Towns County Herald

Legal Notices for November 26, 2014

NOTICE TO DEBTORS AND CREDITORS State of Georgia County of Towns RE: Estate of Gary Allan Lee All creditors of Gary Allan Lee, 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 navement to be undersigned payment to the undersigned. This the 30 day of October, 2014. Patricia P. Lee Personal Representative 1303 Pioneer Trail Hiawassee, GA 30546

706-896-9925

NOTICE TO DEBTORS AND CREDITORS State of Georgia County of Towns

County of Iowns RE: Estate of William Alvis Stafford All creditors of William Alvis Stafford, de-ceased, 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 Indebted to said estate are required to i immediate payment to the undersigned. This the 30 day of October, 2014. Jack Stafford Personal Representative 2372 Moccasin Creek Road Clarkesville, GA 30523

770-380-3389 T(Nov5,12,19,26)P

NOTICE TO CREDITORS AND DEBTORS All creditors of the estate of Inez Townsend, 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 31st day of October, 2014 Beverly Messer & Patricia Clayton Eventhere Executors 863 Crane Creek Road Young Harris, GA 30582 706-379-1932

NOTICE TO DEBTORS AND CREDITORS

T/Nov12 19 26 Dec3)B

NOTICE TO DEBTORS AND CREDITORS State of Georgia County of Towns RE: Estate of Mary Frances Griffith All creditors of Mary Frances Griffith, de-ceased, late of Towns County, Georgia, are ceased, late or lowins 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 the 17th day of November, 2014. Russell M. Stookey, Attorney at Law Personal Representative P.O. Box 310 Hiawassee, GA 30546 706-896-2241

NOTICE OF INCORPORATION

T(Nov26,Dec3,10,17)P

NOTICE OF INCORPORATION Notice is given that Articles of Incorporation which will incorporate, Scenic Views Property Owners Association, Inc. has been delivered to the Secretary of State for filing in accordance with the Georgia Non-Profit Corporation Code. The initial registered office of the corporation is located at 150 South Main Street, Suite D, Hiawassee, Georgia 30546 and the initial registered agent at such address is Bruce L. Ferguson. Twords Desage T(Nov26,Dec3)P

NOTICE OF INCORPORATION

Notice is given that articles of incorporation that will incorporate Kats N Dawgs Helping Hand, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code and its initial registered agent at such address is William R. Hall, 118 N. Main Street, Hiawassee, GA 30546.

NOTICE OF LEGAL STATE OF GEORGIA

COUNTY OF TOWNS

The Towns County Water and Sewerage Author-ity has declared surplus a 1997 Ford F250 7.3 Liter Powerstroke Diesel Truck with mileage Liter Powerstroke Diesel Iruck with mileage of 221,747. Towns County Water will accept sealed bids at the Authority office, 1224 Jack Dayton Circle, Young Harris GA 30582 or by mail P.O. Box 8, Young Harris GA 30582. Bids will be accepted until 4 p.m., December 17, 2014. Late bids will NOT be accepted. Bids will be opened at 4:30 p.m. On December 17th. The truck is be-ion sold AS 15 with NO warranty Acceptance and a solution of becentile fruit. The fuck is be-ing sold AS IS with NO warranty. Acceptance of the bid is final. The truck may be inspected by appointment by calling (706) 896-4372. The Authority reserves the right to reject any and all bids.

T(Nov26,Dec3,10,17)B NOTICE OF LEGAL

NOTICE OF LEGAL STATE OF GEORGIA COUNTY OF TOWNS The Towns County Water and Sewerage Au-thority has declared surplus a 2001 Dodge 2500 5.9 liter Cummins Diesel Truck with mile-age of 225,719. Towns County Water will ac-cept sealed bids at the Authority office, 1224 Jack Dayton Circle, Young Harris GA 30582 or by mail P.O. Box 8, Young Harris GA 30582. Bids will be accepted until 4 p.m., December 17. 2014. Late bids will NOT be accented. Bids Bids will be accepted until 4 p.m., December 17, 2014. Late bids will NOT be accepted. Bids will be opened at 4:30 p.m. On December 17th. The truck is being sold AS IS with NO warranty. Acceptance of the bid is final. The truck may be inspected by appointment by calling (706) 896-4372. The Authority reserves the right to reject our and all bids

