# **Towns County Herald**

# Legal Notices for October 19, 2022

## STATE OF GEORGIA

COUNTY OF TOWNS NOTICE TO DEBTORS AND CREDITORS RE: Estate of Jerry Otis Smith All debtors and creditors of the estate of Jerry All debtors and creations of the estate of Jerry Otis Smith, 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.

Immediate payment to the Executo This 27th day of September, 2022. Donald Camp, Executor P.O. Box 550 Snellville, GA 30078 Lawrence S. Sorgen Altoreue de Lawrence Attorney at Law P. O. Box 67 Hiawassee, T(0ct5,12,19,26) wassee, GA 30546

#### STATE OF GEORGIA

**County of Towns** In RE: Estate of Willis Paul McConnell

IN RE: ESTATE OF WILLIS PAUL MCCONNELL DECEASED NOTICE TO CREDITORS All creditors of the Estate of Willis Paul Mc-Connell, 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 at 108 Blue Ridge Hwy., Ste 6, Blairsville, GA 30512. This 30 day of September, 2022 David E. Barrett

David E. Barrett Willis Paul McConnell, Deceased Willis Paul McConnell, Deceased David E. Barrett, LLC Attorney at Law 108 Blue Ridge Highway, Suite 6 Blairsville, GA 30512 706-745-0250

T(Oct5,12,19,26)

NOTICE TO CREDITORS AND DEBTORS All creditors of the Estate of ARLEN GERHARD REIMNITZ deceased of Towns County, Hiawas-REINNITZ deceased of Towns County, Hiawas-see, 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 Char-lotte Schmid as Executor of the Estate of Arlen Gerhard Reimnitz. This 29th day of September, 2022. Charlotte Schmid, Executor Estate of Arlen Gerhard Reimnitz 1124 Forrest View Dr

1124 Forest View Dr. Hiawassee, GA 30546 Submitted by: Pamela Kendall Floyd, PC Attorney for Estate P.O. Box 1114 Hiawassee, GA 305 ee, GA 30546 T(Oct5, 12, 19, 26)

NOTICE TO DEBTORS & CREDITORS

NOTICE TO DEBTORS & CREDITORS RE: Estate of Opal Walls All debtors and creditors of the Estate of Opal Walls, 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 16 day of September, 2022 Name: Scott Donaldson Address: 2875 Crescent Pkwy, Apt 1572 Atlanta, GA 30339 Phone #: (404) 623-5315 (Tisen28.061.219)

T(Sept28,0ct5,12,19

IN THE PROBATE COURT OF TOWNS COUNTY State of Georgia In Re: Estate of Betty Lee Carpenter,

DECEASED

SETATE NO. 2019-90 NOTICE [For Discharge from Office and all Liability] IN RE: Petition for Discharge of Personal Representative

TO: All Interested Parties, all and singular the

T0: 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 October 31, 2022. 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 must be tendered with your objections, unless must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact 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: Michelle Smith Clerk of the Probate Court 48 River St. Suite C Hiawassee, GA 30546

Hiawassee, GA 30546 Address 706-896-3467 Telephone Number

T(Oct19)

IN THE PROBATE COURT OF TOWNS COUNTY

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA IN RE: ESTATE OF SHERMAN WAYNE ROGERS, DECEASED ESTATE NO. 2022-P-087 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE TO: All Interested parties and to whom it may IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA IN RE: ESTATE OF RUSSELL M. STOOKEY,

UEGEASED ESTATE NO. 2022-P-082 PETITION FOR LETTERS OF ADMINISTRATION DECEASED

TO: All Interested parties and to whom it may concern:

Annette M. Stookey has petitioned for Rich-Annette W. Stookey has pertinded on infin-ard Sarrell be appointed administrator(s) of the estate of Russell M. Stookey, deceased, of said county. (The Petitioner has also ap-plied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in 0.C.G.A. § 53-12-261). All interacted deation are hearbur stiffind to hear powers contained in U.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 writ-ing, setting forth the grounds of any such ob-jections, and must be filed with the Court on or before October 24, 2022. BE NOTIFIED FURTHER: All objections to the Petition must be in writing setting for th the

