Legal Notices for July 17, 2013

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: Estate of Cecelia B. Bibby
All creditors of the estate of Cecelia B. Bibby, 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 21st day of June, 2013
Patricia A. Downs,
Personal Representative
2558 Ruby Road,
McCaysville, GA 30555
706-492-4997
TLMn06,Jul3,10,17

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: Estate of Alan Wayne Minette
All creditors of the estate of Alan Wayne Minette, 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 21st day of June, 2013
Rodney Nicholson,
Personal Representative
2558 Ruby Road,
Hiawassee, GA 30546
706-994-2457
TLMn06,Jul3,10,17

NOTICE TO CREDITORS AND DEBTORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: ESTATE OF Claude Raymond Nicholson
All creditors of the estate of Claude Raymond 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 25th day of June, 2013.
Kimberly A. Lansford
Personal Representative
169 Walker Road
Young Harris, GA 30582
706-651-0360
TLMn06,Jul3,10,17

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: ESTATE OF KARNEY BURNELL
All creditors of the estate of KARNEY BURNELL, 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 immediately to the undersigned.
This 24th day of June, 2013.
Cynthia Sue Burnell
125 Parkside Drive
Stockbridge, Georgia 30214
TLMn06,Jul3,10,17,24

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA, STATE OF GEORGIA
All creditors of the estate of Lucy Marie Haines, late of Towns County, Georgia deceased, 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 June, 2013.
Linda Haines Ledford
Walter L. Haines, Executor
Estate of Lucy Marie Haines
PO BOX 524
Hiawassee, GA 30546
706-896-9699
TLMn06,Jul3,10,17,24

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: ESTATE OF Mary Maria Brana
All creditors of the estate of Lucy Maria Brana, 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 June, 2013.
Mary Oleta Sanders, Executor
1477 Ada Lane
Hiawassee, GA 30546
TLMn17,Jul3,10,17,24

NOTICE
(For Discharge from Office Of Executor)
STATE OF GEORGIA
PROBATE COURT OF TOWNS COUNTY
RE: ESTATE OF Jerry Gibson DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF DECEASED
To: Tedra Savage and all interested parties and (all and singular the heirs of said decedent,) (the beneficiaries under the will.)
Take notice that:
This is to notify you to file objection, if there is any, to the above referenced petition, in writing, setting forth the grounds of any such objections, and must be filed on or before the 30th day of July, 2013, in accordance with the Georgia Business Corporation Code. The initial registered office of the Estate of Primary Capital Advisors, Gumlog Road, Young Harris, GA 30582, and the registered agent at such address is Terry J. Roberts.
TLJn17,Jn24,Jl3,Jl17

NOTICE OF SALE UNDER POWER
GEORGIA, TOWNS COUNTY
Pursuant to the Power of Sale contained in the instrument at:
Book 2, Page 1999, Sex: Female
A Child Under the Age of Eighteen
Case No. 139-13J-174
NOTICE OF DEPRIVATION HEARING
TO: Janelle Gibson, Temporary Guardian/Paternal Grandmother of the Above-Named Child
By Order for Service by Publication dated the 4th day of June, 2013, you are hereby notified that on the 30th day of May, 2013, the Towns County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Deprivation) against you as to the above-named child alleging the child remains deprived. You are required to file with the Clerk of Superior Court, and to serve upon Special Assistant Attorney General Stephany L. Zaic, an answer in writing to the petition, a copy of which is on file in office for Service by Publication.
If you fail to file written or oral personal hearing upon the allegations of the Petition and answer or appear at the hearing scheduled pursuant to O.C.G.A. § 15-11-39.2 on the 18th day of July, 2013, at 9:30 a.m., at the Towns County Courthouse, Hiawassee, Georgia Probate Court, you will be deemed to appear and answer the allegations of this Petition and the Court may adjudicate the findings of fact and orders of disposition made pursuant to the Petition. Default will become final at the hearing unless you appear at the hearing. If you do appear, you shall appear personally before this Court at the scheduled hearing.
This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 13th day of August, 2013 at 9:30 a.m. at the Towns County Courthouse, Hiawassee, Georgia. Parents and other parties involved may be represented by a lawyer at all stages of these proceedings. If you cannot or do not, you may choose and hire your own lawyer. If you wish to have a lawyer, please notify your lawyer immediately. If you want a lawyer but are not able to hire a lawyer because of 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, please notify the Clerk or the petitioner. In this Court handling this case know that you have no obligation to hire a lawyer.
