

# Towns County Herald

## Legal Notices for July 16, 2014

### NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA**  
**COUNTY OF TOWNS**  
RE: Estate of Clarice C. Sorrells  
All creditors of the estate of Clarice C. Sorrells, 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 17th day of June, 2014  
Jane Darby-Day in care of William T. Hudson, Jr., Attorney for the Estate  
Personal Representative  
315 West Ponce de Leon Avenue  
Decatur, GA 30030-2498  
404-378-4549  
(TJul25,Jul2,9,16)B

### STATE OF GEORGIA

#### COUNTY OF TOWNS

### NOTICE TO DEBTORS AND CREDITORS

RE: ESTATE OF TOWNS  
All debtors and creditors of the estate of Jane Waller Ramsey Morgan, deceased, late of Towns County, Georgia, are hereby notified to render their demands and payments to the undersigned of said Estate, according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.  
This the 30th day of June, 2014  
Frank R. Morgan  
Personal Representative  
577 Lakeshore Drive  
Stockbridge, GA 30281  
678-763-2657  
(TJul2,9,16,23)B

### NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA**  
**COUNTY OF TOWNS**  
RE: Estate of Juanita Benton Buice  
All creditors of the estate of Juanita Benton Buice, 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 3rd day of July, 2014  
Albert E. Buice  
Personal Representative  
955 Chastain Mill Road  
Dawsonville, GA 30534  
706-265-2056  
(TJul9,16,23,30)B

### NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA**  
**COUNTY OF TOWNS**  
RE: Estate of Jean W. Williamson  
All creditors of the estate of Jean W. Williamson, 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 9 day of July, 2014  
Lynn Williamson Jones  
Ann Williamson Haymons  
Personal Representatives  
3072 Skyland Drive  
Snellville, GA 30078  
770-972-3840  
(TJul16,23,30,Aug9)B

### NOTICE TO DEBTORS & CREDITORS

**STATE OF GEORGIA**  
**COUNTY OF TOWNS**  
RE: Estate of Thomas Ray Chastain  
All debtors and creditors of the estate of Thomas Ray Chastain, deceased, late of Towns County, Georgia, are hereby notified to render their demands and payments to the undersigned of said Estate, according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.  
This the 27th day of June, 2014  
Glenda Kuykendall  
Personal Representative  
4935 Plott Town Road  
Young Harris, GA 30582  
706-897-9703  
(TJul2,9,16,23)B

### IN THE PROBATE COURT

**COUNTY OF TOWNS**  
**STATE OF GEORGIA**  
IN RE: ESTATE OF  
Susie R. Miles, DECEASED  
ESTATE NO. 2014-32  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

TO: All known and unknown interested parties  
Janet Miles Masters has petitioned to be appointed Administrator of the estate of Susie R. Miles deceased, of said County. The Petitioner has also applied for waiver of bond 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 grounds of any such objections, and must be filed with the court on or before July 21, 2014. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.  
David Rogers  
Judge of the Probate Court  
By: Kerry L. Berrong  
Clerk/Deputy Clerk of the Probate Court  
48 River St., Suite C  
Hiawassee, GA 30546  
Address  
706-896-3467  
Telephone Number  
(TJul25,Jul2,9,16)B

### NOTICE OF SEIZURE

**OF PERSONAL PROPERTY**  
**VALUED AT LESS THAN \$25,000**  
Pursuant to O.C.G.A. §16-13-49(n), any party claiming an interest in the following property is hereby notified that on the 1st day of May, 2014, said property was seized by the undersigned agency in Towns County, Georgia.  
Property Seized:

PROPERTY ONE: Colt 1911 10mm, Delta Elite model firearm, Serial No. DS09011  
PROPERTY TWO: Kel-Tec .380, P3AT model firearm, Serial No. KAF57  
PROPERTY THREE: Mossberg 12 gauge, 500 model firearm, Serial No. P378060  
PROPERTY FOUR: Mossberg 12 gauge, 500 model firearm, Serial No. U284675  
PROPERTY FIVE: H&R 12 gauge, Trooper 53 model firearm, Serial No. AS225632  
Conduct giving rise to said seizure: Said property was found in possession of Matthew Scott King and Blakely Cole Kennard, and in close proximity to a prohibited substance, to wit: MARIJUANA. Said property was intended to facilitate the manufacturing, possession, possession with intent to distribute, and distribution of MARIJUANA, in violation of the Georgia Controlled Substances Act, or was the proceeds of said illegal activities. Further, the said property and the controlled substances were seized from the residence of the named individuals at the time of their arrest for manufacturing marijuana, in Towns County, Georgia. The owner of said property is purported to be: Matthew Scott King/Blakely Cole Kennard 2172 Burke Ferguson Trail Hiawassee, Georgia