BE NOTHED 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 filling fees must be tendered with your objections, unless use work to file as an indirect not. Case you qualify to file as an indigent party. Con-tact 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: Michelle Smith Clerk of the Probate Court 48 River St. Suite C Hiawassee, GA 30546 Address 706-896-3467 Telephone Number T(Sept28,0ct5,12,19)

### IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA IN RE: ESTATE OF

GERALDINE ESTHER MAINE A/K/A, GERALDINE E. MAINE

DECEASED ESTATE NO. 2020-P-076

NOTICE For Discharge from Office and all Liability] IN RE: Petition for Discharge of Personal Rep-resentative 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 October 24, 2022. BE NOTIFIED FURTHER: All objections to the Detition enter the interview of the petition of the the

Be NOTIFIED FURTHER: An 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. Con-tact Probate Court personnel for the required amount of filing fees If any objections are 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: Michelle Smith
Clerk of the Probate Court
48 River St. Suite C
Hiawassee, GA 30546
Address
706-896-3467
Telephone Number
T(Sept28,0ct5,12,19)

# PUBLIC NOTICE FOR TOWNS COUNTY HERALD

TO RUN week of October 10 th and week of October 17th, 2022 NOTICE IS HEREBY GIVEN that we will sell or otherwise dispose of the contents of the fol-lowing storage unit to satisfy the delinquent storage lien placed in accordance with GA Statute for the past due rent and other charg-es: Hiawassee Storage West located at 40 Commerce Dr Young Harris, GA 30582. (305) 898-3955: David Matthew Glass unit #331 – household items. Auction will be conducted online at StorageAuctions.net, concluding on Friday, October 21st at 4:30pm. Contents will be sold to the highest bidder. TO RUN week of October 10 th be sold to the highest bidder.

NOTICE TO DEBTORS & CREDITORS RE: Estate of Raymond P. Martel All debtors and creditors of the estate of Raymond P. Martel, deceased, late of Towns Coun-ty, 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 Oct day of 3rd, 2022 Judy A. Martel 2501 Leisure Lane Young Harris, GA 706-970-8699 (Oct12.19.26.Nov2)

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF TOWNS By virtue of a Power of Sale contained in that certain Security Deed from William P. Banister and Cassandra I. Banister to Mortgage Elec-Tronic Registration Systems, Inc., as nominee for First Community Mortgage Inc., dated June 13, 2018 and recorded on June 14, 2018 in Deed Book 613, Page 693, in the Office of the Clerk of Superior Court of Towns County, Georgia, said Security Deed having been given to comme other of even date in the adjunct to secure a Note of even date, in the original principal amount of One Hundred Eighty-Five Thousand Four Hundred Seven and 00/100 dollars (\$185,407.00) with interest thereon as provided therein, as last transferred to Flag-star Bank, FSB, recorded in Deed Book 689, Deep 571 demonid record will be add at with Page 671, foresaid records, will be sold at pub-lic outcry to the highest bidder for cash before the courthouse door of 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 December 2020 all usenetic december december do the legal hours of sale on the first Tuesday in December, 2022, all property described in said Security Deed including but not limited to the following described property: All that tract or parcel of land lying and being in the 18th Dis-trict, 1st Section, Land Lot 187, Towns County, Georgia, being Lot One (1), containing 0.93 acres, more or less, and being more particu-larly described on a plat of survey by Tamrok Engineering, Inc., Tommy J. Phillips, R.S., dated August 9, 1993 and recorded at Plat Book 18, Page 78, Towns County, Georgia records, which description on said plat is incorporated herein by reference hereto.

description on said plat is incorporated herein by reference hereto. The property is subject to the road easements and all other matters and conditions as shown on the above referenced plat of survey. The grantor grants to grantee a perpetual 20' foot road right of way for ingress and egress to the property to begin on Fodder Creek Road and run to the property along Lovingood Lane as shown on the above referenced plat of sur-vey.

vey. The Property is also conveyed subject to Blue Ridge Mountain EMC easement recorded in Deed Book 121, Page 304, Towns County, Geor-

gia records. Said property may more commonly be known as 2280 Lovingood Road, Hiawassee, GA

The debt secured by said Security Deed has been and is bereby 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

same and an expenses of times sale, including attorney's fees (notice of intent to collect at-torney's fees having been given). The individual or entity that has full author-ity to negotiate, amend and modify all terms of the loan is Flagstar Bank, 5151 Corporate Drive, Troy, MI 48098, 248-312-2498.