Witness, the Honorable Gerald Bruce, Judge of Juvenile Court, this the 4th day of June, 2013
Gerald Bruce
Judge, Juvenile Court
Towns County, Georgia
Gerald Judicial Circuit
TLJun06,Jul3,10,17

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF TOWNS COUNTY
RE: PETITION OF Earl C. Hunter and Steve D. Hunter FOR DISCHARGE AS EXECUTORS OF THE ESTATE OF Leota Hunter Hamilton, DECEASED.
To: Connie Ann Steinberg, a beneficiary under the Will of Leota Hunter Hamilton.
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before July 29, 2013.
BE NOTIFIED FURTHER that if no objection to the petition must be in writing, setting forth the grounds of any such objections. Such 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.
PROBATE JUDGE
By: Kerry L. Bernzog
PROBATE CLERK/DEPUTY CLERK
48 River St. Suite C
ADDRESS
Hiawassee, GA 30546
706-896-3467
TELEPHONE NUMBER
TLMn05,10,17,26B

IN THE PROBATE COURT OF TOWNS COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
Calvin Jackson Hooper, DECEASED
ESTATE NO. 2013-41
NOTICE OF INTENTION TO FILE FOR YEAR'S SUPPORT
The petition of Louise H. Hooper, for a year's support from the estate of Calvin James Hooper, deceased, has been filed in this court. If no objection to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the 30th day of July, 2013, in accordance with the Georgia Business Corporation Code. The initial registered office of the Estate of Primary Capital Advisors, Gumlog Road, Young Harris, GA 30582, and the registered agent at such address is Terry J. Roberts.
TLJn17,Jn24,Jl3,Jl17

NOTICE OF SALE UNDER POWER
GEORGIA, TOWNS COUNTY
Pursuant to the Power of Sale contained in the instrument dated, executed by a Security Deed executed by Jerry Gibson and Ella Gibson to Tomrick Engineering Systems, Inc., dated June 16, 2006, and recorded in Deed Book 489, Page 24, 2011, recorded in Deed Book 489, Pages 24 to 27, and Deed Modification Agreement dated, recorded at Deed Book [NUMBER], Pages [NUMBER] of the [COUNTY] County, Georgia Deed Records, the undersigned will sell at public auction to the highest bidder for cash before the door of the Courthouse of Towns County, Georgia, during the legal hours of sale, on the 1st Tuesday in August, that being August 6, 2013, the following:
Tract A
All that tract or parcel of land lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.511 acres, more or less, and being more particularly described as Tract 2, containing 1.511 acres, more or less, according to the survey for Willis Garrett & Russell Mashburn" this Petition and Survey dated by Jim Kendall, Registered Surveyor, dated October 7, 2002, a revised October 7, 2003 and recorded in Plat Book 30, Page 55, in the office of the Clerk of Superior Court, Towns County, GA, said plat being incorporated by reference herein.
Also conveyed is a perpetual, non-exclusive right of way for ingress and egress, to run over, across, through, and under said easement by the grantor and its heirs and assigns to and from said Tract Two (2) and Tract One (1) for the purpose of place, using utilities within said twenty (20) foot wide easement shown on said plat and survey. The road/utility easement referenced above shall be used by Grantee, its heirs, for first part and party of the second part, their successors, and assigns, in common.
Subject to that easement to Russell Mashburn and Willis Garrett, dated June 06, 2006, in 515 of Towns County, GA records.
Tract B
All that tract or parcel of land situate, lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.000 acres, more or less, and being more particularly described as Tract One (1) on a plat of survey entitled "Survey for Willis Garrett & Russell Mashburn" by Northstar Land Surveying, Inc., W. Gary Kendall, Registered Surveyor, dated October 27, 2001, as revised March 7, 2003 and recorded in Plat Book 30, Page 36, page 515 of Towns County, GA records.
Tract B
All that tract or parcel of land situate, lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.000 acres, more or less, and being more particularly described as Tract One (1) on a plat of survey entitled "Survey for Willis Garrett & Russell Mashburn" by Northstar Land Surveying, Inc., W. Gary Kendall, Registered Surveyor, dated October 27, 2001, as revised March 7, 2003 and recorded in Plat Book 30, Page 36, page 515 of Towns County, GA records.
