Towns County Herald

Legal Notices for March 9, 2016

Towns County Probate Court 01. Name of Offender: Daniel Lee Walls 01. Name of Offender: Damet Lee Walls
02. Address of Offender:
3945 Tom Wheeler Rd., Hiawassee, GA 30546
03. County of Residence: Towns
04. Name of Newspaper for Publication:
Towns County Herald
05. Date of Arrest: 12/31/15 05. Date of Arrest: 12/31/15
Place of Arrest: Towns County
06. Date of Conviction: 03/01/16
07. Disposition: Fined \$1,365.00; 12 months
probation; 72 hours to serve in the Towns
County Jail; License Suspension; 30 days of
Community Service Work; DUI school; Obtain
a Clinical Evaluation; Ignition Interlock Device;
Drug Screening; Seizure to License Plates.
Tolkar98

NOTICE OF 2ND DUI CONVICTION

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

COUNTY OF TOWNS
RE: Estate of Wilbur Lawrence Foote
All creditors of the estate of Wilbur Lawrence
Foote, 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.

undersigned.
This the 11th day of February, 2016 Virginia Ann Foote Personal Representative 8475 Soapstone Creek Circle Hiawassee, GA 30546

T(Feb17,24,Mar2,9)P **NOTICE TO DEBTORS AND CREDITORS** STATE OF GEORGIA COUNTY OF TOWNS

Rebecca Harrison

T(Feb17,24,Mar2,9)P

Personal Representative

NOTICE TO DEBTORS AND CREDITORS

undersigned. This the 25th day of February, 2016

NOTICE TO DEBTORS AND CREDITORS

undersigned. This the 8th day of February, 2016

Norma Kay Littrell Personal Representative 495 Mallard Cove Hiawassee, GA 30546 706-781-4698

Janice Rogers, Executrix

Hiawassee, Georgia 30546

NOTICE TO DEBTORS AND CREDITORS

2053 Jim Watson Road

STATE OF GEORGIA COUNTY OF TOWNS

Ed Graves, Jr. Personal Representative

215 Jule Peek Ave. Cedartown, GA 30125 770-546-6132

STATE OF GEORGIA

COUNTY OF TOWNS

Personal Representative

g Harris, GA 30582

3332 Ford Circle

OFFICIAL NOTICE

T(Mar9.16.23.30)F

T(Feb17,24,Mar2,9)P

STATE OF GEORGIA
COUNTY OF TOWNS
RE: Estate of Heston Richard Milford, Sr.
All creditors of the estate of Heston Richard

Milford, Sr., 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

NOTICE TO CREDITORS AND DEBTORS
All creditors and debtors of the estate of ELEAN
ROGERS, a.k.a. MARGARET ELENA THOMPSON

ROGERS deceased of Towns County, Hiawas-

NUSERS DECEASED OF TOWNS COUNTY, HAWAS-see, Georgia 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 to the undersigned. This 12the day of February, 2016.

Paul D. Armstrong
Personal Representative
1105 Konahetah Road

Hiawassee, GA 30546 706-994-7771

RE: Estate of Evelyn Elizabeth Armstrong
All creditors of the estate of Evelyn Elizabeth
Armstrong, 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

2511 Buck Run Hiawassee, GA 30546 706-896-1502

STATE OF GEORGIA COUNTY OF TOWNS

Book 560 at page 732.
The property may be redeemed at any time before the 15th day of April, 2016, by payment of the redemption price as fixed and provided by law to Eddie Mark Nodine, at the following address: 704 Thompson Street, Gaffney, SC 20240. RE: Estate of James B. Harrison
All creditors of the estate of James B. Harrison,
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 the 11th day of February, 2016 Please be governed accordingly. Lawrence S. Sorgen, Attorney for Eddie Mark Nodine
P.O. Box 67

COUNTY OF TOWNS

Take notice that:

ant to law to any interested of affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within thirty (30) days of the filing of this petition.

This 8th day of February, 2016.

The right to redeem the following described

The right to redeem the following described property, to wit: All that tract or parcel of land lying designated as Tax Parcel 34B 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 descriptions therein being incorporated herein by this reference, described in Deed Book 78, Page 299, located on Quinn Cove Road. will expire and be forever foreclosed and barred on and after the 15th day of April, 2016.

on and after the 15th day of April, 2016.
The tax deed to which this notice relates is dated the 2nd day of December, 2014, and is recorded in the Office of the Clerk of the Superior Court of Towns County, Georgia in Deed Book 560 at page 732.