Drive, Iroy, MI 83098, 248-312-2498. Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disabled by an equivalence of the subject of the subject of the set of the se a) zoming ordinates; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which con-stitute liens upon said property whether or not now due and payable; d) special assessments; b) the site of extension of the period sector survey. now due and payable; d) special assessments; e) the right of redemption of any taxing author-ity; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowl-edge and belief of the undersigned, the own-ers and party in possession of the property are William P. Banister and Cassandra I. Banister and or tenant(s). The sale will be conducted subject to I) 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. the loan with the holder of the Security Deed.

Flagstar Bank

as Attorney-in-Fact for William P. Banister and Cassandra I. Banister Contact

Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520

T(Oct12,19,26,Nov2,9,16, 23,30) IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: **ROBERT DAVID SISTRUNK.** 

DECEASED ESTATE NO. 2022-P-091 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

Purity The Petition of Leah Montez Sistrunk, for a year's support from the estate of Robert David Sistrunk, Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before November 14, 2022, when so it Detition scheuld are to enverted.

any they have, on or before November 14, 2022, why said Petition should not be granted. All objections to the Petition must be in writ-ing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objec-tions, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a tions are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition

# SUMMARIES OF PROPOSED CONSTITUTIONAL AMENDMENTS

**CONSTITUTIONAL AMENDMENTS** Pursuant to requirements of the Georgia Con-stitution, Attorney General Christopher Carr, Secretary of State Brad Raffensperger, and Legislative Counsel Rick Ruskell hereby pro-vide the summaries of the proposed consti-tutional amendments that will appear on the November 8, 2022, general election ballot for consideration by the people of Georgia (short captions are those adopted by the Constitu-tional Amendments Publication Board): -1-

Provides for suspension of compensation of certain State officers and members of General

Assembly. Senate Resolution No. 134 Resolution Act No. 304 Ga. L. 2021, p. 939

Ga. L. 2021, p. 939 "() YES () NO Shall the Constitution of Georgia be amended so as to suspend the compensation of the Gov-ernor, Lieutenant Governor, Secretary of State, Attorney General, State School Superintendent, Commissioner of Insurance, Commissioner of Agriculture, Commissioner of Labor, or any member of the General Assembly while such individual is suspended from office following indictment for a felony?"

indictment for a felony?" Summary This proposal provides for the suspension of compensation for certain public officers who are suspended because of indictment for a fel-ony. It amends Article II, Section III, Paragraph I of the Georgia Constitution in subparagraphs (b), relating to felony indictment of certain public officials, (d), relating to the period for appointment of a review commission, (e), re-lating to petition for review of suspension, and (h), relating to termination of suspension not first tried at the next regular or special term following indictment.

following indictment. A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.

Provides for temporary local tax relief after disasters. House Resolution No. 594

**Resolution Act No. 803** 

Ga. L. 2022, p. 837

() NO Shall the Constitution of Georgia be amended so as to provide that the governing authority of each county, municipality, and consolidated government and the board of education of each independent and county school system in this state shall be authorized to grant tempo-ray tax relief to proparetize within the intriction. rary tax relief to properties within its jurisdic tion which are severely damaged or destroyed as a result of a disaster and located within a

as a result of a disaster and Jocated within a nationally declared disaster area?" Summary This proposal provides that the governing authorities of counties, municipalities, and consolidated governments and the board of education of each independent and county school system shall be authorized to grant temporary tax relief to properties severely damaged or destroyed as a result of a disaster and located within a nationally declared diand located within a nationally declared di-saster area. It authorizes the Georgia General saster area. It authorizes the Georgia General Assembly by general law to provide for the eli-gibility, procedures for obtaining, and all other matters regarding such temporary tax relief. It amends Article VII, Section I, Paragraph III of the Georgia Constitution by revising the cur-rent text of subparagraph (a) and adding a new subparagraph (h). A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.

inspection. SUMMARIES OF

PROPOSED STATE-WIDE REFERENDUM

PROPOSED STATE-WIDE REFERENDUM QUESTIONS Pursuant to Code Section 21-2-4 of the 0.C.G.A., the Secretary of State is authorized to include with the summaries of proposed constitutional amendments summaries of any state-wide referendum questions to be voted on at the same general election: - A -

Provides tax exemption for agricultural equip-ment and certain farm products in certain circumstances.

