Towns County Legal Notices for March 21, 2012

NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of Mary Sue Barnard, late of Towns County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are requested to make immediate payment.
This the 16th day of February, 2012.
Bruce L. Ferguson, Attorney
by: Brian McGee and Gary L. Barnard, Co-Executors of the Estate of Mary Sue Barnard
PO BOX 524
Hiawassee, GA 30546
706-896-9699
Tbtimes1,March14,2012

NOTICE TO DEBTORS & CREDITORS
STATE OF GEORGIA
TOWNS COUNTY
RE: Estate of Bobby Merrill Crapps
All creditors of the estate of Bobby Merrill Crapps, 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 requested to make immediate payment to the undersigned.
This the 27th day of February, 2012
Tuan Lien K Hoae,
Administrator
728 Bullfrog Lane
Young Harris, GA 30546
706-896-3977
Tbtimes1,March14,2012

NOTICE
Georgia, Towns County
PROBATE COURT
IN RE: 2012-15
Petition of Edwin Whitlock for Temporary Guardianship
Ward: Ruth K.L.T., Minor
TO: David Brian Candler Tench
Notice is hereby given that a petition for the appointment of a temporary guardian for the person of the above-named minor. All objections to the petition must be in writing, setting forth the grounds of any such objection, and must be filed with this Court no later than 10 days after this notice is served or 10 days after this notice is personally served upon you, whichever is first, after the second publication of this notice if you are required to be served. All objections must be signed before a notary public or Georgia Bar Attorney and filed with the Probate Court, tendered with your pleadings, unless you qualify to file an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.
NOTE!!: If a natural guardian files an objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the petition as guardian, or if a natural guardian files an objection to the petition, the petition may not be granted at this time but may be scheduled at a later date.
David Rogers, Probate Judge
By: Bonnie Sue Dixon, Probate/Deputy Clerk
48 River Street, Suite C
Hiayasee, GA 30546
706-896-3467
Tbtimes1,March14,2012

NOTICE
PROBATE COURT OF TOWNS COUNTY
RE: Petition of Jerry Lynn Cejka to Probate in Solemn Form the Will of Daniel Michelle Cejka, deceased, signed by order for service was granted by this Court on February 6th, 2012.
TO: Daniel Michelle Cejka and all interested parties and persons of the heirs of the decedent, and to whom it may concern:
Notice is hereby given that there is, and there is any, to the above referenced petition in the Court on or before April 23, 2012.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or 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, Probate Judge
By: Bonnie Sue Dixon, Probate/Deputy Clerk
48 River Street, Suite C
Hiayasee, GA 30546
706-896-3467
Tbtimes1,March14,2012

NOTICE
Notice is hereby given that the business licensed at 2101 Jamie Lane, Hiawassee, GA 30546, in the trade name of Ciggys 4 Less, Inc. will cease and carried on by Tobacco Town LLC, whose address is 2531 Justice Road Hiawassee, GA. 30546 and the business mail relating there to required by O.C.G.A. 51-1-69, has been filed with the clerk of the superior court of Towns County, Georgia.
Tbtimes14,21,28,April

NOTICE FOR DISCHARGE FROM OFFICE AND ALL LIABILITY
Probate Court of Towns County
RE: Petition of Susan Allen Denton for Discharge as Executor of the Estate of Jerry Lee Denton, Deceased.
To: Timothy Denton and all known and unknown heirs at law and all and all and all the heirs of said decedent, and to whom it may concern:
Notice is hereby given that there is, and there is any, to the above referenced petition, in this Court on or before April 3, 2012.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed 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, Probate Judge
By: Bonnie Sue Dixon
Probate/Deputy Clerk
48 River Street, Suite C
Hiayasee, GA 30546
706-896-3467
Tbtimes1,March14,2012

NOTICE FOR DISCHARGE FROM OFFICE AND ALL LIABILITY
Probate Court of Towns County
RE: Petition of Susan B. Wood for Discharge as Executor of the Estate of Jerry L. Litsey, Deceased.
To: All known and unknown interested parties and anyone else, and all and singular the heirs of said deceased, 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 April 9, 2012.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed 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 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, Probate Judge
By: Bonnie Sue Dixon
Probate/Deputy Clerk
48 River Street, Suite C
Hiayasee, GA 30546
706-896-3467
Tbtimes1,March14,2012

NOTICE
GEORGIA, TOWNS COUNTY
PROBATE COURT
Jackie Barnes and Johny Barnes has petitioned to be appointed Administrator(s) of the estate of Michael Nicholas, deceased of said County. (The petitioner has also applied for waiver of bond and/or part of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons 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 April 9, 2012. All pleadings/objections must be signed 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, Probate Judge
By: Bonnie Sue Dixon
Probate/Deputy Clerk
48 River Street, Suite C
Hiayasee, GA 30546
706-896-3467
Tbtimes1,March14,2012

NOTICE OF SALE UNDER POWER
GEORGIA, TOWNS COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR 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 Craig Mihalko to Mortgage Electronic Registration Systems, Inc., dated January 9, 2009, recorded in Deed Book 364, Page 89, Towns County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 504, Page 111, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TEN THOUSAND AND 0/100 DOLLARS ($210,000.00), 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 the first Tuesday in April, 2012, the following described property: SEE EXHIBIT "A" ATTACHED HERETO 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: (1) 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 conducted subject to (1) the same and all expenses of this sale, as provided in Security Deed and (2) the outstanding ad valorem taxes (notice of intent to collect ad valorem taxes is hereby given). Said property will be sold subject to any outstanding ad valorem taxes, unpaid 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, lien encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP. Formerly known as Countrywide Home Loans Servicing, LP Bac Home Loans Servicing, LP. Address: 1800 Tapo Canyon Rd. SV-79-INTL Simi Valley, CA 93063. Telephone: (800) 414-5398. Fax: (866) 825-8201. Email: BAC.Foreclosure@bacfinancial.com. 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, lien encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP. Formerly known as Countrywide Home Loans Servicing, LP Bac Home Loans Servicing, LP. Address: 1800 Tapo Canyon Rd. SV-79-INTL Simi Valley, CA 93063. Telephone: (800) 414-5398. Fax: (866) 825-8201. Email: BAC.Foreclosure@bacfinancial.com. 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, lien encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set