Cecil Dye Clerk of Towns County Superior Court

Hiawassee, GA 30546 706-896-4113

IN THE PROBATE COURT COUNTY OF TOWNS
STATE OF GEORGIA
IN RE: ESTATE OF
CLAIRE CLARK, DECEASED

ESTATE NO. 2016-7 PETITION FOR LETTERS OF ADMINISTRATION

TO: All interested parties Michael Julius Tobolski has petitioned to be Michael Julius lobolski has petitioned to be appointed Administrator of the estate of Claire Clark 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 notified to show cause why said petition should not be granted. All objections to the petition must be in writing setting forth the

should not be granted. An 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 March 14, 2016. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filling fees must be beddeed with the way food and the probability of the prob produce court clerk, and ming fees mixes be tendered with your pleadings/objections, un-less you qualify to file as an indigent party. Contact probate court personnel at the fol-lowing address/telephone number for the re-quired 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

date. If no objections are filed, the petition 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 Address 706-896-3467 Telephone Number

T(Feb17,24,Mar2,9)B NOTICE

STATE OF GEORGIA COUNTY OF TOWNS

COUNTY OF TOWNS

Notice is hereby given that the business operated at 3921 Hwy. 76 #2, Young Harris, GA
30582, in the trade name of Lake Chatuge Pizza
& Brew, is owned and carried on by Five Aces,
Inc., whose address is 140 Cow Ln, Ellijay, GA
30540, 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. Christopher Buenaflor, Incorporator

Ellijay, GA 30540

NOTICE OF SALE UNDER POWER

GEORGIA, TOWNS COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE.

RE: Estate of Harvey Lee Windsor, Jr.
All creditors of the estate of Harvey Lee
Windsor, Jr., deceased, late of Towns County,
Georgia, are hereby notified to render their
demands to the undersigned according to law, THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Lillian B
Penner to Countrywide Bank, FSB, dated September 8, 2008, recorded in Deed Book 440,
Page 822, Towns County, Georgia Records, as last transferred to Champion Mortgage Company by assignment recorded in Deed Book and all persons indebted to said estate are required to make immediate payment to the undersigned. This the 2nd day of March, 2016 pany by assignment recorded in Deed Book 524, Page 539, Towns County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of ONE HUNDRED EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$187,500.00), NOTICE TO DEBTORS AND CREDITORS 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, or at such place as may be lawfully designated as an alterna-RE: Estate of Edwin Ira Mann All creditors of the estate of Edwin Ira Mann, deceased, late of Towns County, Georgia, are hereby notified to render their demands to the

tive, within the legal hours of sale on the first Tuesday in April, 2016, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of among other possible. inderedy nothing to refuge inter definants to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned. This the 29th day of February, 2016 Carol Elain Skelton Mann declared due because of, among other possible events of default, failure to pay the indebted-ness as and when due and in the manner proness as and when due and in the manner provided in the Note and Security 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 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 (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-The Towns County Board of Elections and Reg-istration hereby informs voters that the Hia-wassee voting precinct in Towns County, GA has not moved and will continue to be located at 67 Lakeview Circle, in Hiawassee, GA 30546. The reason for this notice is to notify you that an accurate survey and inspection of the prop the name on the building at this location is: Towns County Civic Center. Voters will likely erty, any assessments, liens, encumbrances coning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Nationstar Mortgage LLC d/b/a Champion Mortgage Company is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity the best of the security that the security the security that the security the security that the se

COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE PART THEREOF. THE PROPERTY IS CONVEYED SUBJECT TO THE ROAD
EASEMENT AS SHOWN ON SAID PLAT. THIS
PROPERTY IS CONVEYED SUBJECT TO THE RE-

STRICTION OF RECORD PERTAINING TO NORTH
MEADOW SUBDIVISION AS RECORDED IN DEED
BOOK 96, PAGE 345-346, TOWNS COUNTY RECORDS BEING THE SAME PROPERTY AS DESCRIBED IN DEED BOOK 367, PAGE 274-275
DATED 04/03/2006 AND RECORDED 04/04/2006
IN THE COUNTY OF TOWNS DECORDED MOVENTY

