

Towns County Herald

Legal Notices for April 6, 2016

NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA
COUNTY OF TOWNS**
RE: Estate of Mavis L. Peircy
All creditors of the estate of Mavis L. Peircy 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 11th day of March, 2016
Debra S. Shepherd
Personal Representative
9407 Antioch Road
Overland Park, KS 66216
c/o Eddy A. Corn, Attorney
Personal Representative
253 Big Sky Drive
Hiawassee, GA 30546
706-896-3451
T(Mar16,23,30,Apr6)P

NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA
COUNTY OF TOWNS**
RE: Estate of Ethelyn Lively Martin
All creditors of the estate of Ethelyn Lively Martin, 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 24th day of March, 2016
James M. Moultrie
Personal Representative
3160 Baldview Road
Hiawassee, GA 30546
706-896-1370
T(Mar30,Apr6,13,20)P

This the 24th day of March, 2016

James M. Moultrie
Personal Representative
3160 Baldview Road
Hiawassee, GA 30546
706-896-1370
T(Mar30,Apr6,13,20)P

STATE OF GEORGIA COUNTY OF TOWNS

NOTICE TO DEBTORS AND CREDITORS

RE: ESTATE OF DOROTHY deJARNETTE REX
All debtors and creditors of the estate of Dorothy deJarnette Rex, 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 23rd day of March
Eugene D. Rex, Executor
Address: 1354 Deerfield Road
Young Harris, GA 30582
T(Mar30,Apr6,13,20)B

NOTICE TO DEBTORS AND CREDITORS

TO: All Creditors of Willis Frank Shook, late of Towns County, Georgia;
On behalf of Willis Frank Shook, now deceased you are hereby notified, pursuant to O.C.G.A. 53-7-92, to render in your demands and claims to and all persons who claim indebtedness by Willis Frank Shook.
Willis Frank Shook
c/o Brent Shook - Administrator of the Estate
J. Kevin Tharpe, Attorney
55 Millcreek Trail
Cleveland, GA 30528
T(Mar30,Apr6,13,20)P

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of Louise O'Brien Napier, 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 required to make immediate payment.
Deborah N. Smith, Administrator
Estate of Louise O'Brien Napier, deceased
Mark D. Brandenburg, Esq.
Abrams, Davis, Mason & Long
1100 Peachtree Street, Suite 1600
T(Mar30,Apr6,13,20)B

STATE OF GEORGIA

COUNTY OF TOWNS
RE: ESTATE OF JAMES EDWARD HOGSED, a.k.a. EDWARD HOGSED

NOTICE TO CREDITORS AND DEBTORS
All creditors of the estate of JAMES EDWARD HOGSED, a.k.a. EDWARD HOGSED, 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 10th day of March, 2016
LINDA KING
1227 Brookhaven Park Place
Atlanta, Georgia 30319
T(Mar16,23,30,Apr6)B

NOTICE TO CREDITORS AND DEBTORS

All creditors and debtors of the estate of LEO DUNFEE HESSON 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 25th day of March, 2016.
Beverly Joyce Hesson, Executrix
1326 Harris Ridge Road
Young Harris, Georgia 30582
T(Mar30,Apr6,13,20)B

PROPOSED DRAFT ANNUAL ACTION PLAN FEDERAL FISCAL YEAR 2016/STATE FISCAL YEAR 2017

NOTICE OF PUBLIC COMMENT PERIOD

The public is encouraged to provide comments on the State of Georgia Department of Community Affairs DRAFT Annual Action Plan for FFY2016 (July 1, 2016 – June 30, 2017). The HUD Annual Action Plan is required to receive federal funds for Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Programs.

The Plan draft includes community and housing priorities for the use of the above funds; goals of the priorities, citizen participation/consultation, housing needs assessment for the homeless, and the investment of resources to meet these needs and any minor amendments. It also provides a strategy for meeting the identified needs, addressing barriers to fair housing and lead-based paint hazards, non-housing community development plan, and anti-poverty strategies.

The State is in the fourth year of the Consolidated Plan. The draft Annual Action Plan specifically details how CDBG, HOME, ESG, and HOPWA annual funding allocations will be used to carry out the strategy of the Consolidated Plan.

