

Towns County Herald

Legal Notices for November 27, 2019

STATE OF GEORGIA COUNTY OF TOWNS NOTICE TO DEBTORS AND CREDITORS

RE: ESTATE OF GAIL BRIDGES MURRAY, DECEASED

All creditors of the Estate of Gail Bridges Murray, deceased, late of Polk County, Florida, owning real property in 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 29th day of October, 2019.

By: Anthony Dale Murray
1105 Lee Avenue
Bartow, FL 33830

T(Nov6,13,20,27)

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Vada Lee Hughes

All creditors of the Estate of Vada Lee Hughes, 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 17 day of October, 2019
Sammy G. Hughes

5887 Robinson Road
Young Harris, GA 30582
706-897-8800

T(Nov6,13,20,27)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of Barbara Hatcher Hunter, deceased, of Towns County, 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 November 2019.

William H. (Bill) Hunter, Executor
Estate Barbara Hatcher Hunter
4291 Heart Pine Circle
Pensacola, FL 32504
850-723-6332

T(Nov27,Dec4,1,18)

STATE OF GEORGIA COUNTY OF TOWNS NOTICE TO DEBTORS AND CREDITORS

RE: RUBY BELTON TUTTLE, a/k/a Ruby Mae Tuttle

All debtors and creditors of the estate of RUBY BELTON TUTTLE, a/k/a Ruby Mae Tuttle, 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.

This 19th day of November, 2019.

Lavonne Tuttle Truett (f/k/a Lavonne Tuttle Kerr) Executor
Address: 7258 Rocky Mountain Lane

Hiawassee, GA 30546

T(Nov27,Dec4,1,18)

NOTICE

Notice is given that a Certificate of Merger which will effect a merger by and between Hiawassee River Watershed Coalition, Inc., a Georgia non-profit corporation, with and into MountainTrue., a North Carolina non-profit corporation, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The name of the surviving corporation in the merger will be MountainTrue, a non-profit corporation incorporated under the laws of the North Carolina. The registered office of such corporation is located at 29 N. Market Street, Suite 610, Asheville, Buncombe County, North Carolina 28801, and its registered agent at such address is Julie Mayfield.

T(Nov27,Dec4)

NOTICE TO DEBTORS AND CREDITORS

RE: VAUGHN EARL GREEN

All debtors and creditors of the estate of Vaughn Earl Green, 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.

This 7th day of November, 2019.

Barbara Ann Mathis, Executor
Address: P. O. Box 122
Hiawassee, GA 30546

T(Nov13,20,27,Dec4)

STATE OF GEORGIA COUNTY OF TOWNS NOTICE

Notice is hereby given that the business operated at 678 N Main St, Hiawassee, Georgia 30546, in the trade name of BANISTER-COOPER FUNERAL HOME, is owned and carried on by NORTH GEORGIA FUNERAL PROFESSIONALS, INC. whose address is 678 N. Main St, Hiawassee, Georgia 30546, and the statement relating thereto required by Official Code of Georgia 10-1-490 has been filed with the Clerk of Superior Court of Towns County, Georgia.

T(Nov27,Dec4)

NOTICE OF SALE UNDER POWER

GEORGIA, TOWNS COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from LOIS JEAN SCHOMAKER, R. MICHAEL SCHOMAKER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS A NOMINEE FOR NATIONSTAR MORTGAGE LLC, dated April 21, 2015, recorded May 6, 2015, in Deed Book 565, Page 1 , Towns County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Fifty-Nine Thousand Four Hundred and 00/100 dollars (\$59,400.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper, 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 December, 2019, 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 162, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 0.55 ACRES, MORE OR LESS AS SHOWN ON A PLAT OF SURVEY BY TAMROK ENGINEERING, INC., DATED 03/01/89, RECORDED IN PLAT BOOK 13, PAGE 109, TOWNS COUNTY, GEORGIA RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF LAND LOTS 143, 144, 161 AND 162, RUN THENCE SOUTH 29 DEGREES 36 MINUTES 48 SECONDS WEST 1941.12 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 36 MINUTES 13 SECONDS EAST 105.32 FEET TO AN IRON PIN; THENCE SOUTH 10 DEGREES 59 MINUTES 06 SECONDS WEST 250.43 FEET TO A CAR AXLE; THENCE SOUTH 84 DEGREES 05 MINUTES 27 SECONDS WEST 88.20 FEET TO AN IRON PIN; THENCE NORTH 06 DEGREES 43 MINUTES 21 SECONDS EAST 257.42 FEET TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED TO R. MICHAEL SCHOMAKER AND LOIS JEAN SCHOMAKER BY DEED FROM MARCY DANISE DORTA SCHOMAKER RECORDED 03/14/2007 IN DEED BOOK 399 PAGE 632, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF TOWNS COUNTY, GEORGIA.

Said legal description being controlling, however the property is more commonly known as 3461 JORDAN ROAD, HIWASSEE, GA 30546.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. 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.

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 LOIS JEAN SCHOMAKER, R. MICHAEL SCHOMAKER, EVERETT ARROWOOD, JOCK D FENDER, 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: Nationstar Mortgage LLC d/b/a Mr. Cooper, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 888-480-2432.

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
as Attorney in Fact for
LOIS JEAN SCHOMAKER, R. MICHAEL SCHOMAKER

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. NAT-19-05713-1

Ad Run Dates 11/06/2019, 11/13/2019, 11/20/2019, 11/27/2019

rslaw.com/property-listing

T(Nov6,13,20,27)

NOTICE OF SALE UNDER POWER

GEORGIA, TOWNS COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from PHILLIP M CRAFT, MARY F EVANS to JPMORGAN CHASE BANK N.A, dated May 4, 2012, recorded May 22, 2012, in Deed Book 513, Page 441 , 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-Nine Thousand Eight Hundred Twenty-Two and 00/100 dollars (\$129,822.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NEWREZ LLC F/K/A New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, 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 December, 2019, 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 61, 17TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 1.30 ACRES, AS SHOWN ON A PLAT OF SURVEY BY TAMROK ENGINEERING, INC., DATED 1/9/94, RECORDED IN PLAT BOOK 18 PAGE 220 TOWNS COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

Said legal description being controlling, however the property is more commonly known as 4400 TWIGGS RD, 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. 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.

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 PHILLIP M CRAFT, MARY F EVANS, ESTATE AND/OR HEIRS AT LAW OF MARY F EVANS, 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: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place, Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107.

NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING
as Attorney in Fact for

PHILLIP M CRAFT, MARY F EVANS

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. SHP-18-03953-5

Ad Run Dates 11/06/2019, 11/13/2019, 11/20/2019, 11/27/2019

rslaw.com/property-listing

T(Nov6,13,20,27)