IN THE COUNTY OF TOWNS RECORDS. MR/mtj 4/5/16 Our file no. 5164315 - FT2

nowns county civic center. voters will inkely not notice this as any change in their place of polling, as the actual location of the Hiawas-see precinct remains the same and only the name on the building has changed. Affected voters will receive new registration cards in the coming weeks to verify the location of their polling location. Questions regarding this accordance with octals 44-4-16.2.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Champion Mortgage LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019 notice should be directed to our office via tele-phone at 706.896.4353. lief of the undersigned, the party in possession of the property is Lillian B Penner or a tenant or tenants and said property is more commonly known as 3777 N Meadow Cir, Young Harris, Georgia 30582. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the LIS Representative Code and NOTICE TO DEBTORS AND CREDITORS All creditors of the estate of John J. Casbarro, deceased, late of Towns County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons undersigned according to law, and an persons indebted to said estate are required to make immediate payment to the undersigned. This the 16th day of February, 2016 Melody A. Glouton, Attorney for Mary T. Ossenberg prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the sta-tus of the loan with the holder of the security L2) to final colimination and adult of the security deed. Nationstar Mortgage LLC d/b/a Champion Mortgage Company as Attorney in Fact for Lillian B Penner McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF TOWNS, STATE OF GEORGIA, BEING KNOWN AND DESIGNATED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 14, 17TH DISTRICT, ST SECTION TOWNS COUNTY, GEORGIA, CONTAINING 0.53 ACRES, AND BEING LOT FIVE (5) OF NORTH MEADOW SUBDIVISION AS SHOWN OA PLAT OF SURVEY BY TAMROK ENGINEERING, INC., R.S. #1626, DATED DECEMBER 9, 1988, AS RECORDED IN PLAT BOOK 11, PAGE 196, TOWNS COUNTY RECORDS, WHICH DESCRIPTION ON Executor of the Estate of John J. Casbarro 1960 Satellite Blvd. ite 4000 30097 NOTICE OF INTENT TO INCORPORATE Notice is given that the Articles of Organiza-tion which will organize SUNNY SIDE INVEST-MENTS, LLC, have been delivered to the Secre-

tary of State for filing in accordance with the applicable provisions of the Georgia Code for applicable provisions of the deoligia code for Limited Liability Companies. The initial reg-istered office of the limited liability company will be located at 7405 Tatum Court, Cumming, Georgia 30028, and its initial registered agent at such address is JASON ANDREW ARRINGTON.

PAMELA KENDALL FLOYD, P.C. Hiawassee, Georgia 30546 N(Mar9,16)B

COUNTY OF TOWNS
STATE OF GEORGIA
NOTICE OF PETITION TO CHANGE NAME
Notice is hereby given that JEAN LINCOLN, the
undersigned, filed her petition in the Superior
Court of Towns County, Georgia, on the 8th
day of February, 2016 praying for a change in
the name of petitioner from JEAN LINCOLN to
JEAN BARNES. Notice is hereby given pursuant to law to any interested or affected party
to appear in said Court and to file objections

NOTICE OF SALE UNDER POWER GEORGIA, TOWNS COUNTY 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 contained in a Security Deed given by Virginia Howard to Generation Mortgage Company, dated February 28, 2009, recorded in Deed Book 450, Page 838, Towns County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by assignment to be recorded in the Office of the Clerk of Superior Court of Towns County, Georgia Records, conveying the after-described. gia Records, conveying the after-described property to secure a Note in the original prin-cipal amount of THREE HUNDRED SIXTY THOU-SAND AND 0/100 DOLLARS (\$360,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder be sold at public outcry to the highest bidder for cash before the courthouse door of Towns County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2016, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF 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 Security Deed. The debt remaining in default, this sale will be made for the ing in default, this sale will be made for the ing 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 attorney's fees (notice of in-tent to collect attorney's fees having been giv-en). Said property will be sold subject to any outstanding 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 property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matter of record curvators to the Sourier. and matters of record superior to the Security Deed first set out above. Nationstar Mortgage LLC d/b/a Champion Mortgage Company is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Champion Mortgage LLC, 8950 Cypress Waters Boulevard , Coppell, TX 75019 855-683-3095. To the best knowledge and belief of the undersigned, the party in possession of the property is Virginia Howard or session of the property is Virginia Howard or a tenant or tenants and said property is more commonly known as 5686 Pine Crest Road, Young Harris, Georgia 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. Nationstar Mortgage LLC d/b/a Champion Mortgage Company as Attorney in Fact for Virginia Howard McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EX-HIBIT "A" THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF SITUATE, LYING AND BEING IN THE COUNTY OF TOWNS, GEORGIA: ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 62 AND 63, 17TH DISTRICT, 1ST SECTION OF TOWNS COUNTY, GEORGIA, CONTAINING 0.612 ACRES AND BEING LOT THIRTY-SIX (36) OF PINE CREST SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATION, INC. DATED JUNE 25, 1990, AS RECORDED IN PLAT BOOK 13, PAGE 280, TOWNS COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE. THE PROPERTY IS SUB-HEREIN BY REFERENCE. THE PROPERTY IS SUB-JECT TO THE EXTENSION OF RESTRICTIVE COV-ENANTS FOR PINE CREST SUBDIVISION PHASE I AS RECORDED IN DEED BOOK 115, PAGES 61-99, TOWNS COUNTY, GEORGIA RECORDS MR/ ms8 4/5/16 Our file no. 5526615 - FT2