NOTICE OF FORECLOSURE SALE UNDER POWER TOWNS COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

THAT PURPOSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by Jack Clif-ford Shook, II and Bridget M. Shook to Mort-gage Electronic Registration Systems, Inc., as nominee for SunTrust Mortgage, Inc., dated January 31, 2005, and recorded in Deed Book 326, Page 266, Towns County, Georgia Records, as last transferred to Federal National Mort-gage Association ("FNMA") by assignment re-corded on October 13, 2014 in Book 556 Page 194 in the Office of the Clerk of Superior Court of Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hun-dred Twenty-Four Thousand and 0/100 dollarst (\$224,000.00), with interest thereon as set

in the original principal amount or two nun-dred Twenty-Four Thousand and 0/100 dollars (\$224,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Towns County, Georgia, within the legal hours of sale on December 2, 2014, the following described property: All that tract or parcel of land lying and being in Land Lot 5, 17th District, 1st Section, Towns County, Georgia, containing 1.00 acre, more or less, as shown on a plat of survey by Blairsville Surveying Co., Robert J. Breedlove. G.R.L.S. No. 2228, dated April 9, 1999, and recorded in Towns County Records in Plat Book 25, Page 83. Said plat is incorporated herein, by refer-ence hereto, for a full and complete descrip-tion of the above described property. Previously reserved in Warranty Deed re-corded in Towns County Records in Deed Book 186, Page 784, is a non-exclusive easement

cordea in lowns county Records in Deea Book 186, Page 784, is a non-exclusive easement of ingress and egress and for the installation and maintenance of utilities over, above and across the thirty foot access and utility ease-ment running from Barnard Road through the above described property as shown on said plat of survey, and which presently serves other property.

plat of survey, and which presently serves other property. Subject to all easements, restrictions and rights-of-way as shown on said plat. Subject to electric line right-of-way easement to Blue Ridge Mountain Electric Membership Corporation Recorded in Towns County Re-cords in Deed Book 107, Pages 179-180 and in Deed Book 104, Pages 360-361. Subject to easement shown in Warranty Deed recorded in Towns County Records in Deed Book 104, Page 359. Subject to encroachment of fence as shown on

Book 104, Page 359. Subject to encroachment of fence as shown on plat recorded in Towns County Records in Plat Book 25, Page 83. The debt secured by said Security Deed 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 Secu-rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given).

In security beed and by law, including attoi-ney's fees having been given). Your mortgage servicer can be contacted at (866) 570-5277 - Loss Mitigation Dept, or by writing to 14523 SW Millikan Way, Ste 200, Beaverton, Oregon 97005, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the prop-erty, 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 under-signed, the party in possession of the property

is a contract of the second se

firmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirma-tion and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by

Federal National Mortgage Association ("FNMA") as Attorney in Fact for Jack Clifford Shook, II and Bridget M. Shook. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310

