## **Towns County Herald**

## Legal Notices for April 27, 2022

IN THE SUPERIOR COURT OF TOWNS COUNTY

STATE OF GEORGIA
IN RE the Name Change of:
Rayna Elyse Ekback, Petitioner
Civil Action Case Number: 22-CV-36-BL
NOTICE OF PETITION
TO CHANGE OF ADMITS

TO CHANGE NAME OF ADULT TO CHANGE NAME OF ADULT Rayna Elyse Ekback filed a petition in the Towns County Superior Court on 3/29/2022, to change the name from Rayna Elyse Ekback to Kian Jordan Adams. Any interested party has the right to appear

Any interested party has une right to appear in this case and file objections within 30 days after the Petition was filed. Dated 3/29/2022 Rayna Elyse Ekhack 450 Chancey Drive Hiawassee, GA 30546

T(Apr6.13.20.27.Mav4)

NOTICE OF INTENT TO INCORPORATE

Notice is given that the Articles of Incorporation which will incorporate HOMETOWN DESIGN AND DECOR, LLC, a domestic limited DESIGN AND DECOR, LLC, a domestic limited liability company with mailing address of PO Box 1110, Hayesville, NC 28904 and a physical address of 249 Big Sky Drive, Hiawassee, GA 30546, has been delivered to the Secretary of State for filing in accordance with the applicable provisions of the Georgia Business Corporation Code. The initial register office of the corporation will be located at 375 N. Main Street, Suite D, Hiawassee, GA 30546 and its initial registered agent at such address is Pamela Kendall Floyd, PC Attornev at Law

Attorney at Law PO Box 1114 Hiawassee, GA 30546

NOTICE OF INTENT TO INCORPORATE

Notice is given that the Articles of Incorpora-tion which will incorporate CHATUGE SNACK SHACK, LLC, a domestic limited liability com-pany with an address of 1516 Twin Forks Trail, Young Harris, GA 30582, has been delivered to the Secretary of State for filing in accordance with the appliable revisions of the Coorrie with the applicable provisions of the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 1516 Twin Forks Trail, Young Harris, GA 30582 and its initial registered agent at such address is Caroleen Woods.

PAMELA KENDALL FLOYD, P.C.

Attorney at Law P.O. Box 1114 Hiawassee, Georgia 30546 IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA In Re: Estate of

IN RE: ESTATE OF BOBBY ERWIN, DECEASED ESTATE NO. 2022-P-035 PETITION FOR LETTERS OF ADMINISTRATION

TO: All Interested parties and to whom it may

TO: All Interested parties and to whom it may concern:
Carol Collins has petitioned to be appointed administrator(s) of the estate of Bobby Erwin, deceased, of said county. (The Petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, 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 May 16, 2022.
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.

date. If no objections are filed be granted without a hearing David Rogers Judge of the Probate Court By: Michelle Smith Clerk of the Probate Court 48 River St. Suite C Hiawassee, GA 30546 Address Address 706-896-3467 Telephone Number T(Apr20.27.May4.11)

STATE OF GEORGIA

STATE OF GEORGIA
COUNTY OF TOWNS
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Barbara Jean Berguin Seaverns
All debtors and creditors of the estate of Barbara Jean Berguin Seaverns, 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 nayment to the Executor. make immediate payment to the Executor. This 28th of March, 2022

This Zoul of Walch, 2022 Scott Allan Schell, Executor 30 Balfour Drive Richmond Hill, GA 31321 Submitted by: Lawrence S. Sorgen Attorney at Law P. O. Box 67 Hiawassee, GA 30546 T(Apr6,13,20,27)