NOTICE OF SALE UNDER POWER

GEORGIA, TOWNS COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IHAI PURPUSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by George Thompson to PNC Mortgage, a division of PNC Bank, National Association, dated September 24, 2013, recorded in Deed Book 542, Page 24, 2013, recorded in Deer Book 342, Page 485, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$217,500.00), with interest thereon as set forth therein, there will be cold at public extent to the highest hiddes be sold at public outcry to the highest bidder for cash before the courthouse door of Towns County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2016, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF 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 Security Deed. The debt remainbe sold at public outcry to the highest bidder and when due and in the manner provided in the Note and Security 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 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 (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 property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. PNC Bank, National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: PNC Mortgage, 3232 Newmark Drive, Miamisburg, 0H 45342 800-523-8654. To the best knowledge and belief of the undersigned, the party in possession of the property is George Thompson or a tenant or tenants and said property is more common-ly known as 3011 Honeysuckle Lane, Hiawas-see, Georgia 30546. 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. of the loan with the holder of the security deed.
PNC Bank, National Association as Attorney in
Fact for George Thompson McCalla Raymer,
LLC 1544 Old Alabama Road Roswell, Georgia
30076 www.foreclosurehotline.net EXHIBIT "A"
All that parcel of land in Land Lot 58, 17th District, 1st Section, Towns County, State of Geortrict, 1st Section, lowns County, State of Georgia, being known and designated as follows: All that tract or parcel of land lying and being in Land Lot 58, 17th District, 1st Section, Towns County, Georgia, containing 1.914 acres, more or less and being shown as Lot 21 of Lake Forest Estate Subdivision, Block G, on a plat of survey by Landtech Services, Inc., James L. Alexander, GRI S No. 2653, dated September 8. 2004, and recorded in Towns County Records in Plat Book 32, Page 265. Said plat is incorpo-rated herein by reference hereto, for a full and complete description of the above referenced property. By fee simple deed from Georgia E. property. By fee simple deed from Georgia E. Thompson and Mary E. Thompson as set forth in Deed Book 421, Page 541 dated 10/16/2007 and recorded 11/27/2007, Towns County Records, State of Georgia. Tax ID: 00198144 MR/bdr1 4/5/16 Our file no. 556016 - FT8

COUNTY OF TOWNS
NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Malcolm D. Weekley to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Services III, LLC dated March 15, 2012, and recorded in Deed Book 510, Page 193, Towns County Records, with Search 1986. said Security Deed having been last sold, as-signed, transferred and conveyed to Wells Far-go Bank, N.A. by Assignment, securing a Note in the original principal amount of \$211,540.00, the holder thereof pursuant to said Deed and 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, April 5, 2016, during the legal hours of sale, before the Courthouse door in said County, sell at public contents the bight high said of faces the said the said of the said the sa outcry to the highest bidder for cash, the prop-

OUTCY TO THE HIGHEST DIODEY TO CASH, THE PROP-erry described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 193, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CON-TAINING 0.750 ACRES, BEING DESIGNATED AS TRACT THREE (3) AS SHOWN ON A PLAT OF SURVEY BY TAMPOK ASSOCIATES, INC., JAMES SURVEY BY IAWIKUK ASSUCIALES, INC., JAMIES
L. ALEXANDER, RS. #2563, DATED NOVEMBER
5, 2001, RECORDED IN PLAT BOOK 27, PAGE
214, TOWNS COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED
HEREIN BY REFERENCE AND AND MADE A PART