Suite 310 Atlanta, GA 30341

404-789-2661 B&S file no.: 14-21326 N(Nov5,12,19,26)B

NOTICE OF SALE UNDER POWER STATE OF GEORGIA

COUNTY OF TOWNS Under and by virtue of the power of sale con-tained in that certain Security Deed from Rudy Roach (together, "Grantor"), to and in favor of United Community Bank ("Original Lender"), Security Deed from Rudy Roach to United Community Bank dated May 23, 2008 and recorded on June 03, 2008 in Deed Book 434, Page 682, Towns County, Georgia Records, as re-recorded on October 10, 2013 in Deed Book 542, Page 236, aforesaid records, as last modi-fied by that certain Modification of Security Deed dated November 28. 2011 and recorded COUNTY OF TOWNS Deed dated November 28, 2011 and recorded in Deed Book 505, Page 335, (collectively, the "Security Deed"); as assigned from United Community Bank, a Georgia Banking Corpora-tion to Great 0ak GA Lender LLC, dated June 21, 2013 and recorded on July 8, 2013 in Deed Book 537, Page 52, as assigned from Creat Book 537, Page 62, as assigned from Great Oak GA Lender LLC to Great Oak GA Owner LLC Oak GA Lender LLC to Great Oak GA Owner LLC to be recorded in aforesaid records, securing that certain promissory note dated May 23, 2008 in the principal amount of One Hundred Fifty Thousand Nine Hundred Ninety-Four and No/100 (S150,994.00) as last modified by that certain Promissory Note dated September 15, 2011 in the outstanding principal amount of \$145,542.00; there will be sold at public out-cry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for cash petroe the Courthouse door in the highest bidder for cash between the legal hours for sale before the Courthouse door in Towns County, Georgia, on the first Tuesday in December, 2014, the following described prop-erty (the "Premises") to wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 152 AND 115, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEOR-GIA, CONTAINING 18.606 ACRES, AS SHOWN ON A PLAT OF SURVEY BY TAMROK ENGINEERING, INC., TOMMY J. PHILIPS, R. S., DATED MARCH 22, 1988, RECORDED IN PLAT BOOK 11, PAGE 87, TOWNS COUNTY RECORDS WHICH DESCRIP-TION ON SAUP LAT IS INCORPORATED HEREIN 87, IOWNS COUNTY RECORDS WHICH DESCRIP-TION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 153 AND 154, 18 DIS-TRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 18,612 ACRES, AS SHOWN ON A CONTÁINING 18.612 ACRES, AS SHOWN UN A PLAT OF SURVEY BY TAMROK ENGINEERING, INC., TOMWY J. PHILLIPS, R. S., DATED MARCH 22, 1988, RECORDED IN PLAT BOOK 11, PAGE 88, TOWNS COUNTY RECORDS WHICH DESCRIP-TION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. FURTHER LESS AND EXCEPT that property, if current eding and the second ALL THAT TRACT OR PARCEL OF LAND CON-TAINING 1.033 ACRES AND CONVEYED IN A QUIT CLAIM DEED FROM RUDY ROACH TO JANA ROACH HUSSION DATED MARCH 15, 2007 AND FILED AND RECORDED MARCH 15, 2007 AT DEED BOOK 400, PAGES 118-119, TOWNS COUNTY, GEORGIA RECORDS. ALL THAT TRACT OR PARCEL OF LAND CON-TAINING 11.101 ACRES AND CONVEYED IN A WARRANTY DEED FROM RUDY ROACH TO CARL MENDIE DATED OCTOBER 4, 2006 AND FILED WARRANTY DEED FROM RUDY ROACH TO CARL MENDLER DATED OCTOBER 4, 2004 AND FILED AND RECORDED OCTOBER 4, 2004 AT DEED BOOK 315, PAGES 769-770, TOWNS COUNTY, GEORGIA RECORDS. ALL THAT TRACT OR PARCEL OF LAND CON-TAINING 1.174 ACRES AND CONVEYED IN A WARRANTY DEED FROM RUDY ROACH TO CART MENDLER DATED MARCH 17, 2004 AT DEED BOOK 298, PAGE 457, TOWNS COUNTY, GEOR-GIA RECORDS. GIA RECORDS. together with all rights easements, appurteugenier with an rights easements, appunct-nances, royalties, mineral rights, oil and as rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and re-placements that may now, or at any time in the future, be part of the real estate described above. The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now fore-closable according to its terms. Accordingly, the Premises will be sold at public outcry put The Premises will be sold at public outry pur-suant to the terms of the power of sale pro-vided in the Security Deed. The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect therefore thereto. thereto. The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as pro-vided in the Note and Security Deed. The Prem-ises shall be sold as the property of Grantor, subject to all restrictions, easements and other Subject to an restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is sub-ject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises. The entity that has full authority to negotiate, mend medic all towards the methods. amend, and modify all terms of the mortgage with the debtor is: Great Oak GA Owner LLC c/o Hudson Realty Capital, LLC, Edward Wacker, 5-9 Union Square West, Sixth Floor, New York, New York 10003; (239) 288-4454. Please understand that the secured creditor is not re-

TOWNS COUNTY DECEMBER 2014 TAX SALE SHERIFF'S SALE

BRUCE ROGERS EX-OFFICIO SHERIFF STATE OF GEORGIA

STATE OF GEORGIA COUNTY OF TOWNS Under and by virtue of certain tax FI.Fa.'s issued by the Tax Commissioner of Towns County, Georgia, in favor of the State of Georgia and County of Towns against the fol-lowing named persons and the property as described im-mediately below their respective name(s). There will be sold for cash or certified funds at public outcry, before the Courthouse door in Hiavassee, Towns County, Georgia, between the legal hours of sale, on the first Tuesday in December 2014, the same December 2, 2014.

2014

The following property will be sold between the legal hours of sale, 10:00 AM and 4:00 PM. The below listed and described properties, or as much thereof as will satisfy the State and County tax execution on the respective indithe state and county tax execution on the respective indi-vidual and property. The properties hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in Towns County, State of Georgia. The years for which said FLFa's are issued and levied are stated below the name of the owner in each case.

the owner in each case. This is a buyer beware sale and all property will be sold as is. The Tax Commissioner makes no warranty, neither expressed nor implied, as to title, and all properties are subject to all recorded covenants, easements, and right of ways. Properties are sold under the power of a tax sale

Of ways, Properties are sold linker ine power of a loss are deed with specific rights of redemption. Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer cost, all taxes, advertising cost and recording fees. Pursuant to Georgia Law, pay-ment will be required within one (1) hour of the completion of the tax reals in the source to bid in our teneordu paid the source that the source of the tax reads and the source of the tax reads. of the tax sale. In the event a bid is not properly paid, the property shall be re-offered at 2:00 PM on the day of the sale, or the following day that being December 3, 2014.