STATE OF GEORGIA REBECCA LYNN LYNCH. vs. HEATHER NICOLE CARPENTER,

Defendant. CASE NO.: 21-77 CS NOTICE OF PURI ICATION

TO: HEATHER NICOLE CARPENTER, Defendant Named Above: You are hereby notified that the above-style action seeking damages from an auto accident on November 2, 2020 was filed against you in the Towns County Magistrate Court on the 3rd

the lowns county Magistrate Court on the Gro day of May, 2021, and that by reason of an order for service of summons by publication entered by the Court on 03-21-2022, you are thereby commanded and required to file with the Clerk of the Magistrate Court and serve upon Plaintiff's attorney:

An answer in writing within sixty (60) days of the date of the order for publication. WITNESS, the Honorable David Rogers, Judge

of this Magistrate Court.
This 21st day of March 2022. Matthew Johnstone CLERK Magistrate Court

STATE OF GEORGIA COUNTY OF TOWNS
IN RE: ESTATE OF DELORES VREELAND PIERRO

DECEASED
NOTICE TO CREDITORS
All creditors of the Estate of Delores Vreeland All creators or the Estate of Delores Vreeland Pierro, 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 to me at 108 Blue Ridge Hwy, Ste 6, Blairsville, GA 30512.

This 1 day of April, 2022 David E. Barrett Delores Vreeland Pierro, deceased Delores Vreeland Pierro, ded David E. Barrett Attorney at Law 108 Blue Ridge Hwy., Ste 6, Blairsville, GA 30512 706-745-0250

IN THE PROBATE COURT OF TOWNS COUNTY

IN RE: ESTATE OF FRANCIS JUSTIN METZGER, DECEASED ESTATE NO. 2022-P-033 PETITION FOR LETTERS OF ADMINISTRATION NOTICE TO: All Interested parties and to whom it may

concern:
Christopher Anthony Metzgerhas petitioned to be appointed administrator(s) of the estate of Francis Justin Metzger, deceased, of said county. (The Petitioner has also applied for waiver of bond, waiver of reports, waiver for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in 0.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 May 2, 2022.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing setting forth the

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

date. If no objections are filed, the Petition may be granted without a hearing. David Rogers David Rogers Ludge of the Probate Court By: Michelle Smith Clerk of the Probate Court 4 Shore K. Suith C. 48 River St. Suite C Hiawassee, GA 30546 Address 706-896-3467 T(Apr6,13,20,27)

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA
IN RE:
GEORGE BULLARD BROWN, DECEASED

ESTATE NO. 2022-P-034 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT
The Petition of Jeana C. Brown, for a year's support from the estate of George Bullard Brown, Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before May 2, 2022, 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 on or before the time stated in the preceding sentence. All

objections, and must be med on or before the time stated in the preceding sentence. 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 objec-tions 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: Michelle Smith by: MICREIIE Smith Clerk of the Probate Court 48 River St., Suite C Hiawassee, GA 30546 Address 706-896-3467 Telephone Number

STATE BOARD MEMBER TO HOLD PUBLIC HEARING May 3, 2022

Martha Zoller to Host State Board of Education Ninth District Public

State Board of Education Ninth District Public Hearing
The State Board of Education will hold a public hearing for citizens in the Ninth Congressional District on Tuesday, May 3, 2022. The meeting will be held from 7:00 p.m. – 8:00 p.m. at Lumpkin County Board of Education, 56 Indian Drive, Dahlonega, GA 30533.

The purpose of the hearing is to hear comments from interested citizens and educators within the congressional district regarding the performance and problems of public education. Persons wishing to speak should sign in upon arrival.

upon arrival.

