

Towns County Herald

Legal Notices for February 12, 2014

STATE OF GEORGIA COUNTY OF TOWNS

NOTICE TO DEBTORS AND CREDITORS

RE: ESTATE OF Robert Stephen Daniels, Jr. All debtors and creditors of the estate of Robert Stephen Daniels, Jr., 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 undersigned.

This 22 day of January, 2014.

Stephanie Lawson
2220 Wallace Branch Road
Plant City, FL 33565
813-470-0041

T(Jan29, Feb5, 12, 19)B

NOTICE TO CREDITORS AND DEBTORS

STATE OF GEORGIA COUNTY OF TOWNS

RE: ESTATE OF TERRANCE LEE PROFILIO

All creditors of the Estate of Terrance Lee Profilio, late of Towns County, Georgia, deceased, 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.

This 21st day of January, 2014.

Betty J. Sprinkles
1145 Sunnyside Road
Hiawassee, Georgia 30546
706-896-3954

T(Jan29, Feb5, 12, 19)B

NOTICE OF ELECTION OF BLUE RIDGE MOUNTAIN SOIL AND WATER CONSERVATION DISTRICT SUPERVISOR

February 3, 2014

To all qualified voters in Towns County:

Notice is hereby given that on November 4, 2014, a nonpartisan election will be held to elect one supervisor(s) from Towns County in the Blue Ridge Mountain Soil and Water Conservation District. District Supervisors serve as unpaid state officials who represent their counties in support of soil and water conservation activities.

March 7, 2014, is the last day on which nominations for candidates for the election will be accepted. The signatures of at least 25 qualified electors of the county are required to nominate a candidate. Candidates must also be qualified electors of the county. Nominating petitions must be received in the office of the Towns County Election Superintendent at 48 River Street, Suite B, Hiawassee, GA not later than 12:00 noon on March 7, 2014. Petitions may be obtained from the Conservation Commission at the address below, from the Commission's website at www.gaswcc.org or from the Election Superintendent of Towns County.

STATE SOIL AND WATER CONSERVATION COMMISSION

Brent L. Dykes, Executive Director
4310 Lexington Road
P. O. Box 8024
Athens, GA 30603

T(Feb5, 12)B

NOTICE STATE OF GEORGIA COUNTY OF TOWNS

Notice is hereby given that the business operated at: 2064 Highway 76, Hiawassee, Georgia, 30546, in the trade name of Chatuge Barber Shop is owned and carried on by Jimmy Dwight Wilson, whose mailing address is PO Box 636, Hiawassee, GA 30546, and the statement relating thereto required by Official Code of Georgia 10-1-490 has been filed with the Clerk of Superior Court of Towns County Georgia.

Jimmy Dwight Wilson, Owner
PO Box 636
Hiawassee, Georgia 30546
706-896-1560

T(Feb5, 12)P

NOTICE OF SALE UNDER POWER GEORGIA, TOWNS COUNTY

By virtue of the power of sale contained in a Security Deed from Curtis M. Shell to Mortgage Electronic Registration Systems Inc., as nominee for Homestar Financial Corp., its successors and assigns dated October 1, 2010 recorded in Deed Book 482, Page 216, Towns County Records, and last assigned to JPMorgan Chase Bank, National Association, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-THREE THOUSAND FOUR HUNDRED NINETEEN AND 00/100 (\$183,419.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash, before the Courthouse door of Towns County, Georgia, during the legal hours of sale on the first Tuesday, March 4, 2014 the following described property, to wit:

All that tract or parcel of land lying and being in Land Lots 8 and 9, 17th District, 1st Section of Towns County, Georgia, being Lot 17 of Standing Meadows Subdivision, Phase I, as shown on a plat of survey by Landtech, Inc., dated June 28, 2004, and recorded in Plat Book 32, Page 176, Towns County, Georgia Records, which description is incorporated herein by reference and made a part hereof.

Property is conveyed subject to rights of way and easements as shown on said plat. Property is conveyed subject to Declaration and Restrictive Covenants recorded in Deed Book 309, Page 126, Towns County Georgia Records.

The Debt secured by said Security Deed has been and is hereby declared due because of nonpayment of the indebtedness when due and in the manner provided in the Note and Security Deed. The debt remaining in default, the sale will be made for the purpose of paying the same and all expenses of 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 will be sold subject to any outstanding ad valorem taxes, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is Curtis M. Shell or, a tenant or tenants, and said property was or is commonly known as 2417 Meadow Ridge Court, Young Harris, GA 30582.

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.

JPMorgan Chase Bank, National Association

As Attorney in Fact for
Curtis M. Shell
Martin & Brunavs
2800 North Druid Hills Rd.
Building B, Suite 100
Atlanta, GA 30329
(404) 982-0088

M&B File No.: 14-21517

Publication Dates: February 6, 13, 20, 27, 2014

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

T(Feb5, 12, 19, 26)B

NOTICE OF SALE UNDER POWER GEORGIA, TOWNS COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from JEANNE L. MATHENY AND R. DWIGHT MATHENY to BANK OF AMERICA, N.A., dated October 1, 2007, recorded October 8, 2007, in Deed Book 417, Page 816 Modified at Book 542 page 274, 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 Fifty-Three Thousand and 00/100 dollars (\$153,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to BANK OF AMERICA, N.A., there 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 March, 2014, 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 THE 18TH DISTRICT 1ST SECTION, LAND LOT 3, TOWNS COUNTY, GEORGIA, BEING LOT 17 OF BELL CREEK COVE SUBDIVISION PREPARED BY NORTH STAR LAND SURVEYING INC., W. GARY KENDALL, RLS#2788, DATED MAY 24, 2004 AND RECORDED IN PLAT BOOK 322, PAGE 194-195 OF TOWNS COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE. As More COMPLETELY DESCRIBED IN MODIFICATION AGREEMENT RECORDED AT BOOK 542 PAGE 274, TOWNS COUNTY RECORDS.

Said legal description being controlling, however the property is more commonly known as LOT 17 BELL CREEK COVE, 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 and Note. 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 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 JEANNE L. MATHENY AND R. DWIGHT MATHENY, 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: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, PTX-A-274, Plano, TX 75024, Telephone Number: 800-846-2222.

BANK OF AMERICA, N.A.

as Attorney in Fact for
JEANNE L. MATHENY AND R. DWIGHT MATHENY

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, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092

Telephone Number: (877) 813-0992 Case No. BAC-14-00269-1

Ad Run Dates 02/05/2014, 02/12/2014, 02/19/2014, 02/26/2014

www.rubinlublin.com/property-listings.php

T(Feb5, 12, 19, 26)B