SUBJECT TO MATTERS AS SHOWN ON ABOVE

GRANTORS HEREIN RESERVE AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AS SHOWN ON THE ABOVE REFERENCED PLAT. SHOWN ON THE ABOVE REFERENCED FLAT Said property is known as 24 Martin Road, Hia-wassee, GA 30546, together with all fixtures and personal property attached to and consti-tuting a part of said property, if any. Said property will be sold subject to any out-standing ad valorem taxes (including taxes which each line reference to the constitution of the constituti

which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, enor the property, any assessments, liens, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all ex-penses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law

provided by law. The sale will be conducted subject (1) to con-

firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the secured creditor. with the secured creditor.
The property is or may be in the possession of Malcolm D. Weekley, a/k/a Malcom Duncan Weekley, successor in interest or tenant(s).
Wells Fargo Bank, N.A. as Attorney-in-Fact for Malcolm D. Weekley
File no 16.056708

File no. 16-056708 SHAPIRO PENDERGAST & HASTY, LLP*

Attorneys and Counselors at Law 2872 Woodcock Boulevard, Suite 100 Atlanta, GA 30341 770-220-2535/KLM 7/0-220-233/ALM shapiroandhasty.com *THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 03/09, 03/16, 03/23, 03/30, 2016 [FC-NOS]

T(Mar9,16,23,30)B

NOTICE OF SALE UNDER POWER, TOWNS

NOTICE OF SALE UNDER POWER, TOWNS COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Irene B Nowell, James I Nowell and Irene B. Nowell as Trustee for Johnnie Wilton Bennett, Jr to Mortgage Electronic Registration Systems, Inc. as nominee for Cimarron Mortgage Company dated 10/27/2008 and recorded in Deed Book 443 Page 496, Towns County, Georgia records; as last transferred to or acquired by JPMorgan Chase Bank, National Association, conveying the after-described property to secure a Note in the original principal amount of \$74,925.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Towns County, Georgia (or outcry to the highest bidder for cash before the Courthouse door of Towns County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 05, 2016 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lot 135, 17th District, 1st Section, Towns County, Georgia, containing 0.66 acres, more or less, as shown on a plat of survey by B. Gregory, County Surveyor, dated 10/3/80, recorded in Plat Book 6, Page 106, Towns County, Georgia records. Said description on said plat being incorporated herein by reference hereto.

The property is conveyed subject to all matters

prat.
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 Security 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 the Security Deed and by law, including attentions to the same and selected the same selected t

in the section year and of year, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 5388 School Street, Young Harris, GA 30582 together with all fixtures and personal property attached to and constituting a part of said property if any To the best knowledges and property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Irene Nowell in trust for Johnnie Wilton Bennett, Jr., James I Nowell and Irene B Nowell or JPMorgan Chase Bank, NA is the entity or indi-

vidual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. JPMorgan Chase Bank, NA

meowner's Assistance Department 3415 Vision Drive Columbus. Ohio 43219 1-866-550-5705 Note, however, that such entity or individual

is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any

Said property will be soid subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of final confirmation and audit of the status of the loan as provided immediately above. JPMorgan Chase Bank, National Association as

The sale will be conducted subject to (1) con-

agent and Attorney in Fact for Irene B Nowell, James I Nowell and Irene B. Nowell as Trustee for Johnnie Wilton Bennett, Jr

not Journille Wilton Bennett, Jr Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Pied-mont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.

1031-75832A This law firm may be acting as a debt Collector attempting to collect a debt. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1031-75832A

STATE OF GEORGIA COUNTY OF TOWNS NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER

By virtue of the power of sale contained in that certain Deed to Secure Debt from CHARLES WAYNE STEVENSON to CITIFINANCIAL SERVICES, INC dated September 28, 2000, filed for record October 6, 2000, and recorded in Deed Book 207, Page 626, TOWNS County, Georgia Records, as last transferred to CITIFINANCIAL SERVICING LLC by assignment recorded in Deed Book 564, Page 461, TOWNS County, Georgia Records. Said Deed to Secure Debt having been given to secure a Note dated September 28, 2000 in the original principal sum of SIXTY 28, 2000 in the original principal sum of SIXTY THREE THOUSAND FIVE HUNDRED THIRTY NINE AND 59/100 DOLLARS (\$63,539,59), with interest from date at the rate stated in said Note on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at TOWNS County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in April, 2016, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING

ALL THAT TRACT OR PÅRCÉL OF LAND LYING AND BEING IN THE 18TH DISTRICT AND FIRST SECTION OF TOWNS COUNTY, GEORGIA AND BEING IN LAND LOT 36 AND BEING LOT FIVE (5), CONTAINING 0.38 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY B. GREGORY, COUNTY SURVEYOR, DATED 6/76; AND RECORDED IN PLAT BOOK 4 PAGE 125 TOWNS COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE EAST RIGHT OF WAY OF A PRIVATE ROAD AND THE SOUTHWEST CORNER OF LOT#4; RUN THENCE ALONG THE ROAD RIGHT VATE ROAD AND THE SOUTHWEST CORNER OF LOT#4; RUN THENCE ALONG THE ROAD RIGHT OF WAY S 43 W 70 FEET TO A POINT; THENCE S 34 W 68 FEET TO A POINT; THENCE S 57 35 E 150.5 FEET TO A POINT ON THE 1933 CONTOUR; THENCE ALONG THE 1933 CONTOUR N 24 E 35 FEET TO A POINT; THENCE N 61 E 70 FEET TO A POINT; THENCE N 44 W 168.5 FEET TO THE POINT OF BEGINNING.
GRANTOR GRANTS TO GRANTEE ALL RIGHT, TITLE AND INTEREST IN THE LAND BELOW THE 1933 CONTOUR WHICH FRONTS THE ABOVE DESCRIBED LOT.

SCRIBED LOT. BY FEE SIMPLE DEED FROM SHIRLEY R. STE-

PAT FEE SIMPLE DEED FROM STRILLET IN STEVENSON AS SET FORTH IN DEED BOOK 87, PAGE 612 DATED 02/19/1987 AND RECORDED 04/15/1987, SEE ALSO DEED RECORDED 7/2/1979 IN BOOK 65, PAGE 62, TOWNS COUNTY RECORDS, STATE OF GEORGIA. To the best of the knowledge and belief of the

To the best of the knowledge and belief of the undersigned, the party in possession of the property is CHARLES WAYNE STEVENSON or a tenant or tenants. Said property may more commonly be known as: 2142 PINE LAKE RD, HIAWASSEE, GA 30546.

The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys. fees (notice of intent to collect atsame and all expenses of units sale, including attorney,s fees (notice of intent to collect attorney,s fees having been given). The individual or entity that has full authority to negotiate, amend, and modify all terms of the loan is CITIFINANCIAL SERVICING LLC, 1000 TECHNOLOGY DRIVE, O FALLON, MO 62368: (877) 245-2514

1000 TECHNOLOGY DRIVE, O FALLOW, MO 63368; (877) 245-2514.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxes the control of the property of ing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject (1) to confirmation that the second conducted subject (1) to confirmation the second conducted subject (1) to confirmation the second conducted subject (1) to confirmation th

rime sale will be colludated 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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescis sion 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. CITIFINANCIAL SERVICING LLC

As Attorney-in-Fact for CHARLES WAYNE STEVENSON Phelan Hallinan Diamond & Jones, PLLC 11675 Great Oaks Way, Suite 375 Alpharetta, GA 30022 Telephone: 770-393-4300 Fax: 770-393-4310 PH # 27766
This law firm is acting as a debt collector.
Any information obtained will be used for that

T(Mar9,16,23,30)B STATE OF GEORGIA

COUNTY OF TOWNS NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale
contained in a Security Deed from THOMAS
JOSEPH TASTINGER to UNITED COMMUNITY
BANK, dated September 21, 2009, recorded
September 30, 2009, in Deed Book 463, Page
423, Towns County, Georgia records, as last
modified by Modification of Security Deed
dated March 24, 2014, recorded in Deed Book
551, Page 31, Towns County, Georgia records,
as transferred to KENNETH MANTOVANI, JR. by
Assignment to be recorded in the Towns County,
Georgia records, said Security Deed being
given to secure a Note from THOMAS JOSEPH given to secure a Note from THOMAS JOSEPH given to secure a Note from INDMAS JUSEPH TASTINGER dated March 24, 2014, in the origi-nal principal amount of Three Hundred Ninety Eight Thousand Five Hundred Twenty and 85/100 (\$398,520.85) Dollars, with interest due thereon per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Towns County, Georgia, within the legal hours of sale on the first Tuesday in April, 2016, the following de-