The Georgia Department of Education does not discriminate on the basis of disability in admission to, access to, or operations of its rograms services or acti programs, services or accivities: individuals who need assistance or auxiliary aids for participation in this public forum are invited to make their needs known to Geraldine Price at sboeadmin@doe.k12.ga.us no later than 72 hours before the scheduled event. IN THE SUPERIOR COURT OF TOWNS COUNTY STATE OF GEORGIA

Enotah Judicial Circuit STATE OF GEORGIA, Jeffrey Langley DISTRICT ATTORNEY, Enotah JUDICIAL CIRCUIT,

Plaintiff, \$2,985.00 in United States Currency

\$2,985.00 in United States Currency
"All that tract or parcel of land lying and being in Land Lot 193, 18th District, 1st Section,
Towns County, Georgia, containing a total of
3.76 acres, and being shown as Lots one (1),
Two (2), Three (3) and Four (4) on a plat of survey by Tamrok Engineering, Inc., dated 6/20/88,
recorded in Plat Book 20 page 7, Towns County
records, which description on said plat is incorporated herein by reference.
The grantor grants to grantee a perpetual
easement of ingress and egress to said property running from Fodder Creek Road to Martin
Road as shown on the above plat.
The property is conveyed subject to the right
of the previous grantor to use a 25 foot road
easement."

easement."
Said property being the same property conveyed to Jolena Nichols by Vivian Baker,
Trustee of that certain trust agreement dated
April 29, 1992 in a deed dated April 29, 1992
and recorded in Deed Book 128 at pages 194-

and recorded in Deed Book 128 at pages 194-204 in Towns County records. Also a 1985 14x80 Nobility Homes Tropic Isle Mobile Home a 1990 12x48 Fleetwood Oak Park Mobile Home and a 1990 14x58 Fleet-wood American Manor Mobile Home Defendant in rem,

Detendant in rem,
RE PROPERTY OF
Jolena Marvilia Nichols,
Purported Owner(s)/Interest Holders
CIVIL ACTION NO.
COMPLAINT FOR FORFEITURE
COMES NOW THE STATE OF GEORGIA, by and

through Jeffrey Langley, District Attorney for the Enotah Judicial Circuit and files this com-plaint for forfeiture pursuant to the O.C.G.A. §§ 16-13-49 (b) and 9-16-12 and shows the Court

16-13-49 (b) and 9-16-12 and shows the Court the following:

1. The defendant real property sought to be forfeited is located at 19 Martin Road, Hiawassee, Georgia 30546 and is more particularly described as follows:

"All that tract or parcel of land lying and being in Land Lot 193, 18th District, 1st Section, Towns County, Georgia, containing a total of 3.76 acres, and being shown as Lots one (1), Two (2), Three (3) and Four (4) on a plat of survey by Tamrok Engineering, Inc., dated 6/20/88, recorded in Plat Book 20 page 7, Towns County records, which description on said plat is incorporated herein by reference.

The grantor grants to grantee a perpetual easement of ingress and egress to said property running from Fodder Creek Road to Martin Road as shown on the above plat.

Road as shown on the above plat.
The property is conveyed subject to the right of the previous grantor to use a 25 foot road eacement."

easement."

2. The personal property sought to be forfeited is described in the above-styled caption and is incorporated herein by reference thereto and is more particularly described as: \$2,985.00 in United States Currency, a 1985 14x80 Nobility Homes Tropic 18th Mobile Home a 1990 12x48 Fleetwood Oak Park Mobile Home and a 1990 14x68 Fleetwood American Manor Mobile

Nome.

3. The defendant personal property to wit: \$2,985.00 is presently in the custody of the Towns County Sheriffs Office and is located within Towns County and is within the venue of and subject to the jurisdiction of this Court.

4. The defendant personal property to wit: a 1985 14x80 Nobility Homes Tropic Isle Mobile Home, a 1990 12x48 Fleetwood Oak Park Mobile Home and a 1990 14x58 Fleetwood American Manor Mobile Home are presently located on the real property set forth in paragraph in the custody of the Towns County Sheriffs Office and is located within Towns County and is within the venue of and subject to the jurisdiction of this Court. tion of this Court.

5. On March 17, 2022 a confidential informant working for the Towns County Sheriff's Office purchased a quantity of methamphetamine from Jolena Nichols at 19 Martin Road, Hia-

Notice and the state of the sta

wassee Georgia.
7. On March 22, 2022 the defendant, Jolena

7. On March 22, 2022 the defendant, Jolena Nichols consented to a search of the property at 19 Martin Road, Hiawassee Georgia.

