

Towns County Herald

Legal Notices for January 18, 2017

**STATE OF GEORGIA
COUNTY OF TOWNS
NOTICE TO DEBTORS AND CREDITORS**
RE: ESTATE OF Janice M. King
All debtors and creditors of the estate of Janice M. King, deceased, late of Towns County, Georgia, are hereby notified to render their demands and payments to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.

This 11th day of December, 2016.

Steven J. Davison
5565 Hog Mountain Road
Flowery Branch, GA 30542
706-994-1386

Kimberly Reid
1768 Rustic Oak Lane
Spring Branch, TX 78070
703-855-5865

T(Jan18,25,Febl,9)B

**STATE OF GEORGIA
COUNTY OF TOWNS
NOTICE TO DEBTORS AND CREDITORS**
RE: ESTATE OF GOTTFRIED NEUTZLER
All debtors and creditors of the estate of Gottfried Neutzler, 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 22nd day of December, 2016.

Renee Stookey, Executor
Address: 5115 Hill Road, NW
Acworth, GA 30101

T(Dec28,Jan4,11,18)B

NOTICE TO CREDITORS AND DEBTORS
**STATE OF GEORGIA
COUNTY OF TOWNS**

RE: ESTATE OF CLAIRE CLARK
All creditors of the estate of CLAIRE CLARK, 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 5th day of December, 2016.

MICHAEL JULIUS TOBOLSKI
Administrator Estate of Claire Clark
12794 Roughton Drive
Mount Airy, MD 21771

T(Jan4,11,18,25)B

**STATE OF GEORGIA
COUNTY OF TOWNS
RE: ESTATE OF MARY FRANCES STAMPS
NOTICE TO CREDITORS AND DEBTORS**

All creditors of the estate of Mary Frances Stamps, deceased, late of Towns County, 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 12th day of January, 2017.

Dale Alan Stamps
c/o Eddy A. Corn, Attorney
253 Big Sky Drive
Hiawassee, GA 30546
706-896-3451

T(Jan18,25,Febl,9)B

**IN THE PROBATE COURT OF TOWNS COUNTY
STATE OF GEORGIA**

IN RE: ESTATE OF
JAMES HAROLD CHRISTY, JR., DECEASED
ESTATE NO. 2017-2
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

[NOTE: Strike the sentence in parenthesis below if not applicable.]

TO: All interested parties

Thomas W. Walker has petitioned to be appointed Administrator of the estate of James Harold Christy, Jr. deceased, of said County. (The Petitioner has also applied for waiver of bond 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 February 13, 2017.

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: Kerry L. Berrong
Clerk of the Probate Court
48 River St., Suite C
Hiawassee, GA 30546

Address

706-896-3467

Telephone Number

T(Jan18,25,Febl,9)B

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

Because of a default under the terms of the Security Deed executed by Pamela J. