

Towns County Herald

Legal Notices for September 20, 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)

STATE OF GEORGIA COUNTY OF TOWNS

NOTICE TO DEBTORS AND CREDITORS

RE: ESTATE OF DAREN ESCO KING

All debtors and creditors of the estate of Daren Esco King, 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 14th day of September, 2023.

Rebecca King, Executor

42 Highland Ridge West

Blairsville, GA 30512

Lawrence S. Sorgen,

Attorney at Law

P. O. Box 67

Hiawassee, GA 30546

(706) 896-4113

T(Sept20,27,Oct4,11)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

BARBARA T. EVANS

DECEASED

ESTATE NO. 2023-P-081

NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,

[For use if an heir is required to be served by publication]

TO: All known and unknown heirs

[List here all heirs having unknown addresses to be served by publication]

This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before October 16, 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(Sept20,27,Oct4,11)

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(Sept16,13,20,27)

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, HIWASSEE, 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(Sept16,13,20,27)

STATE OF GEORGIA

COUNTY OF TOWNS

NOTICE

Notice is given that the business operated at 2286 Herman Drake Rd, Young Harris, Georgia 30582 in the trade name of LAKEVIEW TRACTOR SERVICES, is owned and operated by James Travis Gibson, who's address is the same, and the statement related thereto required by the Official Code of Georgia 10-1-490 has been filed with the Clerk of Superior Court of Towns County, Georgia
James Travis Gibson
DBA Lakeview Tractor Services
Owner
2286 Herman Drake Road
Young Harris, GA 30582

T(Sept20,27)