8. The search of the defendant real property, including all three mobile homes located thereon, and curtilage resulted in the seizure of five (5) bags of methamphetamine of a total weight of 8-10 grams, 10.5 Ecstasy pills and more than an ounce of marijuana. It also resulted in the seizure of \$2,985.00 in United States currency. In addition to this amount, part of the monies used to purchase the drugs was recovered.

9. The real property and mobile homes de-

was recovered.

9. The real property and mobile homes described in paragraph one are contraband and subject to forfeiture to the State of Georgia in that the defendant real property was directly or indirectly used or intended for use to facilitate the possession, storage and distribution of methamphetamine and ecstasy in violation of 0.C.G.A. § 16-13-30 and/or is proceeds derived or realized therefrom and/or was found in close proximity to methamphetamine and ecstasy and/or other property which is subtasy and/or o ject to forfeiture pursuant to the provisions of

O.G.G.A.S. 16-13-49(b).

10. The defendant personal property including the monies and mobile homes described in paragraph two (2) is contraband and subject to forfeiture to the State of Georgia in that the defendant real property was directly or indi-rectly used or intended for use to facilitate the possession, storage and distribution of methamphetamine and ecstasy in violation of O.C.G.A. § 16-13-30a and/or is proceeds de-rived or realized therefrom and/or was found in close proximity to methamphetamine and ecstasy and/or other property which is sub-ject to forfeiture pursuant to the provisions of 0.C.G.A.§ 16-13-49(b). 11. The names and addresses of all known

persons who may be owners and/or interest holders of the defendant real and personal property or any part thereof, are as follows: Jolena Nichols

Joiena Nichols 19 Martin Road Hiawassee, Ga 30546 or Jolena Nichols Inmate, Towns County Jail

4070 Hwy 339
Young Harris, Ga 30582
12. The State of Georgia further shows that because defendant real property is the subject of this complaint for Forfeiture, service by publication must be made pursuant to the provisions of O.C.G.A. § 9-16-12 (b)(2).
WHEREFORE THE STATE OF GEORGIA PRAYS:

1.) That all purported owners and/or interest holders listed herein be served personally with

a copy of the complaint and summons;
2.) That the custodians of the defendant prop-

erty be personally served with a copy of the complaint and summons herein;
3.) That service by publication be made by publishing a notice of proceedings once per week for two consecutive weeks in the legal organ of the county in which the complaint is

pending.
4.) That the Court hold a hearing within sixty days of the date of service of this complaint as provided by 0.C.G.A. § 9-16-12(f) and 5.) That the Court enter judgement in favor of the State of Georgia declaring the defendant property or any part thereof forfeited to the State of Georgia pursuant to the provisions of 0.C.G.A. §16-13-49.
6.) That the Court retain jurisdiction to direct the proper disposition and distribution of the the proper disposition and distribution of the forfeited property as provided by O.C.G.A. §

7.) That the State of Georgia be afforded such other relief and remedies as are available under law and for due process to enforce the

This the 11th day of April, 2022. Respectfully submitted, JEFFREY LANGLEY District Attorney Georgia Bar No. 436610 **Enotah Judicial Circuit** 

48 River Street. Suite A Hiawassee, GA 30546 706-896-6489 /s/ Buster Landreau **Buster Landreau ADA** Ga Bar # 970247

Pursuant to the provisions of O.C.G.A. § 9-16-12(a), I hereby verify that the information con-tained in the foregoing complaint for forfeiture is true and correct to the best of my knowledge and belief. This 11th day of April, 2022 /s/ Ryan Forsyth
Ryan Forsyth
Sgt. Towns County Sheriff's Office

11th day of April. 2022 /s/ Jamie C. Walls **Notary Public** nmission Expires 7-21-2023.