House Bill No. 498 Act No. 260 Ga. L. 2021, p. 602

"() YES () NO

() NU Shall the Act be approved which expands a state-wide exemption from ad valorem taxes for agricultural equipment and certain farm products held by certain entities to include entities comprising two or more family owned farm entities, and which adds dairy products and unfertilized eggs of poultry as qualified farm products with respect to even a comparison of the farm products with respect to even a comparison of the products and unfertilized eggs of poultry as qualified farm products with respect to such exemp-tion?" Summary

This proposal expands an existing ad valorem This proposal expands an existing ad valorem tax exemption for agricultural equipment and certain farm products of certain entities and adds dairy products and unfertilized poultry eggs to the exemption. It amends Code Sec-tion 48-5-41.1 of the Official Code of Georgia Annotated in paragraphs (2) and (9) of subsec-tion (4) of the official Code of Georgia tion (a).

If approved by a majority of the voters, the Act becomes effective on January 1, 2023, and applies to all tax years beginning on or after that date.

NOTICE OF SALE UNDER POWER

REFIGURE OF SALE ONDER YOUREN GEORGIA, TOWNS COUNTY By virtue of a Power of Sale contained in that certain Security Deed from GLADYS L ANDER-SON to MORTGAGE ELECTRONIC REGISTRATION SON to MORTGÁGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, dated September 11, 2006, recorded October 23, 2006, in Deed Book 387, Page 499, Towns County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Forty-Four Thousand Eight Hundred and 00/100 dollars (\$244,800.00), with inter-est thereon as provided for therein, said Secu-rity Deed having been last sold, assigned and transferred to U.S. Bank, National Association as Leap ITHE Trustee for Truman 2016 SCB Tite as Legal Title Trustee for Truman 2016 SC6 Title Trust, there will be sold at public outcry to the highest bidder for cash at the Towns County Courthouse, within the legal hours of sale on the first function of the solution of the sale of the solution the first Tuesday in November, 2022, all prop-erty described in said Security Deed includ-ing but not limited to the following described property:

County, Georgia. Map & Parcel: 1670 Defendant in Fi-Fa: Federal National Mortgage Current Record Holder: Federal National Mortgage

Tax Years Due: 2021, 2020, 2019, 2018, 2017, 2016, 2015 Deed Book: 510/616 Legal Description: All that tract of land being in the: State of Georgia, County of Towns, City of Young Harris, Land Lot 134, 17th District, 1st Section, be-

ing 0.82 acres, more or less Being Tract 1. As shown in Plat Book 39, Page 162. Or as further described in Deed Book 510, Page 616. Being known as Tax Map & Parcel 1670, Towns County, Georgia.

Current Record Holder: Stockton, Michael & Lacey Amount Due: \$1,900.38 Tax Years Due: 2021, 2020, 2019, 2018, 2017, 2016,

Deed Book: 452/589 Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 14, 17th District, 1st Section, being 0.17 acres, more or less. As shown in Plat Book 18, Page 20. Or as further de-scribed in Deed Book 452, Page 589. Being known as Tax Map & Parcel 18B14, Towns County, Georgia.

Map & Parcel: 19A60 Defendant in Fi-Fa: Hawks Harbor, LLC Current Record Holder: Hawks Harbor, LLC Amount Due: \$15,101.05 Tax Years Due: 2021, 2020, 2019, 2018, 2017, 2016, 2015

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lots 52 & 53, 17th District, 1st Section, being 1.25 acres, more or less. Being Common Spaces, Tract 1, of Hawks

or less. Being Common Spaces, Iract 1, of Hawks Harbor Condominiums. As shown in Condominium Plat Book 1, Page 42 & Plat Book 28, Page 165. Or as further described in Deed Book 302, Page 190. Being known as Tax Map & Parcel 19A60, Towns County, Georgia. Map & Parcel: 19C7 Defendant in Fi-Fa: Hathaway, Georgia Current Record Holder: Heirs Known & Unknown of Mathwurw Coversio. Descenced