Also conveyed is a perpetual, non-exclusive right of way for ingress and egress, to run over, across, through, and under said easement by the grantor and its heirs and assigns to and from said Tract Two (2) and Tract One (1) for the purpose of place, using utilities within said twenty (20) foot wide easement shown on said plat and survey. The road/utility easement referenced above shall be used by Grantee, its heirs, for first part and party of the second part, their successors, and assigns, in common.
Subject to that easement to Russell Mashburn and Willis Garrett, dated June 06, 2006, in 515 of Towns County, GA records.
Tract C
All that tract or parcel of land situate, lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.000 acres, more or less, and being more particularly described as Tract One (1) on a plat of survey entitled "Survey for Willis Garrett & Russell Mashburn" by Northstar Land Surveying, Inc., W. Gary Kendall, Registered Surveyor, dated October 27, 2001, as revised March 7, 2003 and recorded in Plat Book 30, Page 36, page 515 of Towns County, GA records.
Also conveyed is a perpetual, non-exclusive right of way for ingress and egress, to run over, across, through, and under said easement by the grantor and its heirs and assigns to and from said Tract Two (2) and Tract One (1) for the purpose of place, using utilities within said twenty (20) foot wide easement shown on said plat and survey. The road/utility easement referenced above shall be used by Grantee, its heirs, for first part and party of the second part, their successors, and assigns, in common.
Subject to that easement to Russell Mashburn and Willis Garrett, dated June 06, 2006, in 515 of Towns County, GA records.
Tract D
All that tract or parcel of land situate, lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.000 acres, more or less, and being more particularly described as Tract One (1) on a plat of survey entitled "Survey for Willis Garrett & Russell Mashburn" by Northstar Land Surveying, Inc., W. Gary Kendall, Registered Surveyor, dated October 27, 2001, as revised March 7, 2003 and recorded in Plat Book 30, Page 36, page 515 of Towns County, GA records.
Also conveyed is a perpetual, non-exclusive right of way for ingress and egress, to run over, across, through, and under said easement by the grantor and its heirs and assigns to and from said Tract Two (2) and Tract One (1) for the purpose of place, using utilities within said twenty (20) foot wide easement shown on said plat and survey. The road/utility easement referenced above shall be used by Grantee, its heirs, for first part and party of the second part, their successors, and assigns, in common.
Subject to that easement to Russell Mashburn and Willis Garrett, dated June 06, 2006, in 515 of Towns County, GA records.
Tract E
All that tract or parcel of land situate, lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.000 acres, more or less, and being more particularly described as Tract One (1) on a plat of survey entitled "Survey for Willis Garrett & Russell Mashburn" by Northstar Land Surveying, Inc., W. Gary Kendall, Registered Surveyor, dated October 27, 2001, as revised March 7, 2003 and recorded in Plat Book 30, Page 36, page 515 of Towns County, GA records.
Also conveyed is a perpetual, non-exclusive right of way for ingress and egress, to run over, across, through, and under said easement by the grantor and its heirs and assigns to and from said Tract Two (2) and Tract One (1) for the purpose of place, using utilities within said twenty (20) foot wide easement shown on said plat and survey. The road/utility easement referenced above shall be used by Grantee, its heirs, for first part and party of the second part, their successors, and assigns, in common.
Subject to that easement to Russell Mashburn and Willis Garrett, dated June 06, 2006, in 515 of Towns County, GA records.
Tract F
All that tract or parcel of land situate, lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.000 acres, more or less, and being more particularly described as Tract One (1) on a plat of survey entitled "Survey for Willis Garrett & Russell Mashburn" by Northstar Land Surveying, Inc., W. Gary Kendall, Registered Surveyor, dated October 27, 2001, as revised March 7, 2003 and recorded in Plat Book 30, Page 36, page 515 of Towns County, GA records.
Also conveyed is a perpetual, non-exclusive right of way for ingress and egress, to run over, across, through, and under said easement by the grantor and its heirs and assigns to and from said Tract Two (2) and Tract One (1) for the purpose of place, using utilities within said twenty (20) foot wide easement shown on said plat and survey. The road/utility easement referenced above shall be used by Grantee, its heirs, for first part and party of the second part, their successors, and assigns, in common.
Subject to that easement to Russell Mashburn and Willis Garrett, dated June 06, 2006, in 515 of Towns County, GA records.