File #-- 2 Map/Parcel Number: 51A 95 Defendant(s) in FiFa: Armstrong, Brett & Karen Armstrong

Defendant(s) in FiFa: Armstrong, Brett & Karen Armstrong Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 396/792; 397/462 Property Description: All and only that parcel of land des-ignated as Tax Parcel 51A 95, lying and being in Land Lots 51 & 62 of the 19th Land District, Towns County, Georgia, containing 1.14 acres, more or less, being Lot 13, Block E, Scapstone Community, shown in Plat Book 18, Page 191, the description contained therein being incorporated herein by this reference, described in Deed Book 396, Page 792 & Deed Rook '397 Pane 462 792 & Deed Book 397, Page 462. Years Due: 2009-2012

File #-- 3

Map/Parcel Number: 13A 11 Map/Parcel Number: 13A 11 Defendant(s) in FiFa: Arrowood, Amanda Heir Current Property Owner: Arrowood, Amanda L. Reference Deed: 428/62; 428/60; 428/51; 261/188 Property Description: All and only that parcel of land des-ignated as Tax Parcel 13A 11, lying and being in Land Lots 25-27, 45-47 of the 17th Land District, 1st Section, Towns County, Georgia, being Lot 36, Block E, Crooked Creek Acres, shown in Plat Book 1, Page 153, the description contained therein being incorporated herein by this ref-erence, described in Deed Book 428, Page 62, Deed Book 428, Page 60, Deed Book 428, Page 51, and Deed Book 261, Page 168. Page 188. Years Due: 2009-2012

File #-- 4

Map/Parcel Number: 18C 112 Defendant(s) in FiFa: Arrowood, Amanda Heir Current Property Owner: Arrowood, Amanda L. Reference Deed: 428/62, 428/60, 428/56, 428/54 Property Description: All and only that parcel of land des-ignated as Tax Parcel 18C 112, lying and being in Land Lot 23 of the 17th Land District, 1st Section, Towns County, Georgia, containing 0.50 acres, more or less, the descrip-tion contained therein being incorporated herein by this reference, described in Deed Book 428, Page 62. Years Due: 2009-2012

Hears Succ. Loos Let ... File #-- 6 Map/Parcel Number: 32 5 Defendant(s) in FiFa: Aumiller, Tamara (aka Tamara L.

Aumilier) Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 135/77, 65/421 Property Description: All and only that parcel of land des-ignated as Tax Parcel 32 5, lying and being in Land Lot 162 and 163 of the 17th Land District, 1st Section, Towns County, Georgia, containing 16.4 acres, more or less, being aution of the 74 dance docubied in Dodd Rek 135 Deoc a potion of the 74.4 acres described in Deed Bok 135. Page 77, the description contained therein being incorporat herein by this reference.

Years Due: 2010-2012

File #-- 8 Map/Parcel Number: 9A 42

Defendant(s) in FiFa: Barrett. Jonathtan Clav

Detendant(s) in Fira: barrett, Jonatinan Lay Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 273/545; 273/543; 273/541 Property Description: All and only that parcel of land designated as Tax Parcel 84 42, lying and being in Land Lot 180 of the 17th Land District, Towns County, Georgia, containing 0.5 arc, more or less, described in Deed Book 273, Page 545, Deed Book 273, Page 543, and Deed Book 273, Page 541, the description contained therein being in-corporated herein by this reference. Years Due: 2010-2012

File #-- 9

File #- 9 Map/Parcel Number: 44B 99 Defendant(s) in FiFa: Bartlett, Charles F. Current Property Owner: Shiflett, Lisa Reference Deed: 513/330 Property Description: All and only that parcel of land des-ignated as Tax Parcel 44B 99, lying and being in Land Lot 117 of the 18th Land District, 1st Section, Towns County, Central on the State Sta

Georgia, containing 0.22 arcs, more or less, shown in Plat Georgia, containing 0.22 arcs, more or less, shown in Plat Book 1, Page 332, the description contained therein being incorporated herein by this reference, described in Deed Book 513, Page 330, known as 788 Henson Dr. Years Due: 2010-2012

Flat Source 2010/2012 File #--14 Map/Parcel Number: 5 9 Defendant(s) in FiFa: Chase, William G. Current Property Owner: same as Defendant(s) in FiFa Reference Decd: 92/16 Property Description: All and only that parcel of land des-ingrade as C Parcel 5.9. White and holps in Land Let 141

File #-- 32 Map/Parcel Number: 19 41 A1 Defendant(s) in FiFa: Franklin, Carla Beth (aka Carla Beth