A copy of the draft FFY2016 Annual Action Plan will be available for public comment on April 1, 2016 after 5:00 PM. The comment period ends on May 1, 2016.

Submit comments and request a copy of the plan in writing or by email:
Department of Community Affairs
ATTN: ANNUAL ACTION PLAN PUBLIC COMMENTS
60 Executive Park South Atlanta Georgia 30329
housingplanning@dca.ga.gov
View and Download the Plan: <http://www.dca.ga.gov/communities/CommunityInitiatives/programs/ConsolidatedPlan.asp>.

DCA complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who are may need auxiliary aids or special modification to participate in the public comment process should call (404) 679-4840. Upon request this document can be translated. Persons needing translation for the Annual Action Plan may contact the Housing and Finance Division, Planning and Policy.

T(Apr6)B

Plan de acción anual ANTEPROYECTO FEDERAL EJERCICIO 2016 / ESTADO EJERCICIO 2017

*** AVISO DE PERÍODO DE COMENTARIOS PÚBLICO ***

Se invita al público a formular comentarios sobre el Estado de Departamento de Asuntos Comunitarios de Georgia proyecto de plan de acción anual para FFY2016 (1 julio 2016 hasta 30 junio 2017). El plan de acción anual de HUD se requiere para recibir fondos federales para el Desarrollo Comunitario (CDBG), Asociación para Inversiones (HOME), soluciones de emergencia Grant (ESG) y Oportunidades de Vivienda para Personas con SIDA (HOPWA Programas).

El proyecto de Plan incluye prioridades de la comunidad y de vivienda para el uso de los fondos anteriores; objetivos de las prioridades, la participación de los ciudadanos / consulta, evaluación de las necesidades de vivienda para las personas sin hogar, y la inversión de recursos para satisfacer estas necesidades y por las enmiendas menores. También proporciona una estrategia para satisfacer las necesidades identificadas, frente a los obstáculos a la vivienda justa y peligros de la pintura a base de plomo, el plan de desarrollo de la comunidad no residencial, y las estrategias de lucha contra la pobreza.

El Estado está en el cuarto año del plan consolidado. El borrador del Plan de Acción Anual detalla específicamente cómo CDBG, HOME, las asignaciones de fondos anual de ESG, y HOPWA será utilizado para llevar a cabo la estrategia del plan consolidado.

Una copia del proyecto de Plan de Acción Anual FFY2016 estará disponible para comentario público sobre 1 de abril de, el año 2016 después de las 5:00 AM. El período de comentarios termina el 1 de mayo de 2016. Presentar comentarios y solicitar una copia del plan por escrito o por correo electrónico: Departamento de Asuntos de la Comunidad

Atención: COMENTARIOS PÚBLICOS plan de acción anual

60 Executive Park Atlanta Georgia del Sur 30329
housingplanning@dca.ga.gov
Ver y descargar el programa:
<http://www.dca.ga.gov/communities/CommunityInitiatives/programs/ConsolidatedPlan.asp>.

DCA cumple con el Título II de la Ley de Americanos con Discapacidades de 1990 y la Ley de Rehabilitación de 1973. Las personas con discapacidad que sean pueden necesitar ayudas auxiliares o modificación especial para participar en el proceso de comentarios públicos deben llamar al (404) 679 a 4.840. A pedido este documento puede ser traducido. Las personas que necesiten traducción para el plan de acción anual pueden comunicarse con la División de Finanzas y Vivienda, Planificación y Política.

T(Apr6)B

NOTICE

(For Discharge from Office and all Liability)
PROBATE COURT OF TOWNS COUNTY
RE: PETITION OF JACILYN LEDFORD HESTING FOR DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF OLA LEDFORD, DECEASED.
TO: Tracy Ledford & Tony Ledford:
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before April 25, 2016.

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: Kerry L. Berrong
PROBATE CLERK/DEPUTY CLERK
48 River St. Suite C
Hiawassee, GA 30546
ADDRESS:
706-896-3467
TELEPHONE NUMBER

T(Mar30,Apr6,13,20)B

IN THE JUVENILE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN THE INTEREST OF:

N.C.