Tract G
All that tract or parcel of land situate, lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.000 acres, more or less, and being more particularly described as Tract One (1) on a plat of survey entitled "Survey for Willis Garrett & Russell Mashburn" by Northstar Land Surveying, Inc., W. Gary Kendall, Registered Surveyor, dated October 27, 2001, as revised March 7, 2003 and recorded in Plat Book 30, Page 36, page 515 of Towns County, GA records.
Also conveyed is a perpetual, non-exclusive right of way for ingress and egress, to run over, across, through, and under said easement by the grantor and its heirs and assigns to and from said Tract Two (2) and Tract One (1) for the purpose of place, using utilities within said twenty (20) foot wide easement shown on said plat and survey. The road/utility easement referenced above shall be used by Grantee, its heirs, for first part and party of the second part, their successors, and assigns, in common.
Subject to that easement to Russell Mashburn and Willis Garrett, dated June 06, 2006, in 515 of Towns County, GA records.
Tract H
All that tract or parcel of land lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.000 acres, more or less, and being more particularly described as Tract One (1) on a plat of survey entitled "Survey for Willis Garrett & Russell Mashburn" by Northstar Land Surveying, Inc., W. Gary Kendall, Registered Surveyor, dated October 27, 2001, as revised March 7, 2003 and recorded in Plat Book 30, Page 36, page 515 of Towns County, GA records.
Also conveyed is a perpetual, non-exclusive right of way for ingress and egress, to run over, across, through, and under said easement by the grantor and its heirs and assigns to and from said Tract Two (2) and Tract One (1) for the purpose of place, using utilities within said twenty (20) foot wide easement shown on said plat and survey. The road/utility easement referenced above shall be used by Grantee, its heirs, for first part and party of the second part, their successors, and assigns, in common.
Subject to that easement to Russell Mashburn and Willis Garrett, dated June 06, 2006, in 515 of Towns County, GA records.
Tract I
All that tract or parcel of land lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.000 acres, more or less, and being more particularly described as Tract One (1) on a plat of survey entitled "Survey for Willis Garrett & Russell Mashburn" by Northstar Land Surveying, Inc., W. Gary Kendall, Registered Surveyor, dated October 27, 2001, as revised March 7, 2003 and recorded in Plat Book 30, Page 36, page 515 of Towns County, GA records.
Also conveyed is a perpetual, non-exclusive right of way for ingress and egress, to run over, across, through, and under said easement by the grantor and its heirs and assigns to and from said Tract Two (2) and Tract One (1) for the purpose of place, using utilities within said twenty (20) foot wide easement shown on said plat and survey. The road/utility easement referenced above shall be used by Grantee, its heirs, for first part and party of the second part, their successors, and assigns, in common.
Subject to that easement to Russell Mashburn and Willis Garrett, dated June 06, 2006, in 515 of Towns County, GA records.
Tract J
All that tract or parcel of land lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.000 acres, more or less, and being more particularly described as Tract One (1) on a plat of survey entitled "Survey for Willis Garrett & Russell Mashburn" by Northstar Land Surveying, Inc., W. Gary Kendall, Registered Surveyor, dated October 27, 2001, as revised March 7, 2003 and recorded in Plat Book 30, Page 36, page 515 of Towns County, GA records.
Also conveyed is a perpetual, non-exclusive right of way for ingress and egress, to run over, across, through, and under said easement by the grantor and its heirs and assigns to and from said Tract Two (2) and Tract One (1) for the purpose of place, using utilities within said twenty (20) foot wide easement shown on said plat and survey. The road/utility easement referenced above shall be used by Grantee, its heirs, for first part and party of the second part, their successors, and assigns, in common.
Subject to that easement to Russell Mashburn and Willis Garrett, dated June 06, 2006, in 515 of Towns County, GA records.
Tract K
All that tract or parcel of land lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.000 acres, more or less, and being more particularly described as Tract One (1) on a plat of survey entitled "Survey for Willis Garrett & Russell Mashburn" by Northstar Land Surveying, Inc., W. Gary Kendall, Registered Surveyor, dated October 27, 2001, as revised March 7, 2003 and recorded in Plat Book 30, Page 36, page 515 of Towns County, GA records.
Also conveyed is a perpetual, non-exclusive right of way for ingress and egress, to run over, across, through, and under said easement by the grantor and its heirs and assigns to and from said Tract Two (2) and Tract One (1) for the purpose of place, using utilities within said twenty (20) foot wide easement shown on said plat and survey. The road/utility easement referenced above shall be used by Grantee, its heirs, for first part and party of the second part, their successors, and assigns, in common.