Amount Due: \$1,014.7 Tax Years Due: 2021, 2020, 2019, 2018, 2017, 2016,

Deed Book: 106/626 Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 60, 17th District, 1st Section, being 0.36 acres, more or less. Being Lot 15, of Hardy Ramey Mountain Subdivision. As shown in Plat Book 6, Page 67. Or as further de-scribed in Deed Book 106, Page 626. Being known as Tax Map & Parcel 19C7, Towns County, Georgia. Map & Parcel: 29B107 Defendant in Fi-Fa: NVision Capital Advisors Current Record Holder: NVision Capital Advisors, LLC

Amount Due: \$500.70 Tax Years Due: 2021, 2020, 2019, 2018, 2017, 2016

Tax Years Due: 2021, 2020, 2019, 2018, 2017, 2016 Deed Book: 573/725 Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 55, 17th District, 1st Section. Being Lot 7, of The Meadows at Shallow Creek Subdivision, Phase III. As shown in Plat Book 36, Page 242. Or as further described in Deed Book 573, Page 725. Being known as Tax Map & Parcel 29B107, Towns County, Georgia. Map & Parcel: 3193 Defendant in Fi-Fa: Rvder. Charles

Tax Years Due: 2021, 2020, 2019, 2018, 2017, 2016, Tax Years Due: 2021, 2020, 2019, 2010, 2017, 2010, 2015 Deed Book: 57/545 Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 151, 18th District, 1st Section, being 0.14 acres, more or

Bashoc, Tat Goctani, Baing Ort actors, Including Control of Isess. Or as further described in Deed Book 57, Page 545. Being known as Tax Map & Parcel 3193, Towns County, Georgia.
Map & Parcel: 34B67

Defendant in Fi-Fa: Strickland, Clifton E. Jr. & Joye

Current Record Holder: Heirs Known & Unknown of

Amount Due: \$778.30 Tax Years Due: 2021, 2020, 2019, 2018, 2017, 2016, Concernent State St

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 259, 18th District, 1st Section, being 0.14 acres, more or less. Being Lot 46, Block A, of Bald Mountain Park Subdivision, Section 1. As shown in Plat Book 1, Page 265. Or as further described in Deed Book 76,

Page 197. Being known as Tax Map & Parcel 34867, Towns County, Georgia. Map & Parcel: 34868 Defendant in Fi-Fa: Strickland, Clifton E. Jr. & Joye

Current Record Holder: Heirs Known & Unknown of

Amount Due: \$905.58 Tax Years Due: 2021, 2020, 2019, 2018, 2017, 2016,

Legal Description: All that tract of land being in

Legai Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 259, 18th District, 1st Section. Being Lot 1, Block B, of Bald Mountain Park Subdivision, Section I. As shown in Plat Book 1, Page 265. Or as further de-scribed in Deed Book 64, Page 452. Being known as Tax Map & Parcel 34868, Towns County, Georgia.

Map & Parcel: 34869 Defendant in Fi-Fa: Strickland, Clifton E. Jr. & Joye

2015 Deed Book: 76/197

2015 Deed Book: 64/452

Defendant in Fi-Fa: Ryder, Charles Current Record Holder: Ryder, Charles Amount Due: \$716.90

Defendant in Fi-Fa: Stockton, Michael & Lacey

Association

Amount Due: \$1.353.84

Map & Parcel: 18B14

2015 Deed Book: 452/589

Map & Parcel: 19A60

2015 Deed Book: 302/190

2015 Deed Book: 106/626

LLC

ALL THAT LAND LYING AND BEING IN LAND ALL THAT LAND LYING AND BEING IN LAND LOTS 89, 102, AND 103, OF THE 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS: DEVICE A (11.52 ACRES), AND TRACT B (2.33) BEING MURE PARTICULARLY DESCRIBED AS: TRACT A (11.52 ACRES), AND TRACT B (2.33) ACRES ON A PLAT OF SURVEY BY JASON WAT-KINS, R.L.S. NO. 3241, DATED SEPTEMBER 27, 2013, AND RECORDED ON FEBRUARY 4, 2014, IN PLAT BOOK 40, PAGE 56, TOWNS COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCOR-

PORATED BY REFERENCE HEREIN FOR A MORE

CONDICING INCOMP. COMPLETE DESCRIPTION. SUBJECT TO AN ECRESS/INGRESS EASEMENT ALONG THE 10 FOOT GRAVEL DRIVE IN THE NORTHEAST CORNER OF TRACT A TO THE LOT NOW OR FORMERLY OWNED BY KEVIN AN-DERSON, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 40, PAGE 56, TOWNS COUNTY, GEORGIA RECORDS. ALSO SUBJECT TO AN EGRESS/INGRESS EASE-MENT FROM SCATTAWAY ROAD ALONG THE 10 FOOT ASPHALT DRIVE, CONTINUING ACROSS THE NORTH BORDER OF TRACT A TO THE PROP-ERTY NOW OR FORMERLY OWNED BY DEBBIE ROWARD AND LARRY K. DURAND, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 40, PAGE 56, TOWNS COUNTY, GEORGIA RECORDS. RECORDS.

