

Towns County Herald

Legal Notices for September 28, 2022

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Claudia Conybear
All debtors and creditors of the Estate of Claudia Conybear, 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 12 day of September, 2022

Jack Conybear
2124 S. Rainbow Rd
Rogers, AR 72758
479-282-7582
T(Sep121,28,Oct15,12)

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Opal Walls
All debtors and creditors of the Estate of Opal Walls, 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 16 day of September, 2022

Name: Scott Donaldson
Address: 2875 Crescent Pkwy, Apt 1572
Atlanta, GA 30339
Phone #: (404) 623-5315
T(Sep128,Oct15,12,19)

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
SHERMAN WAYNE ROGERS, DECEASED
ESTATE NO. 2022-P-087

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

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

Kim Shook has petitioned to be appointed administrator(s) of the estate of Sherman Wayne Rogers, deceased, of said county. (The Petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, 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 24, 2022.

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: Michelle Smith
Clerk of the Probate Court
48 River St. Suite C
Hiawassee, GA 30546

Address
706-896-3467
Telephone Number

T(Sep128,Oct15,12,19)

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
RUSSELL M. STOOKEY,
DECEASED

ESTATE NO. 2022-P-082

PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

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

Annette M. Stookey has petitioned for Richard Sarrell be appointed administrator(s) of the estate of Russell M. Stookey, deceased, of said county. (The Petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, 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 24, 2022.

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: Michelle Smith
Clerk of the Probate Court
48 River St. Suite C
Hiawassee, GA 30546

Address
706-896-3467
Telephone Number

T(Sep128,Oct15,12,19)

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
GERALDINE ESTHER MAINE A/K/A,
GERALDINE E. MAINE

DECEASED

ESTATE NO. 2020-P-076

PETITION FOR LETTERS OF ADMINISTRATION
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 October 24, 2022.

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: Michelle Smith
Clerk of the Probate Court
48 River St. Suite C
Hiawassee, GA 30546

Address
706-896-3467
Telephone Number

T(Sep128,Oct15,12,19)

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
THOMAS W BACCHUS III,
DECEASED

ESTATE NO. 2021-P-086

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 October 10, 2022.

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: Michelle Smith
Clerk of the Probate Court
48 River St. Suite C
Hiawassee, GA 30546

Address
706-896-3467
Telephone Number

T(Sep128)

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
CAROLYN R. RABUN,
DECEASED

ESTATE NO. 2021-P-034

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 October 10, 2022.

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: Michelle Smith
Clerk of the Probate Court
48 River St. Suite C
Hiawassee, GA 30546

Address
706-896-3467
Telephone Number

T(Sep128)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of TERRENCE BABBITT DOAN, 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 Cheryl Novak Doan as Executor of the Estate of Terrence Babbitt Doan.

This 16th day of September 2022.

Cheryl Novak Doan, Executor
Estate of Terrence Babbitt Doan
6236 Airline Rd.
Young Harris, GA 30582

Submitted by:
Pamela Kendall Floyd, PC
Attorney for Estate

P.O. Box 1114
Hiawassee, GA 30546

T(Sep121,28,Oct15,12)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of Robert H. Lyle, a.k.a. Robert Hiram Lyle deceased of Towns County, Hiawassee, 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 Executor of the Estate of Robert H. Lyle, a.k.a. Robert Hiram Lyle

This 16th day of September 2022.

BARBARA SHIRLEY, Executor
Estate of Robert H. Lyle, a.k.a. Robert Hiram

Lyle
3505 Fodder Creek Road
Hiawassee, GA 30546

Submitted by:
Pamela Kendall Floyd, PC
Attorney for Estate

P.O. Box 1114
Hiawassee, GA 30546

T(Sep121,28,Oct15,12)

NOTICE OF SALE UNDER POWER.

STATE OF GEORGIA, COUNTY OF TOWNS.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by DENNIS BURKE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR MOUNTAIN LAKES MORTGAGE, INC., dated 04/27/2018, and Recorded on 05/02/2018 as Book No. 611 and Page No. 828-843, TOWNS County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$265,000.00, 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 Courthouse within the legal hours of sale on the first Tuesday in October, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 33 & 34, 17TH DISTRICT, 1ST SECTION OF TOWNS COUNTY, GEORGIA, BEING LOT 31, CONTAINING 1.747 ACRES, MORE OR LESS, OF RIDGEVIEW MOUNTAIN AND AS SHOWN ON A PLAT OF SURVEY BY LANDTECH SERVICES, INC., JOHN W. BRUCH, RLS., #2907, DATED JULY 23, 2009 AT PLAT BOOK 38, PAGES 288, TOWN COUNTY, GEORGIA RECORDS, WHICH DESCRIPTION OF SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE. THE PROPERTY IS CONVEYED WITH AND SUBJECT TO THE INGRESS/EGRESS AND UTILITY EASEMENT ALONG THE EXISTING ROADS AND ALL OTHER MATTERS AND CONDITIONS AS SHOWN ON ABOVE REFERENCED PLAT OF SURVEY.

ALSO CONVEYED IS A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FROM WINSTON LANE AND GEMINI SPRINGS ROAD OVER AND ACROSS THE PROPERTY IDENTIFIED AS LOT 30A OF RIDGEVIEW MOUNTAIN SUBDIVISION AND SHOWN ON A PLAT OF SURVEY BY LANE S. BISHOP & ASSOCIATES, RECORDED IN PLAT BOOK 40, PAGE 157, TOWNS COUNTY, GEORGIA RECORDS AND AS MORE PARTICULARLY DESCRIBED IN THE DEED OF EASEMENT RECORDED IN DEED BOOK 564, PAGE 479, TOWNS COUNTY, GEORGIA RECORDS.

SUBJECT TO THE DECLARATION OF RESERVATIONS, CONVENANTS AND RESTRICTIONS FOR RIDGEVIEW MOUNTAIN SUBDIVISION AS FILED AND RECORDED IN DEED BOOK 397, PAGES 46-53, AMENDED AT DEED BOOK 435, PAGES 128-133, TOWNS COUNTY, GEORGIA RECORDS. SUBJECT TO THE EASEMENT TO BLUE RIDGE MOUNTAIN EMC AS FILED AND RECORDED AT DEED BOOK 389, PAGES 383-384, TOWNS COUNTY, GEORGIA RECORDS.

SUBJECT TO THE WATER RIGHTS AS FILED AND RECORDED IN DEED BOOK V-1, PAGE 233, TOWNS COUNTY, GEORGIA RECORDS. 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 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 expenses 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). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (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 O.C.G.A. § 44-14-162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866-549-3583. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor 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 possession of the subject property known as 2096 GEMINI SPRINGS ROAD, YOUNG HARRIS, GEORGIA 30582 is/are: DENNIS BURKE or tenant/tenants. 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) any matters which might be disclosed 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, assessments, liens, encumbrances, zoning ordinances, 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. Pursuant to O.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 preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DENNIS BURKE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009470790 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.

T(Sep17,14,21,28)