

# Towns County Herald

## Legal Notices for August 29, 2018

### NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA  
COUNTY OF TOWNS**  
RE: ESTATE OF Frederick Herbert Mangold  
All creditors of the estate of Frederick Herbert Mangold, 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 3rd day of August, 2018

Brenda Bennett  
12063 Windsor Moss  
Ellicott City, MD 21042  
443-465-6197  
T(Aug15,22,29,Sept15)B

### STATE OF GEORGIA

**COUNTY OF TOWNS**  
IN RE: ESTATE OF RETTA ROBERTA TOWNSEND  
HOOPER, DECEASED  
NOTICE TO CREDITORS

All creditors of the Estate of Retta Roberta Townsend Hooper, deceased, late of Towns County, 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 me.

This 8 day of August, 2018

David E. Barrett  
As Attorney for Estate of Retta Roberta Townsend Hooper  
David E. Barrett  
108 Blue Ridge Hwy., Ste. 6  
Blairsville, GA 30512  
T(Aug15,22,29,Sept15)B

### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of  
All creditors of the Estate of Edward J. Smith, Jr., deceased, late of Towns County, 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.

This 10th day of August, 2018

Kimberly Sims  
1027 Dyer Cove  
Young Harris, GA 30582  
706-379-2506  
T(Aug15-Sept15)P

### STATE OF GEORGIA

**COUNTY OF TOWNS**  
NOTICE TO DEBTORS AND CREDITORS  
RE: ESTATE OF DAVID A. DENTON, JR.

All debtors and creditors of the estate of David A. Denton, Jr., deceased, late of Towns County, Georgia, are hereby notified to render their demands and payments to the Executor of said Estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Executor.

This 22nd day of August, 2018.

David A. Denton, III, Executor  
Address: 1290 Tungsten Trail  
Fairbanks, AK 99712

T(Aug29,Sept15,12,19)B

### NOTICE OF PETITION TO CHANGE NAME

#### STATE OF GEORGIA

#### TOWNS COUNTY

Notice is hereby given that JOHN PATRICK IDZIK, the undersigned Petitioner, has filed a petition to the Superior Court of Towns County, Georgia, on the 1st day of August, 2018, praying for a change in the name of Petitioner from JOHN PATRICK IDZIK to JOHN PATRICK MOORHOUSE. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.

This 1st day of August, 2018.

Respectfully submitted,  
Kris-Ann Poe  
Attorney for Petitioner  
Georgia Bar No. 675217  
231 Chatuge Way  
Hiawassee, GA 30546  
(706) 896-4118  
Fax: (706) 896-5072  
krisannpoe@gmail.com  
T(Aug8,15,22,29)B

### NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA  
COUNTY OF TOWNS**  
RE: ESTATE OF RAMONA HALL  
All creditors of the estate of Ramona Hall 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 2nd day of August, 2018.

EXECUTOR: Benjamin Hall  
ADDRESS: c/o Eddy A. Corn, Attorney  
253 Big Sky Drive  
Hiawassee, GA 30546  
PHONE: (706) 896-3451  
T(Aug8,15,22,29)B

### NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA  
COUNTY OF TOWNS**  
RE: ESTATE OF Jean Briner Roberts

All creditors of the estate of Jean Briner Roberts 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 13th day of August, 2018.

Terry Leech  
4777 Lee Waters Road  
Marietta, GA 30066  
770-367-9879

T(Aug22,29,Sept15,12)B

### STATE OF GEORGIA

**COUNTY OF TOWNS**  
NOTICE TO DEBTORS AND CREDITORS  
RE: MARSHA LYNNE EWING

All debtors and creditors of the estate of Marsha Lynne Ewing, deceased, late of Towns County, Georgia, are hereby notified to render their demands and payments to the Executor of said Estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Executor.

This 17th day of August, 2018.

John Jay Ewing, Executor  
Address: 4574 Dennington Trace  
Cumming, GA 30028

T(Aug22,29,Sept15,12)B

### NOTICE

The undersigned does hereby certify that Timberlake Custom Homes, LLC is conducting a business in the County of Towns, in the state of Georgia, under the name of "Timberlake Homes" and that the nature of the business is a residential construction and that the names and addresses of the person, firms or partnership owning and carrying on said trade or business are: Timberlake Homes, LLC., 89 Mission Ridge, Hayesville, NC 28904.