Subject to that easement to Russell Mashburn and Willis Garrett, dated June 06, 2006, in 515 of Towns County, GA records.
Tract L
All that tract or parcel of land lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.000 acres, more or less, and being more particularly described as Tract One (1) on a plat of survey entitled "Survey for Willis Garrett & Russell Mashburn" by Northstar Land Surveying, Inc., W. Gary Kendall, Registered Surveyor, dated October 27, 2001, as revised March 7, 2003 and recorded in Plat Book 30, Page 36, page 515 of Towns County, GA records.
Also conveyed is a perpetual, non-exclusive right of way for ingress and egress, to run over, across, through, and under said easement by the grantor and its heirs and assigns to and from said Tract Two (2) and Tract One (1) for the purpose of place, using utilities within said twenty (20) foot wide easement shown on said plat and survey. The road/utility easement referenced above shall be used by Grantee, its heirs, for first part and party of the second part, their successors, and assigns, in common.
Subject to that easement to Russell Mashburn and Willis Garrett, dated June 06, 2006, in 515 of Towns County, GA records.
Tract M
All that tract or parcel of land lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.000 acres, more or less, and being more particularly described as Tract One (1) on a plat of survey entitled "Survey for Willis Garrett & Russell Mashburn" by Northstar Land Surveying, Inc., W. Gary Kendall, Registered Surveyor, dated October 27, 2001, as revised March 7, 2003 and recorded in Plat Book 30, Page 36, page 515 of Towns County, GA records.
Also conveyed is a perpetual, non-exclusive right of way for ingress and egress, to run over, across, through, and under said easement by the grantor and its heirs and assigns to and from said Tract Two (2) and Tract One (1) for the purpose of place, using utilities within said twenty (20) foot wide easement shown on said plat and survey. The road/utility easement referenced above shall be used by Grantee, its heirs, for first part and party of the second part, their successors, and assigns, in common.
Subject to that easement to Russell Mashburn and Willis Garrett, dated June 06, 2006, in 515 of Towns County, GA records.
Tract N
All that tract or parcel of land lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.000 acres, more or less, and being more particularly described as Tract One (1) on a plat of survey entitled "Survey for Willis Garrett & Russell Mashburn" by Northstar Land Surveying, Inc., W. Gary Kendall, Registered Surveyor, dated October 27, 2001, as revised March 7, 2003 and recorded in Plat Book 30, Page 36, page 515 of Towns County, GA records.
Also conveyed is a perpetual, non-exclusive right of way for ingress and egress, to run over, across, through, and under said easement by the grantor and its heirs and assigns to and from said Tract Two (2) and Tract One (1) for the purpose of place, using utilities within said twenty (20) foot wide easement shown on said plat and survey. The road/utility easement referenced above shall be used by Grantee, its heirs, for first part and party of the second part, their successors, and assigns, in common.
Subject to that easement to Russell Mashburn and Willis Garrett, dated June 06, 2006, in 515 of Towns County, GA records.
Tract O
All that tract or parcel of land lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.000 acres, more or less, and being more particularly described as Tract One (1) on a plat of survey entitled "Survey for Willis Garrett & Russell Mashburn" by Northstar Land Surveying, Inc., W. Gary Kendall, Registered Surveyor, dated October 27, 2001, as revised March 7, 2003 and recorded in Plat Book 30, Page 36, page 515 of Towns County, GA records.
Also conveyed is a perpetual, non-exclusive right of way for ingress and egress, to run over, across, through, and under said easement by the grantor and its heirs and assigns to and from said Tract Two (2) and Tract One (1) for the purpose of place, using utilities within said twenty (20) foot wide easement shown on said plat and survey. The road/utility easement referenced above shall be used by Grantee, its heirs, for first part and party of the second part, their successors, and assigns, in common.
Subject to that easement to Russell Mashburn and Willis Garrett, dated June 06, 2006, in 515 of Towns County, GA records.
Tract P
All that tract or parcel of land lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.000 acres, more or less, and being more particularly described as Tract One (1) on a plat of survey entitled "Survey for Willis Garrett & Russell Mashburn" by Northstar Land Surveying, Inc., W. Gary Kendall, Registered Surveyor, dated October 27, 2001, as revised March 7, 2003 and recorded in Plat Book 30, Page 36, page 515 of Towns County, GA records.