DOB: 12-22-2009

SEX: MALE

CHILD UNDER THE AGE OF EIGHTEEN

Case no. 139-16J-6A

NOTICE OF TERMINATION OF PARENTAL RIGHTS HEARING

TO: JOHN DOE OR ANY POSSIBLE BIOLOGICAL FATHER OF THE ABOVE-NAMED CHILD

By Order for Service by Publication dated the 16th day of March, 2016, you are hereby notified that on the 17th day of February, 2016, the Towns County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Termination of Parental Rights against you as to the above-named child and this Court found it to be in the child's best interest that the Petition be filed. This notice is being sent to you pursuant to the provisions of O.C.G.A. § 15-11-281 and 282. A copy of the Petition for Termination of Parental Rights may be obtained by you from the Clerk at the Towns County Courthouse during business hours. The hearing on the Petition for Termination of Parental Rights is for the purpose of terminating your parental rights.

If the Court at the trial finds that the facts set out in the Petition to Terminate Parental Rights are true and that termination of your rights will serve the best interests of your child, the Court can enter a judgment ending your rights to your child.

If the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or make any decisions affecting your child or your child's earnings or property. You will not thereafter be entitled to notice of proceedings for the adoption of the above-named child by another, nor will you have any right to object to the adoption or otherwise to participate in the proceedings. Your child will be legally freed to be adopted by someone else.

Even if your parental rights are terminated:

- 1) You will still be responsible for providing financial support (child support payments) for your child's care (unless and until your child is adopted;
- 2) Your child can still inherit from you unless and until your child is adopted; and
- 3) Your child can still pursue any civil action against you.

Under the provisions of O.C.G.A. § 15-11-260, et seq., you may lose all rights to the above-named child and will not be entitled to object to the termination of your rights to this child unless, within thirty (30) days of your receipt of this NOTICE TO PUTATIVE FATHER, you file:

- a) A petition to legitimate the child; and
- b) Notice of the filing of the petition to legitimate with the Juvenile Court of Towns County.

If you fail to file a petition to legitimate or if your petition to legitimate is subsequently dismissed for failure to prosecute or the court does not find that you are the legal father of the child named in your petition to legitimate, this Court may enter an order terminating your parental rights.

This Court will conduct a provisional hearing upon the Petition for Termination of Parental Rights on the 25th day of March, 2016 at 9:00 a.m. in the Towns County Courthouse, Hiawassee, Georgia. This Court will conduct a final hearing upon the Petition for Termination of Parental Rights on the 25th day of May, 2016 at 9:00 a.m. in the Union County Courthouse, Blairsville, Georgia.

The child 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. IT IS SO ORDERED this 16th day of March, 2016.

Honorable Jeremy Clough
Judge, Juvenile Court
Towns County, Georgia
Enotah Judicial Circuit

T(Mar23,30,Apr6,13)B

NOTICE OF SALE UNDER POWER

GEORGIA, TOWNS COUNTY

THIS IS AN ATTEMPT 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 Richard J Hauschild and Green Space Investments, LLC to Wachovia Bank, National Association, dated March 12, 2007, recorded in Deed Book 406, Page 43, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHT HUNDRED EIGHTY-EIGHT THOUSAND AND 0/100 DOLLARS (\$888,000.00), 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, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2016, 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 of default, 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 made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to 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, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Wells Fargo Bank, NA successor by merger to Wachovia Bank, National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., 1 Home Campus, MAC# X2303-02D, Des Moines, IA 50328 1-888-508-8811. To the best knowledge and belief of the undersigned, the party in possession of the property is Green Space Investments, LLC or a tenant or tenants and said property is more commonly known as 1295 Hopkins Lane, Tate City, Georgia 30546. 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. Wells Fargo Bank, NA successor by merger to Wachovia Bank, National Association as Attorney in Fact for Richard J Hauschild and Green Space Investments, LLC McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that certain property situated in the City of Tate City, in the County of Towns and State of Georgia and being described in a deed dated 11/03/2005 and recorded 11/04/2005 in Book 352, Pages 609-610 among the land records of the County and State set forth above and referenced as follows: Land Lots 87 and 94, District 1, 1st Section, 9.79 acres, Plat Book 24, Page 117, recorded 08/19/1999. Parcel ID Number: 93-10 MR/ajh2 5/3/16 Our file no. 5421415 - FT12

T(Apr6,13,20,27)B