

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: ESTATE OF Brian Baldwin
All creditors of the estate of Brian Baldwin, 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 2nd day of January 2013
Sara Baldwin,
Executor
PO Box 414
Rockford, AL 35136
TJJan16,23,30Feb13

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: ESTATE OF Wayne Garrett
All creditors of the estate of Wayne Garrett, 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 14th day of January 2013
Ruby Garrett,
Executor
PO Box 382
Hiwassee, GA 30546
TJJan16,23,30Feb13

NOTICE OF SALE UNDER POWER GEORGIA, TOWNS COUNTY

Because of default in the payment of the indebtedness secured by a Security Deed executed by Derek D Taylor and Mary Ann W Taylor to National City Mortgage Co. dated May 12, 2003 in the amount of \$121,800.00, and recorded in Deed Book 273, Page 15, and recorded in Deed Book 273, Page 15, as last transferred to PNC Bank, National Association by assignment; the undersigned, PNC Bank, National Association pursuant to said deed and the note thereby secured, has declared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said deed, will on the first Tuesday in February, 2013, at 10:00 a.m. at the Courthouse door in Towns County, sell at public outcry to the highest bidder for cash, the property described in said deed to-wit:
All that tract or parcel of land lying and being in Land Lot 125, 17th District, 1st Section, Towns County, Georgia, containing 2.413 acres as shown on a plat of survey by Tamox Associates, Inc., dated 9/24/99, recorded in Plat Book 24, page 164, Towns County, Georgia, and which is incorporated herein by reference. The property is subject to the overhead power lines and power pole as shown on said plat.
This tract has the property address of 1988 Barrett Rd, Hiwassee, Georgia, together with all fixtures and other personal property conveyed by said deed.
The sale will be held subject to any unpaid tax assessments, liens, encumbrances, assessments, protective covenants or restrictions, liens, and other superior matters of record which may affect said property.
The sale will be conducted subject to (1) to 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 first set out above.

Notice has been given in intention to collect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a).

Said property will be sold as the property of Derek D Taylor and Mary Ann W Taylor and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the Security Deed and the note thereby secured. PNC Bank, National Association Attorney in Fact for Derek D Taylor and Mary Ann W Taylor
McCurdy & Candler, L.L.C.
(404) 373-1612
Towns County Herald
Publication Dates: 12-12-2012, 12-19-2012, 12-26-2012, 01-02-2013
File No. 12-02123 PHM/keymore

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
TJJan16,23,30Feb13

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: Estate of Stanley W. Roseberry
All debtors and creditors of the estate of Stanley W. Roseberry, 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 17th day of January, 2013.
Julie Mathis, Executor
1419 Summit Trce
Hiwassee, GA 30546
TJJan23,30Feb13

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: Estate of Dorothy Louise Mathis
All debtors and creditors of the estate of Dorothy Louise Mathis, 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 15th day of January, 2013.
Julie Mathis, Executor
1419 Summit Trce
Hiwassee, GA 30546
TJJan23,30Feb13

PUBLIC COMMENT NOTICE 0000301-PE TOWNS COUNTY, PH 0000301

Public comment notice is given that Surface Transportation Program funding in the total amount of \$30,000, is being added to the State Transportation Improvement Program for the Preliminary Engineering of Georgia Department of Transportation Project PH 0000301; is the Bridge Replacement located at SR 17- SR 75 @ HIWASSEE RIVER NEAR HIWASSEE. The total PE estimate is \$30,000.
Such notice is required by the MAP-21 federal transportation law. Comments should be directed to Cindy Van Dyke, State Planning Administrator, at One Georgia Center, 600 West Peachtree St. NW, Atlanta, Georgia 30308.
TJJan23,30

PUBLIC COMMENT NOTICE 0000302-PE TOWNS COUNTY, PH 0000302

Public comment notice is given that Surface Transportation Program funding in the total amount of \$30,000, is being added to the State Transportation Improvement Program for the Preliminary Engineering of Georgia Department of Transportation Project PH 0000302; is the Bridge Replacement located at SR 17- SR 75 @ HIWASSEE RIVER NEAR HIWASSEE. The total PE estimate is \$30,000.
Such notice is required by the MAP-21 federal transportation law. Comments should be directed to Cindy Van Dyke, State Planning Administrator, at One Georgia Center, 600 West Peachtree St. NW, Atlanta, Georgia 30308.
TJJan23,30

PUBLIC COMMENT NOTICE 0000303-PE TOWNS COUNTY, PH 0000303

Public comment notice is given that Surface Transportation Program funding in the total amount of \$30,000, is being added to the State Transportation Improvement Program for the Preliminary Engineering of Georgia Department of Transportation Project PH 0000303; is the Bridge Replacement located at SR 66 @ BRASSTOWN CREEK 5 MI NW OF YOUNG HARRIS. The total PE estimate is \$30,000.
Such notice is required by the MAP-21 federal transportation law. Comments should be directed to Cindy Van Dyke, State Planning Administrator, at One Georgia Center, 600 West Peachtree St. NW, Atlanta, Georgia 30308.
TJJan23,30