Determinantly in Friz. Frankfilm, daria betin (aka Carla betin Cloer Frankfilm) Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 192/221 Property Description: All and only that parcel of land des-ignated as Tax Parcel 19 41 A1, lying and being in Land Lot 50 of the 17th Land District, 1st Section, Towns County, Coursing and the tax Parcel and the part of the part of the tax Fourier and the part of the tax Parcel and the tax Section and the tax Parcel and the tax Parcel for the tax Section and tax Parcel and the tax Parcel for the tax Section and tax Parcel and the tax Parcel for the tax Section and tax Parcel for the tax Parcel for the tax Section and tax Parcel for the tax Parcel for the tax Section and tax Parcel for the tax Parcel for the tax Section and tax Parcel for the tax Parcel for tax Section and tax Parcel for tax Parcel for tax Section and tax Parcel for tax Parcel for tax Section and tax Section and tax Parcel for tax Section and t So on the Friend Lattice Usatice, is section, rowins country, Georgia, containing 0.514 acres, more or less, being Tract 2, shown in Plat Book 24 page 148, the description con-tained therein being incorporated herein by this reference, described in Deed Book 192, Page 221. Years Due: 2008-2012

File #-- 35

File #-- 35 Map/Parcel Number: 51A 13 Defendant(s) in FiFa: Huco Construction, LLC Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 335/467 Property Description: All and only that parcel of land des-ignated as Tax Parcel 51A 13, lying and being in Land Lot 52 of the 19th Land District, 1st Section, Towns County, Georgia, containing 0.84 acres, more or less, being Lot 10A, Soapstone Community, shown in Plat Book 18, Page 141, the description contained therein being incorporated herein by this reference, described in Deed Book 335, Page 467. Page 467

Years Due: 2010-2012 File #-- 36

File #-- 36 Map/Parcel Number: 19A 2 Defendant(s) in FiFa: JDH Properties LLC Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 374/658, 327/338, 308/390

Reference Deed: 374/656, 327/338, 3308/300 Property Description: All and only that parcel of land des-ignated as Tay Brarel 19A2, Ving and being in Land Lot 52 of the 17th Land District, 1st Section, Towns County, Geor-gia, containing 8.43 acres, more or less, being Tracts 1, 2, 3 & 4, Sunset Bay Condominium "Common Area", shown in Plat Book 32, Page 299, the description contained therein being incorporated herein by this reference, described in Deed Book 374, Page 636. Years Due: 2008-2012w File #- 42 Map/Parcel Number: 12 245 Defendant(s) in Fira: MIA Properties, LLC Current Property Owner: Boldrewood, LLC

Determinanticy in Friz. with Properties, LCC Current Property Owner, Boldrewood, LLC Reference Deed: 497/133 Property Description: All and only that parcel of land designated as Tax Parcel 12 245, lying and being in Land Lot 9 of the 17th Land District, 1st Section, Towns County, County, Countings 0.78 energies on long being being the

Georgia, containing 0.76 acre, more or less, being Lot 45B, Georgia, containing 0.76 acre, more or less, being Lot 45B, The Preserve at Crooked Creek, shown in Plat Book 37, Page 34, the description contained therein being incor-porated herein by this reference, described in Deed Book 497, Page 133. Years Due: 2009-2011 Eile #... 46

File #-- 46

Map/Parcel Number: 44 66 Defendant(s) in FiFa: Northland Financial Serv (a/k/a Northland Financial Services, LLC) Current Property Owner: Northland Financial Services,

Reference Deed: 472/747

Reterence Dect: 47/2747 Property Description: All and only that parcel of land desig-nated as Tax Parcel 44 66, lying and being in Land Lots 109 & 120 of the 18th Land District, 1st Section, Towns County, Georgia, containing 9.99 acres, more or less, shown in Plat Book 28, Page 266, the description contained therein being incorporated herein by this reference, described in Deed Book 472, Page 747. Years Due: 2010-2012 File #-. 47

File #-- 47 Map/Parcel Number: 19B 170 Defendant(s) in FiFa: Northland Title Pawn, LLC Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 448/670

Reference Deed: 448/670 Property Description: All and only that parcel of land des-ignated as Tax Parcel 198 170, lying and being in Land Lot 51 of the 17th Land District, 1st Section, Towns County, Georgia, containing 1.36 acres, more or less, being Lot 3, Block H, Lake Forest Estate, shown in Plat Book 17, Page 300 mm reactive states in the real being incorporated herein being incorporated herein being incorporated herein by this reference, described in Deed Book 448, Page 670, known as 2485 US Hwy 78. Years Due: 2009-2012