Also conveyed is a perpetual, non-exclusive right of way for ingress and egress, to run over, across, through, and under said easement by the grantor and its heirs and assigns to and from said Tract Two (2) and Tract One (1) for the purpose of place, using utilities within said twenty (20) foot wide easement shown on said plat and survey. The road/utility easement referenced above shall be used by Grantee, its heirs, for first part and party of the second part, their successors, and assigns, in common.
Subject to that easement to Russell Mashburn and Willis Garrett, dated June 06, 2006, in 515 of Towns County, GA records.
TRACT ONE:
All that tract or parcel of land lying and being 0.5 acre, more or less, in Land Lots 161 and 162, 17th District, 1st Section, Hiawassee, Georgia, and being described as follows:
BEGINNING at a point where the Moccasin Creek crosses the Billy Garrett property line in the center of said Moccasin Creek. Above Creek as follows: North 12 degrees 44 East 138.3 feet to point #1; North 16 degrees 40' West 61.7 feet to point #2; North 9 degrees 15' West 43.3 feet to point #3; North 5 degrees West 62.2 feet to point #4; thence South 89 degrees 30' West 53.8 feet to point #5; thence with an old road bed South 12 degrees East 90 degrees 40 feet; thence South 88 degrees 30' East 154.3 feet to the point of beginning. Said described property is recorded in a deed to Bernard Ledford, dated June 21, 1969, and dated August 31, 1970.
This property has a road right of way of sixteen (16) feet, between said Adam L. Mashburn and the said Billy Garrett property.
TRACT TWO:
All that tract or parcel of land lying and being in the 18th District, First Section, part of Land Lots 161 and 162, bounded as follows:
BEGINNING on an iron stake at the Ray Mashburn line and running a North direction for an iron pin, 210 feet; thence a Northwest direction 210 feet to an iron pin; thence in a South direction 210 feet to an iron pen; thence an East direction 210 feet to the point of beginning. Containing one (1) acre.
This property is subject to a mortgage to the Foster Adam L.) property to the said above described property as recorded in a deed to Towns County, Georgia, Deed Book, dated August 31, 1970.
This property has a road right of way of sixteen (16) feet, between said Adam L. Mashburn and the said Billy Garrett property.
TRACT THREE:
All that tract or parcel of land lying and being in the 18th District, First Section, part of Land Lot 161 and 162, bounded as follows:
BEGINNING on an iron stake at the Ray Mashburn line and running a North direction for an iron pin, 210 feet; thence a Northwest direction 210 feet to an iron pin; thence in a South direction 210 feet to an iron pen; thence an East direction 210 feet to the point of beginning. Containing one (1) acre.
This property is subject to a mortgage to the Foster (Adam L.) property to the said above described property as recorded in a deed to Towns County, Georgia, Deed Book, dated August 31, 1970.
This property has a road right of way of sixteen (16) feet, between said Adam L. Mashburn and the said Billy Garrett property.
TRACT FOUR:
All that tract or parcel of land lying and being 0.5 acre, more or less, in Land Lots 161 and 162, 17th District, 1st Section, Hiawassee, Georgia, and being described as follows:
BEGINNING at a point where the Moccasin Creek crosses the Billy Garrett property line in the center of said Moccasin Creek. Above Creek as follows: North 12 degrees 44 East 138.3 feet to point #1; North 16 degrees 40' West 61.7 feet to point #2; North 9 degrees 15' West 43.3 feet to point #3; North 5 degrees West 62.2 feet to point #4; thence South 89 degrees 30' West 53.8 feet to point #5; thence with an old road bed South 12 degrees East 90 degrees 40 feet; thence South 88 degrees 30' East 154.3 feet to the point of beginning. Said described property is recorded in a deed to Bernard Ledford, dated June 21, 1969, and dated August 31, 1970.
This property has a road right of way of sixteen (16) feet, between said Adam L. Mashburn and the said Billy Garrett property.
TRACT FIVE:
All that tract or parcel of land lying and being in the 18th District, First Section, part of Land Lots 161 and 162, bounded as follows:
BEGINNING on an iron stake at the Ray Mashburn line and running a North direction for an iron pin, 210 feet; thence a Northwest direction 210 feet to an iron pin; thence in a South direction 210 feet to an iron pen; thence an East direction 210 feet to the point of beginning. Containing one (1) acre.