Any party claiming an interest in said property is hereby further notified that you must file any claim in accordance with O.C.G.A. §16-13-49(n) (4) within 30 days of the second publication of this Notice of Seizure in the Towns County Herald by serving said claim to the undersigned seizing agency and the District Attorney by certified mail, return receipt requested.  
This 30th day of June, 2014,  
District Attorney  
Enotah Judicial Circuit  
SEIZING AGENCY:  
Sgt. B. Barrett  
Towns County Sheriff's Office  
4070 A Highway 339  
Young Harris, Georgia 30582  
(706) 896-4444  
By: Cathy A. Cox-Brakefield  
Chief Assistant District Attorney  
65 Courthouse Street, Box 6  
Blairsville, Georgia 30512  
(706) 439-6027  
(TJul9,16,23)B

### NOTICE OF SALE UNDER POWER,

#### TOWNS COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Josh S Woodard and Megan P Woodard to Mortgage Electronic Registration Systems, Inc. as nominee for SurePoint Lending abn First Residential Mortgage Network, Inc. dated 4/1/2008 and recorded in Deed Book 431 Page 27, TOWNS County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the after-described property to secure a Note in the original principal amount of \$149,205.00, 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, within the legal hours of sale on August 05, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property:  
All that tract or parcel of land lying and being in Land Lots 151, 152 & 173, 7th District, 1st Section, Towns County, Georgia, containing 1.0 acre, more or less, and being Fifteen (15) of Mountain Laurel Estates, as shown on a plat of survey by B. Gregory, County Surveyor, dated 10/19/81, revised 5/15/85 and recorded in Plat Book 11 page 74 Towns County records, and reference is herein made to said plat for a full and complete description herein.  
Being the same property conveyed to Josh S. Woodard and Megan P. Woodard, by Warranty Deed dated November 15, 2001, of record in Deed Book 230, Page 400, in the Towns County, Georgia Records.  
Being the same property commonly known as: 6340 West Laurel Lane. Young Harris, GA 30582  
Tax ID No.: 0011A-021-000  
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 6340 West Laurel Lane. 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 knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Josh S Woodard and Megan P Woodard or tenant or tenants.  
Bank of America is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.  
Bank of America  
Home Loan Assistance Dept.  
7105 Corporate Drive  
Plano, TX 75024  
(800) 846-2222  
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.  
BANK OF AMERICA, N.A. as agent and Attorney in Fact for Josh S Woodard and Megan P Woodard  
Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.  
1016-667499642A

**THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-667499642A**

(TJul9,16,23,30)B

### NOTICE OF FORECLOSURE

#### SALE UNDER POWER

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

Under and by virtue of 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 August 30, 2013, and recorded in Deed Book 540, Page 57, Towns County, Georgia Records, as last transferred to Mortgage Research Center, LLC d/b/a Veterans United Home Loans by assignment recorded on April 21, 2014 in Book 549 Page 119 in the Office of the Clerk of Superior Court of Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Fifty Thousand and 0/100 dollars (\$150,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Towns County, Georgia, within the legal hours of sale on August 5, 2014, 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 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 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 and (3) any right of redemption or other lien not extinguished by foreclosure.

Mortgage Research Center, LLC d/b/a Veterans United Home Loans as Attorney in Fact for Bruce King.  
Brock & Scott, PLLC  
4360 Chamblee Dunwoody Road  
Suite 310  
Atlanta, GA 30341  
404-789-2661  
B&S file no.: 14-03816  
(TJul9,16,23,30)B

### STATE OF GEORGIA

#### COUNTY OF TOWNS

### NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Security Deed from LINDA HARDY UNDERWOOD and JANETTE HARDY WILLIAMS to UNITED COMMUNITY BANK, dated September 13, 2004, recorded September 22, 2004, in Deed Book 314, Page 621, Towns County, Georgia records, as last modified by Modification of Security Deed dated December 17, 2010, recorded in Deed Book 488, Page 84, Towns County, Georgia records; also that certain Assignment of Rents dated December 17, 2010, recorded in Deed Book 491, Page 566, Towns County, Georgia records, said Security Deed being given to secure a Note from LINDA HARDY UNDERWOOD dated December 17, 2010, in the original principal amount of One Hundred Twelve Thousand Seven Hundred Fifty Four and 40/100 (\$12,754.40) Dollars, with interest from date at a rate per cent 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 August, 2014, the following described property:

All that tract or parcel of land lying and being in the 17th District, 1st Section, Land Lot 50 and being bounded as follows:  
Beginning on an iron peg 50 feet from center of Highway 76, approximately 5 miles from Hiawassee, GA; then running N 0 10W 237.7 feet to a rock; thence S 89 52E 141.9 feet to an iron pipe; thence N 18 44E 446.93 feet to an iron peg; at a fence; thence N 89 51 W 408 feet to an iron peg on county road; thence with said road, S 15 W 171.5 feet to an iron peg; thence S 7 30 W 140 feet to an iron peg; thence S 18 15 E 147 feet to an iron peg; thence S 1 30 E 201 feet; thence S 77 25 E 139 feet to the point of beginning, containing 4.4 acres, more or less.