File #-- 48 Map/Parcel Number: 7 110B

Map/rate: Nulliver, 11105 Defendant(s) in FiFa: Owenby, Roger Lee Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 411/513 Property Description: All and only that parcel of land designated as Tax Parcel 7 1108, lying and being in Land Lot 6 of the 17th Land District, 1st Section, Towns County, Central and Initiation 7.2 General manual parcel being Tard Georgia, containing 1.73 acres, more or less, being Tract Georgia, containing 1.73 acres, more or less, being Tract T-3, shown in Plat Book 37, Page 120, the description con-tained therein being incorporated herein by this reference, described in Deed Book 411, Page 513. Years Due: 2010-2012

File #-- 55

Hins a 55 bit 2012 His #- 55 Map/Parcel Number: 8 61A 2 Defendant(s) in FiRa: Plot, Jeffery Current Property Osmer: same as Defendant(s) in FiFa Reference Deed: 395/39 Property Description: All and only that parcel of land des-ignated as Tax Parcel 8 61A 2, lying and being in Land Lot 66 of the 17th Land District, 1st Section, Towns County, Georgia, containing 1 acre, more or less, shown in Plat Book 28, Page 191, the description contained therein being incorporated herein by this reference, described in Deed Book 395, Page 39, known as 1040 Bryson Road. Years Due: 2008-2012 File #- 56

Tears Jule: 200-2012 File #- 56 Map/Parcel Number: 34B 217 Defendant(s) in FiFa: Rode, Kenneth & Patricia Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 78/299 Property Description: All and only that parcel of land des-instands as "ar Parcel 34B 217. Vino and being in Land Lot

reject any and all bids. 26,Dec3,10,17)B

IN THE PROBATE COURT COUNTY OF TOWNS STATE OF GEORGIA IN RE: ESTATE OF H HAYEN BROWN, DECEASED Estate No. 2014-64 Petition for Letters of Administration

NOTICE

TO: All known and unknown interested parties No. An known and unknown interested parties Sheree R. Dippel has petitioned to be appointed Administrator of the estate of H. Hayen Brown deceased, of said County. (The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby noti-fied to phene gence which celd paties are hereby noti-Te-col.) All interested parties are hereby hou-field 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 December 1, 2014. All identifier objections work he direct under pleadings/objections must be signed under pleadings/objections must be signed under oath 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 pro-bate 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 Judge of the Probate Court Budge of the Probate Court By: Kerry L. Berrong Clerk/Deputy Clerk of the Probate Court 48 River St., Suite C Hiawassee, GA 30546 Address 706-896-3467 Toleshore Number

Telephone Number N(Nov5,12,19,26)B

IN THE PROBATE COURT COUNTY OF TOWNS STATE OF GEORGIA IN RE: ESTATE OF JANET ANN MCNEELY DECEASED ESTATE NO. 2014-62 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

TO: All known and unknown interested parties Annette N. Fisher has petitioned to be ap-pointed Administrator of the estate of Janet Ann McNeely deceased, of said County. (The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in 0.C.G.A. §53-12-261.) All interested parties are berefy notified to show cause why said 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 Decem-ber 1, 2014. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objec-tions, 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 objecrequired amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing.

David Rogers Judge of the Probate Court

By: Kerry L. Berrong Clerk/Deputy Clerk of the Probate Court 48 River St., Suite C Hiawassee, GA 30546 Address 706-896-3467

Telephone Number T(Nov5,12,19,26)B

> quired by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the under-signed, the party in possession of the Premises is Grantor or a tenant or tenants and said prop-et is more commonly known as 1031 Burch erty is more commonly known as 1031 Burch Branch Road, Hiawassee, GA 30546. Great Oak GA Owner LLC

Great Oak GA Owner LLC as Attorney-in-Fact for Rudy Roach Lisa A. Frank, Esq. McCalla Raymer, LLC 900 Holcomb Woods Parkway Roswell, Georgia 30076 (678) 281-6503 ov5,12,19,26)B

ignated as Tax Parcel 5 9, lying and being in Land Lot 141 of the 17th Land District, 1st Section, Towns County, Georgia, containing 6.74 acres, more or less, described in Deed Book 92, Page 16, the description contained therein being incorporated herein by this reference. Years Due: 2006-2012

File #-- 15 Map/Parcel Number: 19 41

Map/ratics indinue: 1941 Defendant(s) in FiFa: Cloer, Betty Ruth, Estate IN REM, Carla Franklin, Executor Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 390/123, N1/416

Property Description: All and only that parcel of land des-Property Description: An and only that parcel of land des-ignated as Tax Parcel 19 41, lying and being in Land Lot 50 of the 17th Land District, 1st Section, Towns County, Geor-gia, containing 2.72 acres, more or less, being a potion of the property described in Deed book 390, Pa ge 123, the description contained therein being incorporated herein by this reference, known as 3630 US Hwy 76. Years Due: 2010-2012