This property is subject to a mortgage to the Foster (Adam L.) property to the said above described property as recorded in a deed to Towns County, Georgia, Deed Book, dated August 31, 1970.
This property has a road right of way of sixteen (16) feet, between said Adam L. Mashburn and the said Billy Garrett property.
TRACT SIX:
All that tract or parcel of land lying and being in the 18th District, First Section, part of Land Lots 161 and 162, bounded as follows:
BEGINNING on an iron stake at the Ray Mashburn line and running a North direction for an iron pin, 210 feet; thence a Northwest direction 210 feet to an iron pin; thence in a South direction 210 feet to an iron pen; thence an East direction 210 feet to the point of beginning. Containing one (1) acre.
This property is subject to a mortgage to the Foster (Adam L.) property to the said above described property as recorded in a deed to Towns County, Georgia, Deed Book, dated August 31, 1970.
This property has a road right of way of sixteen (16) feet, between said Adam L. Mashburn and the said Billy Garrett property.
The property will be subject to the following:
(1) all prior restrictive covenants, easements, rights-of-way or encumbrances; (2) all valid and enforceable easements which would be disclosed by an accurate survey and inspection of the property, including all valuation taxes and assessments, if any; (3) unpaid water or sewer bills that constitute liens against the property, whether or not delinquent at the time of sale is payable; and (4) matters of record superior to the Security Deed to Grantee herein.
The entity with full authority to negotiate, amend and modify all terms of the mortgage with Debtor is SCBT d/b/a CBT, Attention: Loan Servicing, 1101 Main Street, Cornelia, Georgia, 30531; phone number: 706-776-5127.
To the best of the undersigned's knowledge and belief, the person in possession is Phillip R. Kelley and Teresa J. Kelley or a tenant or tenants.
The sale will be conducted subject to (1) 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. Johnson Financial Group, Inc. a Division of SCBT, d/b/a CBT, a Division of SCBT, N.A. d/b/a/ Fin Co. for Oliver Berning McCalla Rayner, LLC 1544 Oakland Road Rayville, Louisiana 71269 www.foreclosurebetter.net MR/pxs 6/6/13 File # 12-00-04267 TSG-13-F-1777 - AD
TLJun6,17,24,Jul8

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF TOWNS
Under and by virtue of the power of sale contained in that certain Security Deed ("Security Deed") executed by James M. McCarter and Tonya C. McCarter in favor of Community Bank and Trust dated April 09, 2010, and recorded in Deed Book 495-500 of the Towns County Deed Records, and assignment thereof to that Transfer and Assignment of Deed to Secure Debt from FBNC, in its capacity as Receiver for Community Bank & Trust, to SCBT, N.A. d/b/a CBT, a Division of SCBT, N.A. dated April 24, 2012, recorded at Deed Book 489, Pages 24 to 27, and Deed Modification Agreement [DATE], recorded at Deed Book [NUMBER], Pages [NUMBER] of the [COUNTY] County, Georgia Deed Records, the undersigned will sell at public auction to the highest bidder for cash before the door of the Courthouse of Towns County, Georgia, during the legal hours of sale, on the 1st Tuesday in August, that being August 6, 2013, the following:
Tract A
All that tract or parcel of land lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.511 acres, more or less, according to the survey for Willis Garrett & Russell Mashburn" this Petition and Survey dated by Jim Kendall, Registered Surveyor, dated October 7, 2002, a revised October 7, 2003 and recorded in Plat Book 30, Page 55, in the office of the Clerk of Superior Court, Towns County, GA, said plat being incorporated by reference herein.
Also conveyed is a perpetual, non-exclusive right of way for ingress and egress, to run over, across, through, and under said easement by the grantor and its heirs and assigns to and from said Tract Two (2) and Tract One (1) for the purpose of place, using utilities within said twenty (20) foot wide easement shown on the above referenced plat and survey. The road/utility easement referenced above shall be used by Grantee, its heirs, for first part and party of the second part, their successors, and assigns, in common.
Subject to that easement to Russell Mashburn and Willis Garrett, dated June 06, 2006, page 515 of Towns County, GA records.
Tract B
All that tract or parcel of land situate, lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.000 acres, more or less, and being more particularly described as Tract One (1) on a plat of survey entitled "Survey for Willis Garrett & Russell Mashburn" by Northstar Land Surveying, Inc., W. Gary Kendall, Registered Surveyor, dated October 27, 2001, as revised March 7, 2003 and recorded in Plat Book 30, Page 36, page 515 of Towns County, GA records.