RECORDS. Said legal description being controlling, how-ever the property is more commonly known as 4748 ANDERSON ROAD, HIAWASSEE, GA 30546. The indebtedness secured by said Security Deed here been and in berefu, declared due

Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remain-ing in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having hear bits) and all other collect same having been given) and all other payments provided for under the terms of the Security Deed.

Security Deed. Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: 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; matters which would be disclosed by an accurate survey or hy an inspection of the an accurate survey or by an inspection of the an accurate survey of by an inspection of the property, all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the

The best of the knowledge and belief of the undersigned, the owner and party in posses-sion of the property is GLADYS L ANDERSON, or tenants(s). 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 blder of the Security Dead

firmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Rush-more Loan Management Services, LLC, Loss Mitigation Dept., 15480 Laguna Canyon Rd., Irvine, CA 92618, Telephone Number: 888-504-7300. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured credi-tor to negotiate, amend, or modify the terms of the mortgage instrument. U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE

TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST

10/19/2022, 10/26/2022 rlselaw.com/property-listing

T(0ct5.12.19.26)

TRUST as Attorney in Fact for GLADYS L ANDERSON THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Cor-ners, GA 30071 Telephone Number: (877) 813-0992 Case No. RLM-13-04460-4

RLM-13-04460-4 Ad Run Dates 10/05/2022, 10/12/2022,

DELINQUENT PROPERTY TAX SALE

Under and by virtue of certain tax Fi-Ra's issued by the Tax Commissioner of Towns County, Georgia, in favor of the State of Georgia and County of Towns, against the following named persons and the prop-erty as described next to their respective name(s).

They will be sold for cash or certified funds at pub

Kim Shook has petitioned to be appointed administrator(s) of the estate of Sherman Wayne Rogers, deceased, of said county. (The Petitioner has also applied for waiver of bond,

Wayne Hogers, deceased, of said county. (The Petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, 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 grounds of any such objections, and must be filed with the Court on or before October 24, 2022. 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. Con-tact probate court clerk, and filing fees must be tendered with your 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 may be granted without a hearing. David Rogers Judge of the Probate Court By: Michelle Smith Clerk of the Probate Court 48 River St. Suite C Hiawassee, GA 30546 Address 706-896-3467 Telephone Number T(Sept28,0ct5,12,19)

David Rogers Judge of the Probate Court By: Michelle Smith Clerk of the Probate Court 48 River St., Suite C Hiawassee, GA 30546 Address 706-896-3467 Telephone Number T(Oct19,26,Nov2,9)

Provides tax exemption for certain equipment used by timber producers. House Bill No. 997 Act No 859

Ga. L. 2022, p. 736 "() YES () NO

Shall the Act be approved which grants a statewide exemption from all ad valorem taxes for certain equipment used by timber producers in the production or harvest of timber?" Summary

This proposal authorizes a new exemption from ad valorem taxes for certain equipment used by timber producers in the production or harvest of timber. It enacts new Code Section 48-5-41.3 of the Official Code of Georgia An-

If approved by a majority of the voters, the Act becomes effective on January 1, 2023, and applies to all tax years beginning on or after that date. NT(Oct19,26,No

Towns County, Georgia, between the legal hours of sale, on the first Tuesday in November, 2022, the same being November 1st, 2022, and continuing on November 2nd, 2022, if necessary between the legal hours of sale, 10:00 AM and 4:00 PM. The below listed and described properties, or as much thereof as will satisfy the State and County tax execution on the respective individual and property. The property (les) hereinafter described have been levied on as the property of the persons whose names immedi ately precede the property description. Each of the respective parcels of property are located in Towns County, State of Georgia. The years for which said Fi. Fa.'s are issued and lowed are actual anomality the name of the number of the dense of the number of t

levied are stated opposite the name of the owner in each case. Each defendant and tenant in possesin each case. Each during the unit of the unit of posses-sion, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all trans-fer costs, all taxes, advertising costs and recording fees. Any mobile home(s) situated on the parcels are excluded from sale unless otherwise noted. Any arbitic home included will be coercidence of fixed on mobile home included will be considered a fixture of the property. All redemption rights given to the land will apply to the mobile home. Map & Parcel: 10120A Defendant in Fi-Fa: Smith, James Current Record Holder: Smith, Judy A. Amount Due: \$680.92 Tax Years Due: 2021, 2020, 2019, 2018, 2017, 2016. 2015

Deed Book: 194/277; 168/456 Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 133, 17th District, 1st Section, being 0.420 acres, more Thi District, Ist Section, Deing 0.420 acres, more or less. As shown in Plat Book 21, Page 238. Or as further described in Deed Book 194, Page 238. Or as further described in Deed Book 194, Page 277 & Deed Book 168, Page 456. Being known as Tax Map & Parcel 10120A, Towns County, Georgia. Map & Parcel: 10205 Defendant in Fi-Fa: Rubenstein, Alvin Current Bockment Moltan Schenstein, Alvin

Current Record Holder: Rubenstein, Alvin & Rubenstein, Linda

### 1t Due: \$943 82

Tax Years Due: 2021, 2020, 2019, 2018, 2017, 2016 Deed Book: 315/217 Legal Description: All that tract of land being in the:

Egai bescription: An that tract of hand being in the: State of Georgia, Country of Towns, Land Lots 115 & 138, 17th District, 1st Section, being 1.72 acres, more or less. Being Lot 5, of Morgan Creek Subdivi-sion, Phase II. As shown in Plat Book 28, Page 293. Or as further described in Deed Book 315, Page 217. Being known as Tax Map & Parcel 10205, Towns

Current Record Holder: Heirs Known & Unknown of Strickland, Clifton E. Jr. & Joye G., Deceased Amount Due: \$778.30 2021 2020 2019 2018 2017 2016 2015 Deed Book: 72/248

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 259, 18th District, 1st Section, being 0.35 acres, more or Issued of the section, being 0.55 acres, more of Issued and the section of the section of the section of the Subdivision, Section 1. As shown in Plat Book 1, Page 265. Or as further described in Deed Book 72, Page 248. Being known as Tax Map & Parcel 34B69, Towns County, Georgia, Map & Parcel: 773E

Defendant in Fi-Fa: Edwards, Carlton William Current Record Holder: Heirs Known & Unknown of Edwards, Carlton William, Deceased Amount Due: \$2,411.13

Tax Years Due: 2021, 2020, 2019, 2018, 2017, 2016,

2015

Deed Book: 399/431

Legal Description: All that tract of land being in the: Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lots 8 & 29, 17th District, 1st Section, being 3.747 acres, more or less. As shown in Plat Book 37, Page 21. Or as further described in Deed Book 399, Page 431. Be-ing known as Tax Map & Parcel 773E, Towns County, Georgia Georgia. Map & Parcel: H111

Defendant in Fi-Fa: Baird, Kathleen L.& Baird, Laura

Current Record Holder: Baird, Kathy L. & Baird, Laura E

Amount Due: \$7,456.38 Tax Years Due: 2021, 2020, 2019, 2018, 2017, 2016, 2015

Deed Book: 139/205; 140/438; 147/293; 157/115; 497/2

49/72 Legal Description: All that tract of land being in the: State of Georgia, County of Towns, City of Hiawas-see, Land Lot 78, 18th District, 1st Section, being 0.38 acres, more rless. Being Lot 4, of Hiawassee Estates Subdivision. As shown in Plat Book 1, Page 11. or as further described in Deed Book 139, Page 205; Deed Book 140, Page 438; Deed Book 147, Page 293; Deed Book 157, Page 115 & Deed Book 147, Page 293; Deed Book 157, Page 115 & Deed Book 497, Page 2. Being known as Tax Map & Parcel H111, Towns County, Georgia. Michael Anderson

Towns County Tax Commissioner

Deed Book: Refers to Deed Records located in the Towns County Courthouse, Clerk of Superior Court's Office where property is more fully described. 4C-2-26

T(0ct5,12,19,26)