File #-- 16

Hie #- 16 Map/Parcel Number: 19 43 Defendant(s) in FiFa: Cloer, Betty Ruth, Estate IN REM, Carla Franklin, Executor Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 198/624

Reference Deed: 198/624 Property Description: All and only that parcel of land des-ignated as Tax Parcel 19 43, lying and being in Land Lot 50 of the 17th Land District, 1st Section, Towns County, Georgia, containing 1.00 acre, more or less, shown in Plat Book 14 page 101, the description contained therein being incorporated herein by this reference, described in Deed Book 198, Page 624. Years Due: 2010-2012 File #-- 17

File #-- 17 Map/Parcel Number: 9 46A

Defendant(s) in FiFa: Cody, Richard Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 151/70 **Current Prop**

Property Description: All and only that parcel of land des-ignated as Tax Parcel 9 46A, lying and being in Land Lot 78 of the 17th Land District, 1st Section, Towns County, Georof the 17th Land District, is Section, nowns county, eeo-gia, containing 0.045 acre, more or less, being Tract 2 (a Bortion of Lot 9), Highland Oaks Subdivision, shown in Plat Book 32, Page 68, the description contained therein being incorporated herein by this reference, being a portion of Tract 1, containing 9.928 acres, more or less, described in Deed Book 151, Page 70. Years Due: 2006, 2009-2012 File #-. 90

File #-- 26

Man/Parcel Number: 72 54C

Defendant(s) in FiFa: Diversified Welding & Ma (aka Diver-sified Welding & Machining, LLC) Current Property Owner: Diversified Welding & Machin-

ina. LLC ference Deed: 429/259

Property Description: All and only that parcel of land des-ignated as Tax Parcel 72 54C, lying and being in Land Lot 165 of the 18th Land District, 1st Section, Towns County, Georgia, containing 1.34 acres, more or less, shown in Plat Book 29, Page 289, the description contained therein being incorporated herein by this reference, described in Deed Book 429, Page 259, known as 4747 Jay Tee Road. Years Due: 2009-2012

File #-- 27 Map/Parcel Number: 28B 4

Defendant(s) in FiFa: Dorta, Daniel & Current Property Owner: Dorta, Daniel & Marsha Reference Deed: 137/546

Property Description: All and only that parcel of land des-ignated as Tax Parcel 28B 4, lying and being in Land Lot 37 of the 18th Land District, 1st Section, Towns County, So on the four Land District, its Section, Howis boundy, Georgia, containing 0.53 acres, more or less, being Lot 5, Hidden Pines Subdivision, shown in Plat Book 8, Page 75, the description contained therein being incorporated herein by this reference, described in Deed Book 137, Page 546, known as 397 Hidden Pines Court. Years Due: 2010-2012

File #-- 29

Map/Parcel Number: 14A 17

Map/Farcei Number: 144 17 Defendant(s) in FiFa: Embro, Joseph John III Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 190/574, 71/520 Property Description: All and only that parcel of land designated as Tax Parcel 14A 17, lying and being in Land Lot 97, & 120 of the 17th Land District, 1st Section, Towns County, Georgia, being Lot 16, Timberline Acres Subdivi-sion, shown in Plat Book 2, Page 176, the description con-tained therein being incorporated herein by this reference, described in Deed Book 190, Page 574.

Years Due: 2009. 2011-2012 File #-- 30 Map/Parcel Number: 14A 18

Defendant(s) in FiFa: Embro, Joseph John III Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 190/574, 71/520 Property Description: All and only that parcel of land designated as Tax Parcel 14A 18, lying and being in Land Lot 97 & 120 of the 17th Land District, 1st Section, Towns

County, Georgia, being Lot 17, Timberline Acres Subdivi-sion, shown in Plat Book 2, Page 176, the description con-tained therein being incorporated herein by this reference, described in Deed Book 190, Page 574. Years Due: 2010-2012

Map/Parcel Number: 94 14 Defendant(s) in FiFa: Shelton, Wallace & Current Property Owner: Shelton, Wallace & Florence Alice Reference Deed: 105/174, 80/227

Froperty Description: An and only that parcet of rain des-ignated as Tax Parcel 348 217, lying and being in Land Lot 258 of the 18th Land District, 1st Section, Towns County, Georgia, Part of Lot 14, shown in Plat Book 6, Page 151, Less & Except Tract 1, shown in Plat Book 28, Page 200, the description contained therein being incorporated herein by this reference, described in Deed Book 78, Page 299, located on Origin Cours Page 1

