

Towns County Herald

Legal Notices for September 21, 2022

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Claudia Conybear
All debtors and creditors of the Estate of Claudia Conybear, 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 12 day of September, 2022

Jack Conybear
2124 S. Rainbow Rd
Rogers, AR 72758
479-282-7582

T(Sept21,28,Oct5,12)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of SHIRLEY PAULINE KARLSSON deceased of Towns County, Hiawasse, 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 Executor of the Estate of Shirley Pauline Karlsson.

This 25h day of August 2022.

PAUL MOSS, Executor
Estate of Shirley Pauline Karlsson
496 Frank Martin Road
Blairsville, GA 30512

Submitted by:
Pamela Kendall Floyd, PC
Attorney for Estate
P.O. Box 1114
Hiawasse, GA 30546

T(Aug31,Sept7,14,21)

NOTICE OF PETITION TO CHANGE NAME

STATE OF GEORGIA

TOWNS COUNTY

Notice is hereby given that PETER MICHAEL JENNINGS, the undersigned Petitioner, has filed a petition to the Superior Court of Towns County, Georgia, on the 24th day of August, 2022, praying for a change in the name of Petitioner from PETER MICHAEL JENNINGS to PETER MICHAEL SEABURY-CYR Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.

This 24th day of August, 2022.

Respectfully submitted,
Kris-Ann Poe
Attorney for Petitioner
Georgia Bar No. 675217
231 Chatuge Way
Hiawasse, GA 30546
(706) 896-4118
Fax: (706) 896-5072
krisannpoe@gmail.com

T(Aug31,Sept7,14,21)

PUBLIC NOTICE – LOGIC AND ACCURACY TEST FOR GENERAL PRIMARY ELECTION, NON-PARTISAN GENERAL ELECTION AND SPECIAL ELECTION

In accordance with O.C.G.A. § 21-2-379.6(c), SEB Rule No. 183-1-12.02(3)(b)(1)(i) (Election Day) and SEB Rule No. 183-1-14-.02(2) (Absentee), notice is hereby given that the logic and accuracy testing and preparation of voting equipment to be used in the November 08, 2022 General Election/Special Election will commence at 9:00 a.m. on Monday, September 19, 2022, and will conclude at 4:00 p.m. on Friday, September 30, 2022. Testing will be conducted during office business hours only. Members of the public are entitled to be present during testing. Said testing and preparation will be conducted at the office of the Towns County Board of Elections and Registration located at 67 Lakeview Circle, Suite A; Hiawasse, Georgia.

Auth: Towns County Board of Elections and Registration

T(Sept14,21)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of TERRENCE BABBITT DOAN, deceased of Towns County, Young Harris, 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 Cheryl Novak Doan as Executor of the Estate of Terrence Babbitt Doan.

This 16th day of September 2022.

Cheryl Novak Doan, Executor
Estate of Terrence Babbitt Doan
6236 Airline Rd.
Young Harris, GA 30582

Submitted by:
Pamela Kendall Floyd, PC
Attorney for Estate
P.O. Box 1114
Hiawasse, GA 30546

T(Sept21,28,Oct5,12)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of Robert H. Lyle, a.k.a. Robert Hiram Lyle deceased of Towns County, Hiawasse, 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 Executor of the Estate of Robert H. Lyle, a.k.a. Robert Hiram Lyle

This 16th day of September 2022.

BARBARA SHIRLEY, Executor
Estate of Robert H. Lyle, a.k.a. Robert Hiram Lyle
3505 Fodder Creek Road
Hiawasse, GA 30546

Submitted by:
Pamela Kendall Floyd, PC
Attorney for Estate
P.O. Box 1114
Hiawasse, GA 30546

T(Sept21,28,Oct5,12)

NOTICE OF SALE UNDER POWER.

STATE OF GEORGIA, COUNTY OF TOWNS.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by DENIS BURKE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR MOUNTAIN LAKES MORTGAGE, INC., , dated 04/27/2018, and Recorded on 05/02/2018 as Book No. 611 and Page No. 828-843, TOWNS County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$265,000.00, with interest at the rate specified therein, there will be sold by the undersigned 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 October, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 33 & 34, 17TH DISTRICT, 1ST SECTION OF TOWNS COUNTY, GEORGIA, BEING LOT 31, CONTAINING 1.747 ACRES, MORE OR LESS, OF RIDGEVIEW MOUNTAIN AND AS SHOWN ON A PLAT OF SURVEY BY LANDTECH SERVICES, INC., JOHN W. BRUCH, RLS. #2907, DATED JULY 23, 2009 AT PLAT BOOK 38, PAGES 288, TOWN COUNTY, GEORGIA RECORDS, WHICH DESCRIPTION OF SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE. THE PROPERTY IS CONVEYED WITH AND SUBJECT TO THE INGRESS/EGRESS AND UTILITY EASEMENT ALONG THE EXISTING ROADS AND ALL OTHER MATTERS AND CONDITIONS AS SHOWN ON ABOVE REFERENCED PLAT OF SURVEY.

ALSO CONVEYED IS A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FROM WINSTON LANE AND GEMINI SPRINGS ROAD OVER AND ACROSS THE PROPERTY IDENTIFIED AS LOT 30A OF RIDGEVIEW MOUNTAIN SUBDIVISION AND SHOWN ON A PLAT OF SURVEY BY LANE S. BISHOP & ASSOCIATES, RECORDED IN PLAT BOOK 40, PAGE 157, TOWNS COUNTY, GEORGIA RECORDS AND AS MORE PARTICULARLY DESCRIBED IN THE DEED OF EASEMENT RECORDED IN DEED BOOK 564, PAGE 479, TOWNS COUNTY, GEORGIA RECORDS.

SUBJECT TO THE DECLARATION OF RESERVATIONS, COVENANTS AND RESTRICTIONS FOR RIDGEVIEW MOUNTAIN SUBDIVISION AS FILED AND RECORDED IN DEED BOOK 397, PAGES 46-53, AMENDED AT DEED BOOK 435, PAGES 128-133, TOWNS COUNTY, GEORGIA RECORDS. SUBJECT TO THE EASEMENT TO BLUE RIDGE MOUNTAIN EMC AS FILED AND RECORDED AT DEED BOOK 389, PAGES 383-384, TOWNS COUNTY, GEORGIA RECORDS.

SUBJECT TO THE WATER RIGHTS AS FILED AND RECORDED IN DEED BOOK V-1, PAGE 233, TOWNS COUNTY, GEORGIA RECORDS. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866-549-3583. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2096 GEMINI SPRINGS ROAD, YOUNG HARRIS, GEORGIA 30582 is/are: DENIS BURKE or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DENIS BURKE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000009470790 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.

T(Sept7,14,21,28)