

# Towns County Herald

## Legal Notices for January 3, 2018

### NOTICE TO CREDITORS AND DEBTORS

All creditors and debtors of the estate of JACKALYN GALE GARRETT 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.  
This 14th day of December 2017  
DENNIS MOSS, Executor  
1470 Bethabara Road  
Hayesville, NC 28904  
By- Office of Attorney Pamela Kendall Floyd, PC  
T(Dec20,27,Jan3,10)B

### NOTICE TO CREDITORS AND DEBTORS

All creditors and debtors of the estate of SHIRLEY ANN TRAINHAM 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.  
This 19th day of December, 2017.  
LORI T. MADDEN, Executrix  
2434 Highview Road  
Young Harris, Georgia 30582  
By: Pamela Kendall Floyd, PC  
Attorney at Law  
T(Dec27,Jan3,10,17)B

### IN THE PROBATE COURT OF TOWNS COUNTY

#### STATE OF GEORGIA

#### IN RE: ESTATE OF

#### CHRIS COBB, DECEASED

#### ESTATE NO. 2017-87

#### PETITION FOR LETTERS OF ADMINISTRATION

#### NOTICE

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

Karen P. Holmes has petitioned for to be appointed Administrator(s) of the estate of Chris Cobb deceased, of said County. The Petitioner has also applied for waiver of bond 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 January 22, 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(Dec27,Jan3,10,17)B

### IN THE JUVENILE COURT OF TOWNS COUNTY

#### STATE OF GEORGIA

#### IN THE INTEREST OF:

M.P.

DOB: 11-19-2012

SEX: MALE

case no. 139-17J-23A

M.H.

DOB: 04-28-2011

SEX: FEMALE

case no. 139-17J-24A

#### CHILDREN UNDER THE AGE OF EIGHTEEN

#### NOTICE OF DEPENDENCY HEARING

TO: BRADLEY HUFF, TEVON WILEY AND KENDRICK HILLSMAN, LEGAL AND PUTATIVE FATHERS OF THE ABOVE-NAMED CHILDREN

By Order for Service by Publication dated the 6th day of December, 2017, you are hereby notified that on the 2nd day of August, 2017, the Towns County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Stephany L. Zaic an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 14th day of February, 2018, at 9:00 a.m., at the Towns County Courthouse, Hiawassee, Georgia.

The children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.

WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 6th day of December, 2017.

Honorable Jeremy Clough

Judge, Juvenile Court

Towns County, Georgia

Enotah Judicial Circuit

T(Dec13,20,27,Jan3)B

### NOTICE OF SALE UNDER POWER

#### GEORGIA, TOWNS COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from CAROL CHASTAIN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR FIRST NATIONAL BANK OF LAYTON, dated June 17, 2011, recorded July 21, 2011, in Deed Book 497, Page 531, Towns County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Twenty-Seven Thousand Five Hundred and 00/100 dollars (\$127,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Finance of America Reverse LLC, 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 Tuesday in February, 2018, 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 LAND LOT 14, 17TH DISTRICT, FIRST SECTION, TOWNS COUNTY GEORGIA, CONTAINING 0.60 ACRES, AND BEING LOT FIFTEEN (15) OF NORTH MEADOW SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY TAMROK ENGINEERING, INC., R.S. #1626, DATED DECEMBER 9, 1988, RECORDED IN PLAT BOOK II, PAGE 196, TOWNS COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

THE PROPERTY IS CONVEYED SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT .

THE PROPERTY IS CONVEYED SUBJECT TO THE RESTRICTIONS OF RECORD PERTAINING TO NORTH MEADOW SUBDIVISION AS RECORDED IN DEED BOOK 96, PAGE 345-346, TOWNS COUNTY RECORDS. THE PROPERTY IS CONVEYED SUBJECT TO THE EASEMENT GRANTED TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 95, PAGE 701, TOWNS COUNTY RECORDS.

Said legal description being controlling, however the property is more commonly known as 3770 N MEADOW CIRCLE, YOUNG HARRIS, GA 30582.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining 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 been given) and all other payments provided for under the terms of the Security Deed and Note.

Said property will be sold on an "as-is" basis 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: 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 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 undersigned, the owner and party in possession of the property is CAROL CHASTAIN, or tenants(s).

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.

Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Reverse Mortgage Solutions, Inc., Loss Mitigation Dept., 14405 Walters Road, Suite 200, Houston, TX 77014, Telephone Number: 866-503-5559.

FINANCE OF AMERICA REVERSE LLC

as Attorney in Fact for

CAROL CHASTAIN

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

Telephone Number: (877) 813-0992 Case No. RMU-17-06365-1

Ad Run Dates 01/03/2018, 01/10/2018, 01/17/2018, 01/24/2018, 01/31/2018

www.rubinlublin.com/property-listings.phpc

T(Jan3,10,17,24,31)B

### NOTICE TO DEBTORS AND CREDITORS

#### STATE OF GEORGIA

#### COUNTY OF TOWNS

RE: ESTATE OF LIDIA M. SHAW

All creditors of the Estate of, 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 27th day of December, 2017.

EXECUTOR: Lesley Ann Wright

ADDRESS: c/o Eddy A. Corn, Attorney

253 Big Sky Drive

Hiawassee, GA 30546

PHONE: (706) 896-3451

T(Jan3,10,17,24)B