

Towns County Herald

Legal Notices for February 26, 2014

NOTICE OF INCORPORATION

Notice is given that Articles of Incorporation that will incorporate Georgia Mountain Apple Pie, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Corporation Code. The initial registered office of the corporation is located at 108 Wrights Meadow Drive, Young Harris, Georgia 30582 and its initial registered agent at such address is Sharon F. Wright.

T(Feb26,Mar5)P

NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION

Notice is given that a notice of intent to dissolve The Terraces at Town Centre, Inc., a Georgia Corporation, with its registered office at 150 South Main Street, Ste. D, Hiawassee, Georgia 30546, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code.

T(Feb26,Mar5)P

NOTICE

(For Discharge from Office and all Liability)

PROBATE COURT OF TOWNS COUNTY

RE: PETITION OF KELLY SMITH FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF WILLIAM E. MEASON, DECEASED.

TO: All Interested parties

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 March 10, 2014.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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

PROBATE JUDGE

By: Kerry L. Berrong

PROBATE CLERK/DEPUTY CLERK

48 River St. Suite C

Hiawassee, GA 30546

ADDRESS

706-896-3467

TELEPHONE NUMBER

T(Feb26)B

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