hunter, 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 is the 1st day of September, 2020.

Alden Claud Hunter  
Personal Representative  
35 Hall Creek Road Hiawassee GA 30546  
Address  
706-896-3968  
Phone  
(Sept19,16,23,30)

### NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of GELETA MAE ROGERS 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 Executors of the Estate of Geleta Mae Rogers.

This 25th day of August 2020.  
William Douglas Rogers, Co-Executor  
Estate Geleta Mae Rogers  
P.O. Box 207  
Hiawassee, Georgia 30546  
Devra Rogers Wood, Co-Executor  
Estate Geleta Mae Rogers  
5377 Wild Smith Road  
Gainesville, Georgia 30506  
Submitted by:  
Pamela Kendall Floyd, PC  
Attorney for Estate  
P.O. Box 1114  
Hiawassee, GA 30546  
(Sept2,9,16,23)

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

RE: ESTATE OF MURLENE BRADLEY  
All creditors of the estate of 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 21st day of August, 2020.  
EXECUTOR(S): - Mildred Poole  
- Sherry Bradley  
ADDRESS: c/o Eddy A. Corn, Attorney  
253 Big Sky Drive  
Hiawassee, GA 30546  
PHONE: (706) 896-3451  
(Aug26,Sept2,9,16)

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

RE: ESTATE OF  
All creditors of the estate of Angela Lynn Duvall, 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 26th day of August, 2020  
Larry Neal Duvall, Jr.  
Personal Representative  
162 Old Cynth Creek Road  
Hiawassee, GA 30546  
706-781-5212  
Phone  
(Sept2,9,16,23)

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of Robert Bruce Bryant a/k/a R. Bruce Bryant  
All debtors and creditors of the Estate of Robert Bruce Bryant a/k/a R. Bruce Bryant, 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 10 day of August, 2020  
Robert Bradley Bryant  
c/o The Chan Law Firm, LLC  
125 Church Street, Suite 315  
Marietta, GA 30060  
678-256-3053  
(Sept2,9,16,23)

### IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF  
MARLENE K. REESE, DECEASED  
ESTATE NO. 2017-36  
NOTICE  
[For Discharge from Office and all Liability]  
IN RE: Petition for Discharge of Personal Representative  
TO: Julie Wallace:  
This is to notify you to file objection, if there is any, to the above-referenced Petition, in this Court on or before September 28, 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  
(Sept2,9,16,23)

### IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF  
FRANK DAVID LLOYD,  
DECEASED  
ESTATE NO. 2020-P-043  
PETITION FOR LETTERS OF ADMINISTRATION  
AMENDED NOTICE  
TO: All Interested parties and to whom it may concern:

Susan Elaine Nation has petitioned to be appointed Administrator of the estate of Frank David Lloyd 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 September 28, 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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(Sept2,9,16,23)

### IN THE JUVENILE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN THE INTEREST OF:  
AM  
DOB: 07-03-2019  
SEX: FEMALE  
CHILDREN UNDER THE AGE  
OF EIGHTEEN  
case no. 139-20J-21A  
NOTICE OF DEPENDENCY HEARING  
TO: Katlynn Merritt and Tam Mai  
By Order for Service by Publication dated the 27 day of August 2020, you are hereby notified that on August 12, 2020, the Towns County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody against you as to the above-named child alleging the child is dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General William Mercer an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

The Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 4th day of November, 2020 at 9:00 a.m., at the Towns County Courthouse, Hiawassee Georgia.

The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 27 day of August 2020.

Jeremy Clough  
Honorable Jeremy Clough  
Judge, Juvenile Court  
Towns County, Georgia  
Enotah Judicial Circuit  
(Sept2,9,16,23)

### IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA  
IN RE: ESTATE OF  
LINDA CROWLEY COLLINS, DECEASED  
ESTATE NO. 2019-83

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 28, 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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(Sept16)

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

By virtue of a Power of Sale contained in that certain Security Deed from MARK T. MOTE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS GRANTEE, AS NOMINEE FOR OCEANSIDE MORTGAGE COMPANY, dated February 23, 2016, recorded March 18, 2016, in Deed Book 578, Page 365 , Towns County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Sixteen Thousand Two Hundred Fifteen and 00/100 dollars (\$116,215.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to OCEANSIDE MORTGAGE COMPANY, 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, 2020, 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 151, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 0.69 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY EDDIE HOOD & ASSOCIATES, RA. HATHAWAY, RS. NO 1550, DATED 5/21/93, RECORDED IN PLAT BOOK 18, PAGE 7, TOWNS COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IN INCORPORATED HEREIN BY REFERENCE.

Said legal description being controlling, however the property is more commonly known as 1128 SUTTON RD, 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 MARK T. MOTE, ESTATE AND/OR HEIRS-AT-LAW OF MARK MOTE , 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. Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Oceanside, Loss Mitigation Dept., 135 Maxess Rd., Melville, NY 11747, Telephone Number: 866-867-0330.

OCEANSIDE MORTGAGE COMPANY

as Attorney in Fact for  
MARK T. MOTE  
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. TMS-20-03041-1  
Ad Run Dates 09/09/2020, 09/16/2020, 09/23/2020, 09/30/2020  
rslaw.com/property-listing

(Sept19,16,23,30)