This being all the property conveyed to Linda Hardy Underwood and Janette Hardy Williams at Deed Book U-1, Page 22, Towns County, Georgia records.

LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 50, 17th District, 1st Section, Towns County, Georgia, and being designated tract One (1) consisting of 1.22 acres, more or less, as more fully shown on plat of survey for Stephen Patton and Jason Ledford, prepared by Landtech Services, Inc., Registered Surveyor, dated January 30, 2007 and recorded in Plat Book 36, Page 262 of the Towns County, Georgia records which survey is incorporated herein by reference for a complete description of said property.  
Also conveyed herein is all of Grantor's right, title and interest in that land lying between the above described tract and the centerline of County Road Number 124 subject to the right of way of said road.

Also conveyed herein is all of Grantor's right, title and interest in that land lying between the above described tract and the centerline of U.S. Highway Number 76 subject to the right of way of said road.

The above property is conveyed subject to all utilities, rights of way, setbacks, buffers, and easements per the above referenced survey.

The above property is conveyed subject to the Georgia Department of Transportation Construction and Maintenance Easement as recorded in Deed Book 190, Page 731-734 of the 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 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, 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 undersigned, the party in possession of the property is LINDA HARDY UNDERWOOD and JANETTE HARDY WILLIAMS or a tenant or tenants.

UNITED COMMUNITY BANK,  
as attorney in Fact for LINDA HARDY UNDERWOOD and JANETTE HARDY WILLIAMS  
L. Lou Allen  
Stites & Harbison, PLLC  
520 West Main Street  
Blue Ridge, Georgia 30513  
(706) 632-7923  
File No. 7484A-03647  
(TJul9,16,23,30)B

### STATE OF GEORGIA

#### COUNTY OF TOWNS

### NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Security Deed from CLINTON ARROWOOD A/K/A EDWARD CLINTON ARROWOOD to TOWNS COUNTY BANK N/K/A UNITED COMMUNITY BANK, dated July 7, 2000, recorded July 11, 2000, in Deed Book 203, Page 718, Towns County, Georgia records, as last modified by Modification of Security Deed dated September 4, 2012, recorded in Deed Book 520, Page 102, Towns County, Georgia records, said Security Deed being given to secure a Note from JACQUELINE ARROWOOD and CLINTON ARROWOOD dated September 4, 2012, in the original principal amount of Two Hundred Sixteen Thousand Eight Hundred Seventy and 29/100 (\$216,870.29) Dollars, with interest from date at a rate per cent 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 August, 2014, the following described property:

All that tract or parcel of land situate, lying and being in the 1st Section, 17th District, Land Lot 91, Towns County, Georgia, containing 35 acres more or less, being more particularly described as follows:  
Beginning at a Locust Stake on Western right of way Highway 288 and running West 24 Rods to Rock Corner; Thence a Northwest Direction across Long Ridge a distance of 79 Rods to Center of Wood Road; Thence a North direction from the center of the Wood Road 22 Rods; thence a Northwest direction 17.5 Rods to Maple Tree on creek at line of Jack Shook; thence Southwest up Old Creek Run and Hog Creek a distance of 31.1 Rods to a Beech Tree; and to the line of Boyd Shook; thence a Southeast direction with Boyd Shook's line 17.6 Rods to a White Oak Tree and Locust Stake 2 Rods below Wood Road; thence Southwest direction 20 to 30 feet below Wood Road a distance of about 45.5 Rods to Rock Corner at Boyd Shook's line at wire fence; thence due East with the line of the property of Boyd Shook and John Burch 116 Rods to iron stake; thence North 2 Rods to iron Stake; thence East 23 Rods to Locust Stake on Highway 288. Thence North with right of way at Highway 288 to a Locust Stake and beginning Corner.

Also conveyed herewith is a right of Ingress and Egress along the 12 foot Wood Road known as the Chain Gang Road.

LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 91, 17th District, 1st Section, Towns County, Georgia, and being Tract Two (2), containing 10.161 acres, more or less, and Tract Three (3), containing 1.344 acres, more or less, as shown on plat of survey by Northstar Land Surveying, Inc., dated 10/10/2003, recorded in Plat Book 30, Page 296, Towns County, Georgia records, which description on said plat is incorporated herein by reference 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 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 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, 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 undersigned, the party in possession of the property is CLINTON ARROWOOD A/K/A EDWARD CLINTON ARROWOOD or a tenant or tenants.

TOWNS COUNTY BANK N/K/A UNITED COMMUNITY BANK,  
as attorney in Fact for CLINTON ARROWOOD A/K/A EDWARD CLINTON ARROWOOD  
L. Lou Allen  
Stites & Harbison, PLLC  
520 West Main Street  
Blue Ridge, Georgia 30513  
(706) 632-7923  
File No. 7484A-03560

**THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

(TJul9,16,23,30)B