Sworn to and subscribed before me this

IN THE PROBATE COURT OF TOWNS COUNTY

IN DE. JACK TAYLOR, DECEASED ESTATE NO. 2022-P-036 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT
The Petition of Amanda Taylor, for a year's support from the estate of Jack Taylor, Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before May 16, 2022, 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 on or before the time stated in the preceding sentence. All objections should be sworn to before a notary

the time stated in the preceding sentence. 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: Michelle Smith
Clerk of the Probate Court

Clerk of the Probate Court 48 River St., Suite C Hiawassee, GA 30546 Address 706-896-3467 Telephone Number T(Apr20.27.May4.11)

**NOTICE OF SALE UNDER POWER** 

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF TOWNS
By virtue of a Power of Sale contained in that certain Security Deed from Cassandra Banister and William P. Banister to Mortgage Electronic Registration Systems, Inc., as nominee for First Community Mortgage Inc., dated June 13, 2018 and recorded on June 14, 2018 in Deed Book 613, Page 693, in the Office of the Clerk of Superior Court of Towns County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Eighty-Five Thousand Four Hundred Seven and 00/100 dollars (\$185,407.00) with interest thereon as provided therein, as last transferred to Flagstar Bank, FSB, recorded in Deed Book 689, Page 671, aforesaid records, will be sold at public outcry to the highest bidder for cash Page 671, aforesaid records, 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 has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in July, 2022, 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 the 18th District, 1st Section, Land Lot 187, Towns County, Georgia, being Lot One (1), containing 0.93 cares, more or less, and being more particularly described on a plat of survey

more particularly described on a plat of survey by Tamrok Engineering, Inc., Tommy J. Phillips, R.S., dated August 9, 1993 and recorded at Plat Book 18, Page 78, Towns County, Georgia re-cords, which description on said plat is inco-porated herein by reference hereto.

porated herein by reference hereto. The property is subject to the road easements and all other matters and conditions as shown on the above referenced plat of survey. The grantor grants to grantee a perpetual 20 foot road right of way for ingress and egress to the property to begin on Fodder Creek Road and run to the property along Lovingood Lane as shown on the above referenced plat of survey.

vey.

The Property is also conveyed subject to Blue Ridge Mountain EMC easement recorded in Deed Book 121, Page 304, Towns County, George

Deed Book 121, Page 304, Towns County, Georgia records.
Said property may more commonly be known as 2280 Lovingood Road, Hiawassee, GA 30546.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Flagstar Bank, 5151 Corporate Drive, Troy, MI 48098.
Said property will be sold on an "as-is" ba-

Said property will be sold on an "as-is" ba-sis 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: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstand-ing ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assess-ments; e) the right of redemption of any tax-ing authority; f) all outstanding bills for public utilities which constitute liens uon said proputilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Cassandra Banister and William P. Banister and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. utilities which constitute liens upon said prop-Security Deed.

Cassandra Banister and William P. Banister
Contact: Padgett Law Group: 6267 Old Water
Oak Road, Suite 203, Tallahassee, FL 32312; 08th 1004t, 5111e 205, Ialianiassee, FL 5312, (850) 422-2520 Ad Run Dates: 04/27/2022; 05/04/2022; 05/11/2022; 05/18/2022; 05/25/2022; 06/01/2022; 06/08/22; 06/15/22; 06/22/22; 06/29/22

