Legal Notices for February 15, 2012

NOTICE TO DEBTORS & CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: Estate of Lorraine Lloyd Oliver
All creditors of the estate of Lorraine Lloyd Oliver, 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 2nd day of February, 2012
Donald Oliver, Executor
Personal Representative
20 Oliver Lane
Hiawassee, Ga. 30546
706-896-4223

NOTICE TO DEBTORS & CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
All Creditors of the estate of Donald B. McConnell, 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 20th day of January, 2011
Patsy Ann McConnell, Personal Representative
113 LaPorte Drive
Hiawassee, Ga. 30546
423-591-6537

NOTICE TO DEBTORS & CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: Estate of Robert N. Hodentt, Sr.
All creditors of the estate of Robert N. Hodentt, Sr., deceased, late of Towns County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.
This the 19th day of January, 2012
Marilyn D. Hodentt, Executrix
Personal Representative
3453 Symrna Road
Young Harris, Ga. 30582
706-745-8340

NOTICE TO DEBTORS & CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: Estate of Robert N. Hodentt, Sr.
All creditors of the estate of Robert N. Hodentt, Sr., deceased, late of Towns County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.
This the 19th day of January, 2012
Marilyn D. Paris, Jr., Executor
PO Box 306
Young Harris, Ga. 30582
706-379-8117
EPW1/8,1/15,2/5

NOTICE TO DEBTORS & CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
All creditors of the estate of Lorine Nichols-Nicholson, 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 27th day of January, 2012
Doyle Grindle,
Personal Representative
1439 Calhoun Church Road
Gainesville, GA 30507
770-297-8745

NOTICE TO DEBTORS & CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: ESTATE OF Pauline Shook Nicholson
All creditors of the estate of Pauline Shook Nicholson, 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 27th day of January, 2012
Doyle Grindle,
Personal Representative
1439 Calhoun Church Road
Gainesville, GA 30507
770-297-8745
EPW1/8,1/15,2/5

NOTICE TO DEBTORS & CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: Estate of James E. Brown
All creditors of the estate of James E. Brown, 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 18th day of February, 2012
Patsy Ann Brown,
Personal Representative
1028 Barbara Lane
Hiawassee, GA 30546
706-896-3973
EPW1/22,2/5,2/12

NOTICE OF SALE UNDER POWER
GEORGIA, TOWNS COUNTY
THIS LAW FIRM IS ATTEMPTING 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 Patsy R McCall to Mortgage Electronic Registration Systems, Inc., dated 2/9/2009, recorded in Deed Book 447, Page 476, Towns County, Georgia Records, conveying the after-described property to secure a note of even date in the original principal amount of TWO HUNDRED FORTY-ONE THOUSAND ONE HUNDRED AND 00/100 DOLLARS ($241,000.00), with interest thereon as set forth therein, which note will be sold and paid over to the highest bidder for cash on the first Tuesday in March, 2012, between the hours of sale, in Towns County, Georgia within the legal hours of sale as fixed by Georgia Law, the sale to be held following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed is in default and the sale is being made because of, among other possible events of default, failure to pay the indebtedness when due and when due and in the manner provided in said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed, including attorney fees, notice of intent to collect attorney fees, and other fees as shown on said plat. The property is conveyed subject to the rights of parties in possession, if any, and to the Ad Valorem Tax Lien for the current year, which is not shown upon the records and dockets of the County, and to the purpose of access, ingress and egress over and across the property described in Exhibit "A" and Exhibit "B" attached hereto and made a part of the complete description of the property herein described.
EXHIBIT "A"
TOWNS COUNTY
All that tract or parcel of land lying and being in Land Lot 127, 17th District, 1st Section, Towns County, Georgia, containing 0.31 acre of land and being Lot 2 of Block "A" of a survey prepared by William F. Rolader, Georgia Registered Land Surveyor No. 2062, dated November 2, 2011, and recorded in the office of the clerk of Superior Court of Towns in Plat Book 61, page 140. Reference to said survey and plat of record is for a more complete description of the property herein conveyed.
EXHIBIT "B"
TOWNS COUNTY
All that tract or parcel of land lying and being in Land Lot 127, 17th District, 1st Section, Lot 142, Towns County, Georgia, containing 0.31 acre of land and being Lot 2 of Block "A" of a survey by Tarnock Associates, Inc., dated 3/8/2000, recorded in Plat Book 26, Page 200 and recorded in Plat Book 26, Page 201, Towns County, Georgia Records, which is incorporated herein by reference and made a part hereof. Said property is conveyed subject to the restrictions of record as pertains to Wildwood Subdivision, as recorded in Deed Book 94, Pages 130-132 and Deed Book 94, Pages 133-135, Towns County Records. The property is conveyed subject to the restrictions of record, if any, and said property is conveyed subject to the easement to Georgia Power Bridge Electric, as recorded in Deed Book 93, Pages 627-628, Towns County Records. This being purchase of the same property conveyed in a Warranty Deed from Paul Sandora, Jr. and E. Taylor recorded in Deed Book 93, Page 629, Towns County Records. MB/dp 3/6/12
Our file no. 510717 - 910

