

# Towns County Herald

## Legal Notices for August 8, 2018

**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 their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to David E. Barrett as Attorney for the Estate of Retta Roberta Townsend Hooper, 108 Blue Ridge Hwy., Suite 6, Blairsville, GA 30512.  
This 10 day of July, 2018  
David E. Barrett  
Betty Jo Shook, Deceased  
T(Jul18,25,Aug1,8)B

**NOTICE TO DEBTORS AND CREDITORS  
STATE OF GEORGIA  
COUNTY OF TOWNS**  
RE: ESTATE OF RAY BRADSHAW  
All creditors of the estate of Ray Bradshaw 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 10th day of July, 2018.  
EXECUTOR: Gary R. Bradshaw  
ADDRESS: c/o Eddy A. Corn, Attorney  
253 Big Sky Drive  
Hiawassee, GA 30546  
PHONE: (706) 896-3451  
T(Jul18,25,Aug1,8)B

**STATE OF GEORGIA  
COUNTY OF TOWNS**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: ESTATE OF ROBERT RUSSELL STEWART  
All debtors and creditors of the estate of Robert Russell Stewart, 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 18th day of July, 2018.  
Norma Smith Stewart, Executor  
Address: 1532 Eagle Mountain Road  
Hiawassee, GA 30546  
T(Jul25,Aug1,8,15)B

**STATE OF GEORGIA TOWNS COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Marguerite Mary Chapin,  
All debtors and creditors of the estate of Marguerite Mary Chapin, deceased, late of Towns County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 16th day of July, 2018.  
T(Jul25,Aug1,8,15)B

**NOTICE TO CREDITORS AND DEBTORS**  
All creditors of the estate of MAGGIE DOVER, deceased of Towns County, Hiawassee, 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 Administrator with Will Annexed.  
This 18th day of July 2018.  
ALMA LOUISE ROGERS  
Administrator with Will Annexed  
Estate of MAGGIE DOVER  
204 Stonecutters Walk  
Stockbridge, GA 30281  
Pamela Kendall Floyd, PC  
Attorney for Estate  
P.O. Box 1114  
Hiawassee, GA 30546  
T(Jul25,Aug1,8,15)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 OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000.00**  
Pursuant to O.C.G.A 9-16-11(a)  
TAKE NOTICE that on or about the 25th day of May, 2018, law enforcement officers of the Towns County Sheriff's Office seized the following items of personal property: 1) a Harrington, .410 Gauge, "Pardner" Model, Shotgun bearing Serial Number 362274; 2) a Mossberg, 500a, 12 gauge shotgun, bearing Serial Number B22580; 3) a Traditions Brand, "Deehunter" Model, .50 caliber firearm bearing Serial Number 237204 (hereinafter "the seized property") and an amount of Methamphetamine, a listed Schedule II Controlled Substance at 140 Plott Town Road, Young Harris, Towns County, Georgia.

The seized property was directly or indirectly used or intended for use to facilitate the possession, possession with intent to distribute, and distribution of Methamphetamine, a listed Schedule II Controlled Substance O.C.G.A. 16-13-30 et. seq. of the Georgia Controlled Substances Act and/or its proceeds derived or realized therefrom and/or was found in close proximity to said Methamphetamine, etc. and accordingly is subject to forfeiture pursuant to the provisions of O.C.G.A. 16-13-49 (b) through operation of Georgia Uniform Civil Forfeiture Procedure Act, O.C.G.A. Section 9-16-1 et. seq..

