

Towns County Herald

Legal Notices for September 7, 2022

NOTICE TO DEBTORS AND CREDITORS

TO: All Creditors of Jean Tierney Caputa, late of Towns County, Georgia:
On behalf of Jean Tierney Caputa, 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 Jean Tierney Caputa
Jean Tierney Caputa
c/o Lewis A. Caputa - Executor of the Estate
Attorney J. Kevin Tharpe
405 Broad St. SE
Gainesville, GA 30501
T(Aug24,31,Sept7,14)

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Laura Ann Desrosiers
All debtors and creditors of the Estate of Laura Ann Desrosiers, 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 15 day of August, 2022
Deborah Kay Campbell
6139 Ruth Dr
Young Harris, GA 30582
706-897-7438
T(Aug24,31,Sept7,14)

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
JERRY OTIS SMITH,
DECEASED
ESTATE NO. 2022-P-077
PETITION BY PERSONAL REPRESENTATIVE FOR
WAIVER
OF BOND AND/OR GRANT OF CERTAIN POWERS
NOTICE

DONALD CAMP has requested waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons 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 September 19, 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.

David Rogers
Judge of the Probate Court
By: Michelle Smith
Clerk of the Probate Court
48 River St. Suite C
Hiawassee, GA 30546
Address
(706) 896-1772
Telephone Number
T(Aug24,31,Sept7,14)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of SHIRLEY PAULINE KARLSSON deceased of Towns County, Hiawassee, 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 25th 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
Hiawassee, 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 Chatauge Way
Hiawassee, GA 30546
(706) 896-4118
Fax: (706) 896-5072
krisannpoe@gmail.com
T(Aug31,Sept7,14,21)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
SARA M. ACREE,
DECEASED
ESTATE NO. 2021-P-082
NOTICE
[For Discharge from Office and all Liability]

IN RE: Petition for Discharge of Personal Representative
TO: All Interested Parties, all and singular the heirs of said Decedent, the beneficiaries under the will, and to whom it may concern:
This is to notify you to file objection, if there is any, to the above-referenced Petition, in this Court on or before September 12, 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.
David Rogers
Judge of the Probate Court
By: Michelle Smith
Clerk of the Probate Court
48 River St. Suite C
Hiawassee, GA 30546
Address
706-896-3467
Telephone Number
T(Sept7)

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, CONVENANTS 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)