All that tract or parcel of land lying and being in Land Lot 55, 17th District, 1st Section of Towns County, Georgia, being Tract 1, contain-ing 0.686 acres, more or less, and Tract 3, con-taining 0.282 as shown on a plat of survey by T. Kirby & Associates, Inc., dated January 8, 2009 recorded in Plat Book 38, Page 219, Towns recorded in Plat Book 38, Page 219, Towns County, Georgia records which description on said plat incorporated herein by reference. The property is conveyed subject to the road rights of way as shown on said plat. Subject to all matters and conditions as shown

on above referenced plat of survey.

of above retreited plat of survey.

The property is conveyed subject to the Deed of Easement from William R. Handley and Thomas Joseph Tastinger and United Community Bank to Blue Ridge Mountain Enterprises, LLC and United Community Bank as Lienholder as recorded in Deed Book 448, Pages 107-108, Towns County, Georgia records.
Included herewith all inventory, chattel paper, accounts, equipment, general intangibles and

accounts, equipment, general intangibles and fixtures.
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 the Security Deed and by law, including at-torney's fees (notice of intent to collect attor-ney's fees having been given). 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 property, any assessments, liens, easements, 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 THOMAS JOSEPH TASTINGER or a tenant or

tenants. KENNETH MANTOVANI, JR., as attorney in Fact for THOMAS JOSEPH TAST-

L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03778

NOTICE OF SALE UNDER POWER, TOWNS

Pursuant to the Power of Sale contained in a Security Deed given by Julie Maria Payne and Donnie H. Payne to Mortgage Electronic Registration Systems, Inc. as a nominee for Americas First Home Mortgage Co. dated 1/11/2007 and recorded in Deed Book 394 Page 469 Towns County, Georgia records; as rage 469 fowns county, Georgia records; as last transferred to or acquired by Federal National Mortgage Association ("Fannie Mae"), conveying the after-described property to secure a Note in the original principal amount of \$305,000.00, with interest at the rate specified \$305,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Towns County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 05, 2016 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
All that tract or parcel of land lying and being in Land Lot 121, 18th District, 1st Section, Towns County, Georgia and being all of Lot

ing in Land Lot 121, 16th District, 1st Section, Towns County, Georgia and being all of Lot Four (4), containing 1.046 acres, more or less of the Kimsey Ridge Subdivision as more fully shown on a survey for Kimsey Ridge Subdivision, prepared by Northstar Land Surveying, Inc., registered surveyor, dated February 22, 2004, and recorded in Plat Book 34, Page 203, Towns County Georgia secords which plat 18. Towns County, Georgia records, which plat is by reference incorporated herein and made a

Grantors further convey to Grantees a perpet-ual easement for ingress and egress of Fifty (50) feet over, thru and across Kimsey Ridge Road as shown on above referenced plat.
The above property is subject to those Restrictions as set forth on said referenced plat survey and the Northwest corner of Lot Four (4) is subject to the Mountain Protections Act. The above property is also subject to those certain Covenants and Restrictions as record-

The above property is also subject to those certain Covenants and Restrictions as recorded in Deed Book 337, Pages 785-789, Towns County, Georgia records. 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 Security 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 the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 508 Kimsey Ridge Road, Hiawassee, GA 30546 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Julie Maria Payne and Donnie H. Payne or tenants. Seterus. Inc. is the entity or individual desseterus. Inc. is the entity or individual desseterus. Inc. is the entity or individual desseterus. Inc. is the entity or individual desseterus.

Seterus, Inc. is the entity or individual des-

ignated who shall have full authority to ne-gotiate, amend and modify all terms of the mortgage. Seterus, Inc. Loss Mitigation PO Box 4121

Beaverton, OR 97076-4121 866.570.5277

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any said properly will be sold studied to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and

matters of record superior to the Security

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 helder of the Costs. December 1 mation 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 non-judicial 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 impeditable, above

final confirmation and audit of the status of the loan as provided immediately above. Federal National Mortgage Association ("Fannie Mae") as agent and Attorney in Fact for Julie Maria Payne and Donnie H. Payne. Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.

TIBS -3-501A
THIS LAW FIRM MAY BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1168-3561A