**FURTHER TAKE NOTICE**  
The purported owner[s] or claimant[s] of said property is said to be:  
Thomas Dewey Duckworth, Jr.  
140 Pat Plott Drive  
Young Harris, GA 30582  
OR  
79 Fairview Trail  
Blairsville, GA 30512  
OR  
140 Pat Plott Drive  
Young Harris, GA 30582  
C/O Towns County Sheriff's Law Enforcement Detention Center  
4070 A State Highway 339  
Young Harris, GA 30582  
Amber Graham  
140 Pat Plott Drive  
Young Harris, GA 30582  
C/O Towns County Sheriff's Law Enforcement Detention Center  
4070 A State Highway 339  
Young Harris, GA 30582

**AND FURTHER TAKE NOTICE** that the owner or interest holder may file a claim to the seized property within thirty (30) days after service by sending the claim to the District Attorney for the Enotah Judicial Circuit, 48 River Street, Suite A, Hiawassee, GA 30546 by certified mail or statutory overnight delivery, return receipt requested. The claim must be signed by the owner or interest holder and provide the following: 1) The name of the claimant; 2) The address at which the claimant resides; 3) A description of the claimant's interest in the property; 4) A description of the circumstances of the claimant's obtaining an interest in the property and, to the best of the claimant's knowledge, the date the claimant obtained the interest and the name of the person or entity that transferred the interest to the claimant; 5) The nature of the relationship between the claimant and the person who possessed the property at the time of the seizure; 6) A copy of any documentation in the claimant's possession supporting his or her claim; and 7) Any additional facts supporting his or her claim.  
This 17th day of JULY, 2018  
Jeff Langley  
District Attorney  
Enotah Judicial Circuit  
BY: Buck Levins  
Assistant District Attorney  
48 River Street, Suite A  
Hiawassee, GA 30546  
(706) 896-6489  
SEIZING AGENCY:  
Office of the Sheriff of Towns County  
4070 A State Highway 339  
Young Harris, GA 30582  
T(Jul25,Aug1,8)B

**NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000.00**  
Pursuant to O.C.G.A 9-16-11(a)  
TAKE NOTICE that on May 30th, 2018, law enforcement officers of the Towns County Sheriff's Office seized a certain firearm, to wit: a Arमार, "Special Edition," .38 Caliber Revolver bearing Serial Number A382893 (hereinafter "the seized property") and an amount of Marijuana, a prohibited substance within the State of Georgia, and Methamphetamine, a listed Schedule II Controlled Substance at and in the area of 2600, Georgia Highway 17, in Hiawassee, Towns County, Georgia.

The seized property was directly or indirectly used or intended for use to facilitate the possession of Marijuana and Methamphetamine, in violation of the Georgia Controlled Substances Act, in violation of O.C.G.A. 16-13-30, et seq. and/or was found in close proximity to said Marijuana and said Methamphetamine and is therefore subject to forfeiture pursuant to the provisions of O.C.G.A. 16-13-49 (b) through operation of the Georgia Uniform Civil Forfeiture Procedure Act, O.C.G.A Section 9-16-1 et. seq.

**FURTHER TAKE NOTICE**  
The purported owner[s] or claimant[s] of said property is said to be:  
Mary Frances Coleman  
858 Bell Hill Road  
Murphy, NC 28906  
AND FURTHER TAKE NOTICE that the owner or interest holder may file a claim to the seized property within thirty (30) days after service by sending the claim to the District Attorney for the Enotah Judicial Circuit, 65 Courthouse Street, Box 6, Blairsville, GA 30512 by certified mail or statutory overnight delivery, return receipt requested. The claim must be signed by the owner or interest holder and provide the following: 1) The name of the claimant; 2) The address at which the claimant resides; 3) A description of the claimant's interest in the property; 4) A description of the circumstances of the claimant's obtaining an interest in the property and, to the best of the claimant's knowledge, the date the claimant obtained the interest and the name of the person or entity that transferred the interest to the claimant; 5) The nature of the relationship between the claimant and the person who possessed the property at the time of the seizure; 6) A copy of any documentation in the claimant's possession supporting his or her claim; and 7) Any additional facts supporting his or her claim.  
This 17th day of JULY, 2018  
Jeff Langley  
District Attorney  
Enotah Judicial Circuit  
BY: Buck Levins  
Assistant District Attorney  
48 River Street, Suite A  
Hiawassee, GA 30546  
(706) 896-6489  
SEIZING AGENCY:  
Office of the Sheriff of Towns County  
4070 A State Highway 339  
Young Harris, GA 30582  
T(Jul25,Aug1,8)B

**NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000.00**  
Pursuant to O.C.G.A 9-16-11(a)  
TAKE NOTICE that on June 18th, 2018, law enforcement officers of the Hiawassee Police Department seized Seven Hundred and Fifty Dollars (\$750.00) in United States Currency (hereinafter "the seized property") along with a TRAFFICKING AMOUNT OF Methamphetamine, a listed Schedule II Controlled Substance, in the area of Main Street (A/k/a Georgia Highway 76), Hiawassee, Towns County, Georgia. The seized property was directly or indirectly used or intended for use to facilitate the Trafficking of Methamphetamine, a listed Schedule II Controlled Substance, in violation of the Georgia Controlled Substances Act, O.C.G.A. 16-13-30 et. seq. and/or is proceeds derived or realized therefrom and/or was found in close proximity to Methamphetamine and is therefore subject to forfeiture pursuant to the provisions of O.C.G.A. 16-13-49 (b), through operation of O.C.G.A. Section 16-9-1 et. seq., the Georgia Uniform Civil Forfeiture Procedure Act.

**FURTHER TAKE NOTICE**  
The purported owner[s] or claimant[s] of said property is said to be:  
Phillip Daniel Goss  
3472 Eberhart Cemetery Road  
Gainesville, GA 30507  
C/O The Towns County Sheriff's Law Enforcement Detention Center  
4070 A State Highway 339  
Young Harris, GA 30582

**AND FURTHER TAKE NOTICE** that the owner or interest holder may file a claim to the seized property within thirty (30) days after service by sending the claim to the District Attorney for the Enotah Judicial Circuit, 48 River Street, Suite A, Hiawassee, GA 30546 by certified mail or statutory overnight delivery, return receipt requested. The claim must be signed by the owner or interest holder and provide the following: 1) The name of the claimant; 2) The address at which the claimant resides; 3) A description of the claimant's interest in the property; 4) A description of the circumstances of the claimant's obtaining an interest in the property and, to the best of the claimant's knowledge, the date the claimant obtained the interest and the name of the person or entity that transferred the interest to the claimant; 5) The nature of the relationship between the claimant and the person who possessed the property at the time of the seizure; 6) A copy of any documentation in the claimant's possession supporting his or her claim; and 7) Any additional facts supporting his or her claim.  
This 17th day of JULY, 2018  
Jeff Langley  
District Attorney  
Enotah Judicial Circuit  
BY: Buck Levins  
Assistant District Attorney  
48 River Street, Suite A  
Hiawassee, GA 30546  
(706) 896-6489  
SEIZING AGENCY:  
Office of the Sheriff of Towns County  
4070 A State Highway 339  
Young Harris, GA 30582  
T(Jul25,Aug1,8)B

**CALL FOR SPECIAL ELECTION -  
CITY OF HIAWASSEE**  
Pursuant to Resolution Number 18-01 adopted by the City of Hiawassee dated July 10, 2018, and said resolution being on file in the minutes of the City of Hiawassee.  
Notice is hereby given to voters residing within the municipal boundaries of Hiawassee, Georgia that a Special Election shall be held in conjunction with the General Election on TUESDAY, NOVEMBER 6, 2018, at which time there will be submitted to the qualified voters for their determination the following question:  
( ) YES ( ) NO  
Shall the governing authority of the City of Hiawassee, Georgia be authorized to permit and regulate Sunday sales of distilled spirits, or alcoholic beverages for beverage purposes by the drink from 11:00 A.M. to 12:30 P.M.?  
All persons desiring to vote in favor, or for approval, of the question shall vote YES. All persons desiring to vote against, or for the rejection, of the question shall vote NO. If a majority of the persons voting vote in favor of the question, the question shall be approved, otherwise it shall be rejected and of no force or effect. The polls will be open from 7:00 a.m. to 7:00 p.m. and the election will be held in the following election precinct:  
TOWNS COUNTY CIVIC CENTER 67 Lakeview Circle, Hiawassee, GA 30546  
Residents of the City of Hiawassee who are qualified to register to vote, and are not currently registered, or who need to update their voter registration information, may do so through the close of business Tuesday, October 9, 2018. Persons may register to vote online at www.mvp.sos.ga.gov or at the Towns County Board of Elections and Registration Office. If you have moved into, out of, or within the city limits of Hiawassee and have not notified the Towns County Board of Elections and Registration, please do so no later than October 9, 2018.  
Early In-Person Voting will begin Monday, October 15, 2018 and end on Friday, November 2, 2018. Early Voting is located at the Towns County Board of Elections and Registration Office located at 67 Lakeview Circle, Hiawassee, GA 30546.  
City residents may call (706)896-4353 for any questions regarding registration or voting.  
This 3rd day of August 2018.  
Tonya Nichols, Towns County Elections Supervisor  
Towns County Board of Elections and Registration  
T(Aug8)B