PUBLIC COMMENT NOTICE 0000304-PE TOWNS COUNTY, PH 0000304

Public comment notice is given that Surface Transportation Program funding in the total amount of \$30,000, is being added to the State Transportation Improvement Program for the Preliminary Engineering of Georgia Department of Transportation Project PH 0000304; is the Bridge Replacement located at SR 66 @ BRASSTOWN CREEK 5 MI NW OF YOUNG HARRIS. The total PE estimate is \$30,000.
Such notice is required by the MAP-21 federal transportation law. Comments should be directed to Cindy Van Dyke, State Planning Administrator, at One Georgia Center, 600 West Peachtree St. NW, Atlanta, Georgia 30308.
TJJan23,30

PUBLIC COMMENT NOTICE 0000305-PE TOWNS COUNTY, PH 0000305

Public comment notice is given that Surface Transportation Program funding in the total amount of \$30,000, is being added to the State Transportation Improvement Program for the Preliminary Engineering of Georgia Department of Transportation Project PH 0000305; is the Bridge Replacement located at SR 66 @ BRASSTOWN CREEK 5 MI NW OF YOUNG HARRIS. The total PE estimate is \$30,000.
Such notice is required by the MAP-21 federal transportation law. Comments should be directed to Cindy Van Dyke, State Planning Administrator, at One Georgia Center, 600 West Peachtree St. NW, Atlanta, Georgia 30308.
TJJan23,30

REQUEST FOR BIDS

Request for Bid (RFB) - General Contractor Services for the Addition and Renovation of the existing City Hall in the City of Young Harris, Georgia
Bid Synopsis
The City of Young Harris is soliciting qualified sealed proposals from qualified professional Contractors for the Addition and Renovation of the existing City Hall in Young Harris, Georgia. The Project has an anticipated cost range of between \$25,000 and \$50,000. The City of Young Harris in accordance with Title VI of the Civil Rights Act of 1964 and 78 Code 252, 42 USC 20004-2 and Title 49, Code of Federal Regulations, Subtitle A, Office of the Secretary, part 21, Nondiscrimination in State of Georgia programs issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, or national origin in consideration for the award of a contract.
Sealed bids will be received at the City of Young Harris City Hall, located at 5187 Maple Street, Young Harris, Georgia 30582 (706-378-3171) by no later than 1:50 pm on February 29, 2013. A complete bid package (one set of construction drawings and a CD of PDF files (drawings and specs) may be obtained (picked-up only) from the City Clerk at City Hall, Young Harris, Georgia on February 25th, 2013. A complete set of bid documents (Drawings and Specifications) is \$50 and is non-refundable (payable to the City of Young Harris). All questions, clarifications and requests for information should be directed to: Principal, R Design Works, P.O. Box 441, Morganton, Georgia 30560 (Ph) 706-374-4300, email, riaros@rdesignworks.com in writing by 5 PM (EST) on February 25th, 2013.
Bid Start Date: 01/10/2013
Bid End Date: 02/15/2013
TJJan16,23,30Feb13

NOTICE OF SALE UNDER POWER GEORGIA, TOWNS COUNTY

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Norman W Hincken to Mortgage Electronic Registration Systems, Inc., dated September 28, 2007, in Deed Book 417, Page 722, Towns County, Georgia Records, as last transferred to M&T Bank by assignment recorded in Deed Book 525, Page 828, Towns County, Georgia Records, conveying the following described property, the undersigned, as Attorney-in-Fact for William S. Mulkey and Heather R. Astin or tenant(s), will on the first Tuesday in February, 2013, at 10:00 a.m. at the Courthouse door in Towns County, Georgia, sell at public outcry to the highest bidder for cash, the property described in said deed to-wit:
All that tract or parcel of land lying and being in Land Lot 125, 17th District, 1st Section, Towns County, Georgia, containing 2.413 acres as shown on a plat of survey by Tamox Associates, Inc., dated 9/24/99, recorded in Plat Book 24, page 164, Towns County, Georgia, and which is incorporated herein by reference. The property is subject to the overhead power lines and power pole as shown on said plat.
This tract has the property address of 1988 Barrett Rd, Hiwassee, Georgia, together with all fixtures and other personal property conveyed by said deed.
The sale will be held subject to any unpaid tax assessments, liens, encumbrances, assessments, protective covenants or restrictions, liens, and other superior matters of record which may affect said property.
The sale will be conducted subject to (1) to 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 first set out above.

Notice has been given in intention to collect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a).