NOTICE OF SALE UNDER POWER
GEORGIA, TOWNS COUNTY
Under and by virtue of the power of sale in the payment of the indebtedness, secured by a Security Deed dated 11/30/2006, executed by Mortgagor Electronic Registration Systems, Inc., as nominee for Primary Capital Advisors LC, its successors and assigns dated March 2, 2004 in the amount of $512,000.00, and recorded in Deed Book 299, Page 483, in Towns County, Georgia, conveying to Towns County, Georgia Records; as last transferred to Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP as evidenced by an Assignment of Security Deed recorded in Deed Book 490, Page 528, Towns County, Georgia, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed is in default and the sale is being made because of, among other possible events of default, failure to pay the indebtedness when due and when due and in the manner provided in said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed, including attorney fees, notice of intent to collect attorney fees, and other fees as shown on said plat. The property is conveyed subject to the rights of parties in possession, if any, and to the Ad Valorem Tax Lien for the current year, which is not shown upon the records and dockets of the County, and to the purpose of access, ingress and egress over and across the property described in Exhibit "A" and Exhibit "B" attached hereto and made a part of the complete description of the property herein described.
EXHIBIT "A"
TOWNS COUNTY
All that tract or parcel of land lying and being in Land Lot 127, 17th District, 1st Section, Towns County, Georgia, containing 0.31 acre of land and being Lot 2 of Block "A" of a survey prepared by William F. Rolader, Georgia Registered Land Surveyor No. 2062, dated November 2, 2011, and recorded in the office of the clerk of Superior Court of Towns in Plat Book 61, page 140. Reference to said survey and plat of record is for a more complete description of the property herein conveyed.
EXHIBIT "B"
TOWNS COUNTY
All that tract or parcel of land lying and being in Land Lot 127, 17th District, 1st Section, Lot 142, Towns County, Georgia, containing 0.31 acre of land and being Lot 2 of Block "A" of a survey by Tarnock Associates, Inc., dated 3/8/2000, recorded in Plat Book 26, Page 200 and recorded in Plat Book 26, Page 201, Towns County, Georgia Records, which is incorporated herein by reference and made a part hereof.
Subject to all matters and conditions shown on said plat of survey.
Also conveyed herein is an easement of ingress and egress over the Right of Way Road, over, above and across Cable Hill Road as shown on said plat of survey. This conveyance is subject to the rights of others in said easement as shown on said plat of survey.
Said property is conveyed subject to that certain road easement from Gerald W. Cable and Jeanette Cable to Terry D. Cable and Jamie McClure as recorded in Deed Book 199, Page 1, of Towns County, Georgia records.
The property herein conveyed is subject to road right of ways and easements reserved by Beth A. Goodman, in Deed Book 93, Page 493-494, aforementioned roads.
Said property is located at 1097 Highway 76 E., Clayton, Towns County, Georgia 30525.
The debt secured by said Security Deed is referenced by a Promissory Note (the "Note"), dated May 22, 2009 in the original amount of $679,700.00, payable, principal and interest from the date thereof at the rate set forth in the unpaid balance until paid.
Default has occurred in the payment of the debt evidenced by the Note and secured by the Security Deed, including but not limited to, the payment of installments owed thereunder. The debt remaining in default, this sale will be held to the highest bidder for cash on the first Tuesday in March, 2012 , during the legal hours of sale, in Towns County, Georgia, the sale to be conducted by Trustee Mortgage Electronic Registration Systems, Inc. as the property of Tuscany Mountain Development, LLC, its successors and assigns dated March 2, 2004 in the amount of $512,000.00, and recorded in Deed Book 299, Page 483, in Towns County, Georgia, conveying to Towns County, Georgia Records; as last transferred to Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP by Assignment of Security Deed