**NOTICE OF INTENT TO INCORPORATE**  
Notice is given that the Articles of Organization which will incorporate ETRUSCAN ARMS, LLC., has been delivered to the Secretary of State for filing in accordance with the applicable provisions of the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 1903 Satcher Lane, Young Harris, Georgia 30582, and its initial registered agent at such address is Stephen Pjero.  
PAMELA KENDALL FLOYD, P.C.  
Attorney at Law  
P.O. Box 1114  
Hiawassee, Georgia 30546  
Enclosed is a check in the amount of \$40.00 for payment of the cost of publishing this notice.  
Sincerely yours,  
Pamela Kendall Floyd  
Attorney at Law  
T(Aug8,15)B

**NOTICE OF INTENT TO INCORPORATE**  
Notice is given that the Articles of Organization which will incorporate Ivy Log Heights Property Owners Association, Inc., will be delivered to the Secretary of State for filing in accordance with the applicable provisions of the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 135 Hardwood Trail, Young Harris, Georgia 30582, and its initial registered agent at such address is Justin Moss.  
Pamela Kendall Floyd, PC  
Attorney at Law  
PO Box 1114  
Hiawassee, GA 30546  
T(Aug8,15)P

**CALL FOR SPECIAL ELECTION –  
TOWNS COUNTY**  
Pursuant to a resolution adopted by the Towns County Commissioner dated August 3, 2018, and said resolution being on file in the minutes of the Towns County Commissioner.  
Notice is hereby given that in accordance with O.C.G.A. §21-2-540, a special election shall be held in conjunction with the General Election in Towns County on TUESDAY, NOVEMBER 6, 2018, at which time there will be submitted to the qualified voters for their determination the following question:  
( ) YES ( ) NO  
"Shall the governing authority of Towns County be authorized to issue licenses to sell distilled spirits for beverage purposes by the drink, such sales to be for consumption only on the Premises?"  
All persons desiring to vote in favor, or for approval, of the question shall vote YES. All persons desiring to vote against, or for the rejection, of the question shall vote NO. If a majority of the persons voting vote in favor of the question, the question shall be approved, otherwise it shall be rejected and of no force or effect. The polls will be open from 7:00 a.m. to 7:00 p.m. and the election will be held in the following election precincts:  
TOWNS COUNTY CIVIC CENTER 67 Lakeview Circle, Hiawassee, Ga 30546  
MACEDONIA BAPTIST CHURCH 1675 US Hwy 76 E, Hiawassee, Ga 30546  
YOUNG HARRIS LODGE HALL 135 Murphy Street, Young Harris, Ga 30546  
TATE CITY COMMUNITY BLDG 1742 Tate City Road, Clayton, Ga 30525  
Residents of Towns County who are qualified to register to vote, and are not currently registered, or who need to update their voter registration information, may do so through the close of business on Tuesday, October 9, 2018. Persons may register to vote online at www.mvp.sos.ga.gov or at the Towns County Board of Elections and Registration Office. Early In-Person Voting will begin Monday, October 15, 2018 and end on Friday, November 2, 2018. Early Voting is located at the Towns County Board of Elections and Registration Office located at 67 Lakeview Circle, Hiawassee, GA 30546.