T(Aug29,Sept15)B

### STATE OF GEORGIA

**COUNTY OF TOWNS**  
NOTICE OF SALE UNDER POWER

By virtue of the power of sale contained in that certain Deed to Secure Debt from LINDA J. RADER and EDWARD RADER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GMAC MORTGAGE, LLC DBA DITECH.COM dated May 19, 2007, filed for record June 12, 2007, and recorded in Deed Book 407, Page 683, TOWNS County, Georgia Records, as last transferred to DITECH FINANCIAL LLC by assignment to be recorded. Said Deed to Secure Debt having been given to secure a Note dated May 19, 2007 in the original principal sum of ONE HUNDRED FORTY ONE THOUSAND AND 0/100 DOLLARS (\$141,000.00), 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 September, 2018, the following described property:

ALL THAT PARCEL OF LAND IN TOWNS COUNTY, STATE OF GEORGIA, AS MORE FULLY DESCRIBED IN DEED BOOK 121, PAGE 251, ID#00100-099-000, BEING KNOWN AND DESIGNATED AS LAND LOT 115, 17TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, BEING 2.01 ACRES, MORE OR LESS, PLAT DATED 4/15/1993, RECORDED IN PLAT BOOK 16, PAGE 275, TOWNS COUNTY, GEORGIA RECORDS.

BY FEE SIMPLE DEED FROM RAYMOND D. PUETT AS SET FORTH IN DEED BOOK 121, PAGE 251 DATED 08/13/1993 AND RECORDED 08/13/1993, TOWNS COUNTY RECORDS, STATE OF GEORGIA.

To the best of the knowledge and belief of the undersigned, the party in possession of the property is LINDA J. RADER and EDWARD RADER or a tenant or tenants. Said property may more commonly be known as: 7061 CLARENCE NICHOLS RD, YOUNG HARRIS, GA 30582-2421. 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 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 DITECH FINANCIAL LLC, 345 ST. PETER STREET, LANDMARK TOWERS SUITE 1100, ST. PAUL, MN 55102; (855) 297-6259.

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 taxing 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 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 rescission 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. \*Auction services to be provided by Auction.com (www.auction.com)\*

DITECH FINANCIAL LLC

As Attorney-in-Fact for  
LINDA J. RADER  
EDWARD RADER  
Phelan Hallinan Diamond & Jones, PLLC  
11675 Great Oaks Way, Suite 375  
Alpharetta, GA 30022  
Telephone: 770-393-4300  
Fax: 770-393-4310  
PH # 38668

This law firm is acting as a debt collector. Any information obtained will be used for that purpose.

T(Aug8,15,22,29)B

### NOTICE OF SALE UNDER POWER,

**TOWNS COUNTY**

Pursuant to the Power of Sale contained in a Security Deed given by Bruce King to Mortgage Electronic Registration Systems, Inc., as nominee for MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS dated 8/30/2013 and recorded in Deed Book 540 Page 57 and modified at Deed Book 591 Page 708 Towns County, Georgia records; as last transferred to or acquired by PennyMac Loan Services, LLC, conveying the after-described property to secure a Note in the original principal amount of \$ 150,000.00, 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 September 04, 2018 (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 145, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, BEING SHOWN AS TRACT 1, CONTAINING 4.81 ACRES ON PLAT OF SURVEY PREPARED BY APPALACHIAN SURVEYING COMPANY, INC., DATED JANUARY 25, 2007 AND FILED AND RECORDED IN PLAT BOOK 29, PAGE 271, TOWNS COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

ALSO CONVEYED HERewith IS THE 20 FOOT RIGHT OF WAY TO REACH THE ABOVE DESCRIBED PROPERTY AS DESCRIBED IN A WARRANTY DEED FROM EARL ARROWOOD TO CHARLES N. PETTY OR ZELMA D. PETTY DATED AUGUST 25, 1972 AND FILED AND RECORDED IN THE TOWNS COUNTY, GEORGIA RECORDS ON SEPTEMBER 2, 1972.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED IN A WARRANTY DEED FROM EARL ARROWOOD TO CHARLES N. PETTY OR ZELMA D. PETTY DATED AUGUST 25, 1972 AND FILED AND RECORDED IN THE TOWNS COUNTY, GEORGIA RECORDS ON SEPTEMBER 2, 1972.

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 1227 Garland Dr, 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): Bruce King or tenant or tenants.

PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PennyMac Loan Services, LLC  
Loss Mitigation  
3043 Townsgate Road #200, Westlake Village, CA 91361  
1-866-549-3583

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 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 matters which might be disclosed by an accurate survey and inspection of the property, and (e) 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 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 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 immediately above.

PennyMac Loan Services, LLC as agent and Attorney in Fact for Bruce King  
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1120-21968A  
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-21968A

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