Tract B
All that tract or parcel of land situate, lying and being in District 17, Section 1, Land Lot 35, Towns County, Georgia, containing 1.000 acres, more or less, and being more particularly described as Tract One (1) on a plat of survey entitled "Survey for Willis Garrett & Russell Mashburn" by Northstar Land Surveying, Inc., W. Gary Kendall, Registered Surveyor, dated October 27, 2001, as revised March 7, 2003 and recorded in Plat Book 30, Page 36, page 515 of Towns County, GA records.
The property is subject to the restrictions of record pertaining to Brasstown Creek Estates, as recorded in Deed Book 354-356 Towns County records.
The property is subject to restrictions and rights of way of record.
The property is improved real property is also known as 5948 Brasstown Creek Estates, Young Harris, GA 30582, according to the present system of numbering houses in Towns County, Georgia.
This 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. Subject to, but not limited to, a determination that the borrower is not protected by the stay of the foreclosure sale.
The entity with full authority to negotiate, amend and modify all terms of the mortgage with Debtor is Bank of Hiawassee, Georgia, 30546. The sale will be conducted subject to (1) 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. Johnson Financial Group, Inc. a Division of SCBT, d/b/a CBT for Oliver Berning McCalla Rayner, LLC 1544 Oakland Road Rayville, Louisiana 71269 www.foreclosurebetter.net MR/pxs 6/6/13 File # 12-00-04267 TSG-13-F-1777 - AD
That tract or parcel of land lying and being in Land Lot 35, 18th District, 1st Section, Towns County, Georgia, containing 1.68 acres, as shown on a plat of survey by Tomrok Engineering, Inc., dated November 3, 1989, recorded in Plat Book 13 page 181 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 restrictions of record pertaining to said subdivision.
TLJun6,17,24,Jul8

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF TOWNS
Because of a default in the payment of the indebtedness and other obligations in the Security Deed, dated April 28, 2006, executed by Harvey L. Winkler, Jr. and Rachel T. Windsor to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Community Mortgage Services, Inc., recorded in Deed Book 370, Page 370, Towns County, Georgia Deed Records, and securing a Note in the original principal amount of $119,000.00, said Security Deed last having been assigned to U.S. Bank National Association, the current holder thereof, has declared the entire unpaid balance of said indebtedness evidenced by the Note immediately due and payable, and pursuant to the power of sale contained in said Security Deed, will, on the first Tuesday in August, 2013, that is August 6, 2013, during the legal hours of sale, before the Towns County Courthouse door for cash, the following described property:
All that tract or parcel of land lying and being in Land Lot 142, 17th District, 1st Section, Towns County, Georgia, containing 0.846 acres and being Lot Seventeen (17) of Towns Mill Estates. Reference is made to a plat of survey by Tamrok Associates, Inc., dated November 13, 1996 recorded in Plat Book 19, Page 189, Towns County records, and reference is made to a plat of survey by Tamrok Associates, Inc., dated June 16, 1994 recorded in Plat Book 13, Page 181, Towns County records which descriptions on said plats are incorporated herein by reference. The grantor grants to grantee a perpetual easement for ingress and egress in Deed Book 145, Page 272, Towns County records. The property is conveyed subject to the restrictions of record pertaining to said subdivision.
Subject to that easement to Georgia Power, dated November 13, 1996 recorded in Plat Book 19, Page 189, Towns County records, and reference is made to a plat of survey by Tamrok Associates, Inc., dated June 16, 1994 recorded in Plat Book 13, Page 181, Towns County records which descriptions on said plats are incorporated herein by reference. The grantor grants to grantee a perpetual easement for ingress and egress in Deed Book 145, Page 272. The property is conveyed subject to the restrictions of record pertaining to said subdivision.
Subject to that easement to Georgia Power, dated November 13, 1996 recorded in Plat Book 19, Page 189, Towns County records, and reference is made to a plat of survey by Tamrok Associates, Inc., dated June 16, 1994 recorded in Plat Book 13, Page 181, Towns County records which descriptions on said plats are incorporated herein by reference. The grantor grants to grantee a perpetual easement for ingress and egress in Deed Book 145, Page 272. The property is conveyed subject to the restrictions of record perta