All Registered Voters of Towns County who are qualified and eligible to vote in the November 6, 2018 election may vote early in-person. Towns County Residents may call (706)896-4353 for any questions regarding registration or voting.  
This 3rd day of August 2018  
Tonya Nichols, Towns County Elections Supervisor  
Towns County Board of Elections and Registration  
T(Aug8)B

**NOTICE TO DEBTORS & CREDITORS**  
RE ESTATE OF Charles Nelson Maynard  
All creditors of the estate of Charles Nelson Maynard, 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.  
This 16th day of July, 2018  
Brenda Maynard  
3242 Holland Court  
Young Harris, GA 30582  
706-896-5035  
T(Jul18,25,Aug1,8)B

**IN THE PROBATE COURT OF TOWNS COUNTY  
STATE OF GEORGIA**  
IN RE: ESTATE OF  
THELMA J. NOBLET, DECEASED  
ESTATE NO. 2018-40  
NOTICE  
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,  
TO: Henry Taylor, Rex Taylor, Alan Taylor, & Brenda Hemphill  
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before August 13, 2018.  
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel 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  
By: Kerry L. Berrong  
Clerk of the Probate Court  
48 River St., Suite C  
Hiawassee, GA 30546  
Address  
706-896-3467  
Telephone Number  
T(Jul18,25,Aug1,8)B

**NOTICE OF INTENT TO INCORPORATE**  
Notice is given that the Articles of Organization which incorporates ETRUSCAN ARMS, LLC., has been delivered to the Secretary of State for filing in accordance with the applicable provisions of the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 1903 Satcher Lane, Young Harris, Georgia 30582, and its initial registered agent at such address is Stephen Pjero.  
PAMELA KENDALL FLOYD, P.C.  
Attorney at Law  
P.O. Box 1114  
Hiawassee, Georgia 30546  
Enclosed is a check in the amount of \$40.00 for payment of the cost of publishing this notice.  
Sincerely yours,  
Pamela Kendall Floyd  
Attorney at Law  
T(Aug8,15)B

**NOTICE OF INTENT TO INCORPORATE**  
Notice is given that the Articles of Organization which will incorporate Ivy Log Heights Property Owners Association, Inc., will be delivered to the Secretary of State for filing in accordance with the applicable provisions of the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 135 Hardwood Trail, Young Harris, Georgia 30582, and its initial registered agent at such address is Justin Moss.  
Pamela Kendall Floyd, PC  
Attorney at Law  
PO Box 1114  
Hiawassee, GA 30546  
T(Aug8,15)P

**IN THE PROBATE COURT OF TOWNS COUNTY  
STATE OF GEORGIA**  
IN RE: ESTATE OF  
LOIS K. HORNE, DECEASED  
ESTATE NO. 2017-19  
NOTICE  
[For Discharge from Office and all Liability]  
IN RE: Petition for Discharge of Personal Representative  
TO: All interested Parties, all and singular the heirs of said Decedent, the beneficiaries under the will, and to whom it may concern:  
This is to notify you to file objection, if there is any, to the above-referenced Petition, in this Court on or before August 20, 2018.  
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel 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  
By: Kerry L. Berrong  
Clerk of the Probate Court  
48 River St. Suite C  
Hiawassee, GA 30546  
Address  
706-896-3467  
Telephone Number  
T(Aug8)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 FEET 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, 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  
T(Aug8,15,22,29)B

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 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 APALACHIAN 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 Twinsgate 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  
T(Aug8,15,22,29)B

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 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 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 OF INTENT TO INCORPORATE**  
Notice is given that the Articles of Organization which will incorporate Ivy Log Heights Property Owners Association, Inc., will be delivered to the Secretary of State for filing in accordance with the applicable provisions of the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 135 Hardwood Trail, Young Harris, Georgia 30582, and its initial registered agent at such address is Justin Moss.  
Pamela Kendall Floyd, PC  
Attorney at Law  
PO Box 1114  
Hiawassee, GA 30546  
T(Aug8,15)P

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