Said property will be sold as the property of Derek D Taylor and Mary Ann W Taylor and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the Security Deed and the note thereby secured. PNC Bank, National Association Attorney in Fact for Derek D Taylor and Mary Ann W Taylor
McCurdy & Candler, L.L.C.
(404) 373-1612
Towns County Herald
Publication Dates: 12-12-2012, 12-19-2012, 12-26-2012, 01-02-2013
File No. 12-02123 PHM/keymore

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NOTICE OF SALE UNDER POWER GEORGIA, TOWNS COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from JAMES A. WAGES SR. AND SANDRA FAY WAGES TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYSIDE HOME LOANS SERVICING, LP, dated May 30, 2008, recorded June 11, 2008, in Deed Book 435, Page 467-473, Towns County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Seventeen Thousand One Hundred Eight and 00/100 Dollars (\$217,068.00), with interest thereon as provided therein, said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of 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 and Note.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named creditor 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 and by an inspection of the property; any 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 part in possession of the property is JAMES A. WAGES SR. AND SANDRA FAY WAGES, ES-TATE AND/OR HEIRS-AT-LAW OF JAMES A. WAGES, or tenant(s).
The sale will be conducted subject to (1) to final confirmation and audit of the status of the loan with the holder of the Security Deed and (2) to final confirmation and audit of the status of the loan with the holder of the security deed first set out above.

Notice has been given in intention to collect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a).

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To the best of the knowledge and belief of the undersigned, the owner and part in possession of the property is JAMES A. WAGES SR. AND SANDRA FAY WAGES, ES-TATE AND/OR HEIRS-AT-LAW OF JAMES A. WAGES, or tenant(s).
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To the best of the knowledge and belief of the undersigned, the owner and part in possession of the property is JAMES A. WAGES SR. AND SANDRA FAY WAGES, ES-TATE AND/OR HEIRS-AT-LAW OF JAMES A. WAGES, or tenant(s).
The sale will be conducted subject to (1) to final confirmation and audit of the status of the loan with the holder of the Security Deed and (2) to final confirmation and audit of the status of the loan with the holder of the security deed first set out above.

Notice has been given in intention to collect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a).

Said property will be sold as the property of Derek D Taylor and Mary Ann W Taylor and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the Security Deed and the note thereby secured. PNC Bank, National Association Attorney in Fact for Derek D Taylor and Mary Ann W Taylor
McCurdy & Candler, L.L.C.
(404) 373-1612
Towns County Herald
Publication Dates: 12-12-2012, 12-19-2012, 12-26-2012, 01-02-2013
File No. 12-02123 PHM/keymore

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
TJJan16,23,30Feb13

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF TOWNS

By virtue of a Power of Sale contained in that certain Security Deed from William S. Mulkey and Heather R. Astin to GreenPoint Credit, LLC, dated July 18, 2001 and recorded in Deed Book 232, Page 183, in the Office of the Clerk of Superior Court of Towns County, Georgia, said Security Deed having been given to secure a Note dated, July 15, 2001, in the original principal amount of Seventy Six Thousand Four Hundred Sixty Two and 71/100 Dollars (\$76,462.71) with interest thereon as provided therein, having been last sold, assigned and transferred to Wells Fargo Bank N.A., as Trustee on behalf of Madison Avenue Manufactured Housing Contract Trust 2002-A, Manufactured Housing Contract Asset-Backed Certificates, Series 2002-A, will be sold at public outcry to the highest bidder for cash before the courthouse door of Towns County, Georgia, within the legal hours of sale on the first Tuesday in February, 2013, regarding the following described property:
All that tract or parcel of land lying and being in the 18th District, 1st Section, Land Lot 4, Towns County, Georgia, containing 0.50 acres, more or less, and being Lot 6 on a Plat of Survey by B. Gregory County Surveyor, dated October 23, 1987, recorded in Plat Book 11, Page 251, Towns County records, which description on said plat is incorporated herein by reference and made a part hereof. The grantor grants to a perpetual easement for ingress and egress to the above described property along the 30 foot road easement as shown on said plat. The property is conveyed subject to the easement to Blue Ridge Mountain Electric Membership Corporation.
Said property is commonly known as 2558 Ruby Rd., 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 and Note, including but not limited to the nonpayment of the indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees and all other payments provided for under the terms of the Security Deed and Note.
Said property will be sold subject to the following items which may affect the title of said property: zoning ordinances, matters which would be disclosed by an accurate survey and by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way 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 part in possession of the property is William S. Mulkey and Heather R. Astin or tenant(s).
Wells Fargo Bank N.A., as Trustee on behalf of Madison Avenue Manufactured Housing Contract Trust 2002-A, Manufactured Housing Contract Asset-Backed Certificates, Series 2002-A as Attorney-in-Fact for William S. Mulkey and Heather R. Astin Contact: Topping & Associates, LLC 1930 N. Druid Hills Rd., Suite B Atlanta, Georgia 30319 (404) 728-2000
Ad Run Dates: 1/9/13; 1/16/13; 1/23/13; and 1/30/13
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
TJJan16,23,30Feb13

NOTICE OF SALE UNDER POWER GEORGIA, TOWNS COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from JAMES A. WAGES SR. AND SANDRA FAY WAGES TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYSIDE HOME LOANS SERVICING, LP, dated May 30, 2008, recorded June 11, 2008, in Deed Book 435, Page 467-473, Towns County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Seventeen Thousand One Hundred Eight and 00/100 Dollars (\$217,068.00), with interest thereon as provided therein, said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale,