

Towns County Herald

Legal Notices for September 20, 2017

STATE OF GEORGIA COUNTY OF TOWNS NOTICE TO CREDITORS

RE: Estate of Lorraine B. Carter
All creditors of the Estate of Lorraine B. Carter, 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 the 17th day of August, 2017.

John C. Carter, Jr.
Personal Representative
3685 Fodder Creek Road
Hiawassee, GA 30546
706-781-7495

T(Aug30,Sept16,13,20)B

STATE OF GEORGIA COUNTY OF TOWNS NOTICE TO DEBTORS AND CREDITORS

RE: ESTATE OF CARELENE MAY MORRIS
All debtors and creditors of the estate of Carelene May Morris, 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 28th day of August, 2017.

Earl E. Morris
Address: 44 N. Hwy. 125
Ray City, GA 31645

T(Sept6,13,20,27)B

IN THE SUPERIOR COURT OF TOWNS COUNTY, STATE OF GEORGIA

In Re: The name change of:
Karen Fisher, Petition
Civil Action File #: 17-CV-136-MM
NOTICE OF PUBLICATION

You are hereby notified that on the 30th day of August, 2017, Karen Fisher, filed a Petition to Change Name in the Superior Court of Towns County. Karen Fisher desires to change his/her name from Karen Alexia Fisher to Karen Alexia Boone. Any interested party has the right to appear in this case and file objections within 30 days after the Petition to Change Name was filed.

Signed this 30 day of August, 2017
Cecil Dye,
Clerk of Superior Court, Towns County
Karen Fisher, Petitioner, Pro Se
58 Goldenrod Drive
Hiawassee, GA 30546

T(Sept6,13,20,27)B

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
HELEN TAYLOR, DECEASED
ESTATE NO. 2017-63
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: All interested parties and to whom it may concern:

Jerry A. Taylor has petitioned to be appointed Administrator(s) of the estate of Helen Taylor 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 25, 2017.

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(Aug30,Sept16,13,20)B

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
JAMES DOUGLAS BARRETT, DECEASED
ESTATE NO. 2017-66
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: All interested parties and to whom it may concern:
Larry D. Barrett has petitioned for to be appointed Administrator(s) of the estate of James Douglas Barrett 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 October 9, 2017.

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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T(Sept13,20,27,Oct4)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: ESTATE OF Pansy Virginia Kunz
All creditors of the estate of Pansy Virginia Kunz 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 30th day of August, 2017.

Russell M. Stookey, Attorney at Law
Personal Representative
PO Box 310

Hiawassee, GA 30546
706-896-2241

T(Sept13,20,27,Oct4)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: ESTATE OF CLYDE E. BAXTER
All creditors of the estate of Clyde E. Baxter, Jr. 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 5th day of September, 2017.

EXECUTOR: Ella Faye Baxter
ADDRESS: c/o Eddy A. Corn, Attorney
253 Big Sky Drive
Hiawassee, GA 30546
PHONE: (706) 896-3451

T(Sept13,20,27,Oct4)B

IN THE SUPERIOR COURT OF TOWNS COUNTY STATE OF GEORGIA

In Re: The Name Change of Melanie Elise David, Petitioner
Civil Action No: _____
Certificate of Change of Name
This is to certify that Melanie Elise David, name of petitioner, has obtained final order of change of name in the Superior Court of Towns County, Georgia, on the 24th Day of August, 2017, as shown by the records of the court.

The name of Melanie Elise David, full name prior to entry of the final order of change of name, has been changed to Melanie Elise Rucker, full name after entry of the final order of change of name.

Given, under the hand and seal of said court, this the 24th day of August, 2017

Cecil Dye, Clerk of Superior Court

T(Aug30,Sept16,13,20)B

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
ADDIE MOZELLE SHOOK HEDDEN MOORE, DECEASED
ESTATE NO. 2017-69
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: All interested parties and to whom it may concern:
Linda H. Stamps has petitioned to be appointed Administrator(s) of the estate of Addie Mozelle Shook Hedden Moore 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 October 9, 2017.

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(Sept13,20,27,Oct4)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 October 03, 2017 (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 APALACHIAN 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.

1120-6473A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-6473A

T(Sept16,13,20,27)B

NOTICE OF SALE UNDER POWER

By virtue of the power of sale contained in the certain Deed to Secure Debt, Assignment of Rents and Security Agreement (hereinafter the "Security Deed") from Paige F. Killeen (hereinafter the "Grantor") to WEINBERG SERVICING, LLC (hereinafter the "Grantee") dated June 25, 2013, and recorded June 27, 2013, in Deed Book 536, Page 580, of the records of the Clerk of Superior Court, Towns County, Georgia Records; as modified by instrument recorded at Deed Book 582, Page 544, aforesaid records; as assigned to Braver Family Investments LLC, Equity Trust Company, Custodian f/b/o Joseph Brewer, IRA, Leona Busey, McGowan Properties, Inc. Profit Sharing Trust, George Mainville, Patrick Mainville, Robert Ruby, Sarajane Ruby, Danyse Weinberg, Glen Weinberg, Weinberg & Associates Profit Sharing Plan, Alpha Drugs Co, James Dykhouse, Paula McGowan, Mark Scheinfeld, Joel J. Alterman, and Reelmoor Inc. by instrument recorded at Deed Book 542, Page 462, aforesaid records, and last assigned to Weinberg Servicing, LLC by instrument not yet recorded, said Security Deed originally having been given to secure a Promissory Note executed by Paige F. Killeen in the original principal amount of \$120,000.00, the property described in said deed 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 OCTOBER 2017, to wit:

All that tract or parcel of land lying and being in Land Lot 50, 17th District, 1st Section, Towns County, Georgia, and being Unit "B", Building One (1), Phase One (1) of Watercrest at Fieldstone Condominiums as shown on a plat of survey by Land Tech Services, Inc., R.S. #2835, dated August 31, 2002, recorded in Condominium Book 1, Page 17, Towns County records which description is incorporated herein by reference and made a part hereof. The property is conveyed subject to the Declaration of Condominium Covenants, Conditions, and Restrictions for Watercrest at Fieldstone Condominiums recorded in Deed Book 252, Pages 594-629 Towns County records. Also known as 1688 Lakeview Drive, Unit B, Young Harris, Georgia 30582. Being Tax Parcel #0019 201.

The debt secured by said Security Deed has been and is hereby declared due and payable in full by reason of default under the terms and provisions of said Security Deed and the terms of the Note and Agreements secured thereby. The debt remaining in default, this sale will be made for the purpose of paying the indebtedness and interest thereon, together with any other indebtedness due and owing by Grantor to Grantee Weinberg Servicing, LLC including all expenses of this sale, including attorney's fees, notice of intent to collect attorney's fees having been given.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Weinberg Servicing, LLC, 148 Hammond Drive, Sandy Springs, Georgia 30328, (404) 634-4700. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument.

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, security deeds, encumbrances, zoning ordinances, restrictions, covenants and matters of record superior to the Security Deed first set out above.

To the best of the knowledge of Grantee, title to said property is vested in the name of Paige Killeen.

WEINBERG SERVICING, LLC, as Attorney-in-fact for Paige Killeen, the above Grantor
By: JONES & WALDEN, LLC

Matthew Tokajer
Attorney for Weinberg Servicing, LLC

21 Eighth Street, NE
Atlanta, Georgia 30309
(404) 564-9300

Attn: Lauren R. Brown

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT; ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

T(Sept16,13,20,27)B