**NOTICE OF SALE UNDER POWER** STATE OF GEORGIA COUNTY OF TOWNS

COUNTY OF TOWNS

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt ("Security Deed") dated January 30, 2008, recorded at Deed Book 425, Pages 820-825 of the Towns County Deed Records, as modified by Modification Agreement Memorandum dated May 16, 2011, recorded at Deed Book 495, Pages 787-790, aforesaid records, as modified by Modification of Security Deed dated October 27, 2016, recorded at Deed Book 588, Pages 787-790, aforesaid records, as modified by Modification of Security Deed dated October 27, 2016, recorded at Deed Book 588, Pages rayes 707-790, alto lead the counts, as infunited by Modification of Security Deed dated October 27, 2016, recorded at Deed Book 588, Pages 687-688, aforesaid records, the undersigned will sell at public outcry to the highest bidder for cash before the door of the Courthouse of Towns County, Georgia, during the legal hours of sale, on the first Tuesday in May, that being May 3, 2022, the following described property: All that lot or parcel of land lying and being in Land Lot 32, 18th District, 1st Section of Towns County, Georgia, containing 1.27 acres, more or less off of the northeasterly side of County Road #78, as shown and delineated on a plat of survey prepared for Keith Eugene and Angela Page Hunnicutt by B. Keith Rochester, Georgia Registered Land Surveyor, dated July 1, 1987 and recorded in Plat Book 12, Page 58, Towns County, Georgia records said plat and the record thereof being incorporated herein by reference for a more complete description. the record thereof being incorporated herein by reference for a more complete description. Grantor herein hereby releases and quitclaims to the Grantee herein any and all interest in the property described as 1.41 acres on a plat of survey done by B. Keith Rochester & Associates, Inc., dated July 1, 1987, last revised on September 17, 1993 and filed and recorded at Plat Book 14, Page 107, Towns County, Georgia records. Said plat incorporated herein by reference hereto. This plat shows the correct boundaries of the property that was the residence of Keith Hunnicutt and Angela Hunnicutt, which property was awarded to cutt, which property was awarded to
Angela Hunnicutt in a Final Judgment and
Decree of Divorce in Civil Action File No. 07CV-166LA, Towns County Superior Court and
filed in the Towns County, Georgia real estate
records at Deed Book 412, Pages 495-504.
Also conveyed is a mobile/manufactured

filed in the Towns County, Georgia real estate records at Deed Book 412, Pages 495-504. Also conveyed is a mobile/manufactured home bearing VIN CL720C0071AB, which is situated on the above-described property and permanently affixed thereto. The debt secured by said Security Deed is evidenced by the note dated January 30, 2008, in the principal amount of \$137,048.50, as modified by Modification Agreement dated May 16, 2011, as modified by Change in Terms Agreement dated October 27, 2016, as modified by Emergency Deferral Agreement — Mortgage Loans dated June 30, 2020, payable, principal and interest from the date thereof shown on said Note on the unpaid balance until paid. Default has occurred in the payment of the debt evidenced by the Note and secured by the Security Deed as a result of the nonpayment of installments owed thereunder. The total balance of said debt has, therefore, been declared due and the Security Deed foreclosable according to its terms.

clared due and the Security Deed foreclosable according to its terms. The debt remaining in default, the property will be sold to the highest bidder for cash as the property of Jeffrey A. Woodward and Amanda be sold to the nignest bidder for cash as the property of Jeffrey A. Woodward and Amanda L. Woodward, the proceeds to be applied to the payment of said indebtedness, attorneys' fees (notice of intention to collect attorneys' fees having been given), and the lawful expenses of said sale, all as provided in the Note and the Security Deed, said sale to be subject to any and all unpaid taxes and assessments, and restrictions, easements and liens of record with priority over the Security Deed referenced above.

To the best of the undersigned's knowledge and belief, the property is in the possession of Jeffrey A. Woodward and Amanda L. Woodward. The undersigned will execute a deed to the purchaser as authorized in the aforementioned Security Deed.

Jeffrey A. Woodward and Amanda L. Woodward By: SouthState Bank, N.A. f/k/a South State Bank, N.A. f/k/a CenterState Bank, N.A., as successor by merger to South State Bank, successor in interest to Park Sterling Bank, successor in interest to Citizens South Bank,

Successor in interest to Bank of Hiawassee Hulsey, Oliver & Mahar, LLP P. O. Box 1457 Gainesville, GA 30503 (770) 532-6312