recorded in Deed Book 490, Page 528, Towns County, Georgia, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed is in default and the sale is being made because of, among other possible events of default, failure to pay the indebtedness when due and when due and in the manner provided in said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed, including attorney fees, notice of intent to collect attorney fees, and other fees as shown on said plat. The property is conveyed subject to the rights of parties in possession, if any, and to the Ad Valorem Tax Lien for the current year, which is not shown upon the records and dockets of the County, and to the purpose of access, ingress and egress over and across the property described in Exhibit "A" and Exhibit "B" attached hereto and made a part of the complete description of the property herein described.
There is also conveyed herein, those non-exclusive perpetual easements for ingress and egress over and across Right of Way Road, as shown on said plat of survey.
Said easement is not shown upon the records and dockets of the County, and is for the purpose of access, ingress and egress over and across the property described in Exhibit "A" and Exhibit "B" attached hereto and made a part of the complete description of the property herein described.
EXHIBIT "A"
TOWNS COUNTY
All that tract or parcel of land lying and being in Land Lot 127, 17th District, 1st Section, Lot 142, Towns County, Georgia, containing 0.31 acre of land and being Lot 2 of Block "A" of a survey by Tarnock Associates, Inc., dated 3/8/2000, recorded in Plat Book 26, Page 200 and recorded in Plat Book 26, Page 201, Towns County, Georgia Records, which is incorporated herein by reference and made a part hereof.
Subject to all matters and conditions shown on said plat of survey.
Also conveyed herein is an easement of ingress and egress over the Right of Way Road, over, above and across Cable Hill Road as shown on said plat of survey. This conveyance is subject to the rights of others in said easement as shown on said plat of survey.
Said property is conveyed subject to that certain road easement from Gerald W. Cable and Jeanette Cable to Terry D. Cable and Jamie McClure as recorded in Deed Book 199, Page 1, of Towns County, Georgia records.
The property herein conveyed is subject to road right of ways and easements reserved by Beth A. Goodman, in Deed Book 93, Page 493-494, aforementioned roads.
Said property is located at 1097 Highway 76 E., Clayton, Towns County, Georgia 30525.
The debt secured by said Security Deed is referenced by a Promissory Note (the "Note"), dated May 22, 2009 in the original amount of $679,700.00, payable, principal and interest from the date thereof at the rate set forth in the unpaid balance until paid.
Default has occurred in the payment of the debt evidenced by the Note and secured by the Security Deed, including but not limited to, the payment of installments owed thereunder. The debt remaining in default, this sale will be held to the highest bidder for cash on the first Tuesday in March, 2012 , during the legal hours of sale, in Towns County, Georgia, the sale to be conducted by Trustee Mortgage Electronic Registration Systems, Inc. as the property of Tuscany Mountain Development, LLC, its successors and assigns dated March 2, 2004 in the amount of $512,000.00, and recorded in Deed Book 299, Page 483, in Towns County, Georgia, conveying to Towns County, Georgia Records; as last transferred to Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP by Assignment of Security Deed recorded in Deed Book 490, Page 528, Towns County, Georgia, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed is in default and the sale is being made because of, among other possible events of default, failure to pay the indebtedness when due and when due and in the manner provided in said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed, including attorney fees, notice of intent to collect attorney fees, and other fees as shown on said plat. The property is conveyed subject to the rights of parties in possession, if any, and to the Ad Valorem Tax Lien for the current year, which is not shown upon the records and dockets of the County, and to