Reference Deed: 105/174, 80/227 Property Description: All and only that parcel of land des-ignated as Tax Parcel 94 14, lying and being in Land Lot 73 of the 1st Land District, 1st Section, Towns County, Geor-gia, being a portion of described in Deed Book 105, Page 174, the description contained therein being incorporated

herein by this reference. Years Due: 2009-2012 File #-- 61

located on Quinn Cove Road. Years Due: 2008-2012 File #-- 59

Map/Parcel Number: 18B 14 Defendant(s) in FiFa: Stockton, Michael & Lacey Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 452/589

Reference Deci 452/589 Property Description: All and only that parcel of land des-ignated as Tax Parcel 18B 14, lying and being in Land Lot 14 of the 17th Land District, 1st Section, Towns County, Georgia, containing 0.17 acre, more or less, shown in Plat Book 18, Page 20, the description contained therein being incorporated herein by this reference, described in Deed Book 452, Page 589, known as 2286 Herman Drake Road. Years Due: 2010-2012 File #- 63 Map/Parcel Number: 19A 36 Defendant(s) in FiFa: Taylor, Terry E Current Property Owner: same as Defendant(s) in FiFa

Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 103/369

Property Description: All and only that parcel of land des-ignated as Tax Parcel 19A 36, lying and being in Land Lot 52 of the 17th Land District, 1st Section, Towns County, Georgia, containing 0.17 acre, more or less, shown in Plat Book 13, Page 292, the description contained therein being incorporated herein by this reference, described in Deed Book 103, Page 369. Years Due: 2006-2012

File #-- 64

Map/Parcel Number: 70 85

MapPrater Number: 10 03 Defendant(s) In FFia: Trusty, Gordon Current Property Owner: same as Defendant(s) in FiFa Reference Deed: E1/59 Property Description: All and only that parcel of land des-ignated as fax Parcel 70 85, lying and being in Land Lot 102 of the 18th Land District, 1st Section, Towns County, Cearrie development and the Date 15 the act of the description Georgia, described in Deed Book E1, Page 59, the descrip-tion contained therein being incorporated herein by this reference. Years Due: 2010-2012

File #-- 70 Map/Parcel Number: 8 26A 2 Defendant(s) in FiFa: Wright, Mark Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 428/18

Property Description: All and only that parcel of land des-ignated as Tax Parcel 8 26A 2, lying and being in Land Lot 68 of the 17th Land District, 1st Section, Towns County, oo on me r/m tano District, ist Section, Iowns County, Georgia, containing 1.466 acres, more or less, being Tract 3, shown in Plat Book 30, Page 204, the description con-tained therein being incorporated herein by this reference, described in Deed Book 428, Page 18. Years Due: 2009-2012 Ether, at 1.

File #-- 71

Map/Parcel Number: 8 26A 3

Map/Parcel Number: 8 26A 3 Defendant(s) in FiFa: Wright, Mark Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 285/173 Property Description: All and only that parcel of land des-ignated as Tax Parcel 8 26A 3, lying and being in Land Lot 68 of the 17th Land District, 1st Section, Towns County, Georgia, containing 2.14 acres, more or less, being Tract 4, shown in Plat Book 30, Page 204, the description con-tained therein being incorporated herein by this reference, described in Deed Book 285, Page 173, known as 7950 Winslow King Road. Winslow King Road.

Years Due: 2009-2012

Virision Rung route. Years Due: 2009-2012 File #-- 72 Map/Parcel Number: 18C 117 Defendant(s) in FiFa: Yawn, Sidney W. & Current Property Dwner: Yawn, Sidney W. & Shirley J. Reference Deed: 139/405 Property Description: All and only that parcel of land des-ignated as Tax Parcel 18C 117, lying and being in Land Lot 23 of the 17th Land District, 1st Section, Towns County, Georgia, containing 0.21 acres, more or less, shown in Plat Book 16, Page 284, the description contained therein being incorporated herein by this reference, described in Deed Book 139, Page 405, known as 2363 Lakeview Drive. Years Due: 2008-2012 File #-- 73

File #-- 73 Map/Parcel Number: 42B 76 Defendant(s) in FiFa: Youngblood, David L. Current Property Owner: same as Defendant(s) in FiFa Reference Deed: 109/1; 72/684 Reference Deed: 109/1; 12/684 Property Description: All and only that parcel of land des-ignated as Tax Parcel 42B 76, lying and being in Land Lot 72 of the 18th Land District, 1st Section, Towns County, Georgia, containing 2.00 acres, more or less, shown in Plat Book 2, Page 253, the description contained therein being Book 109, Page 1. Years Due: 2010-2012

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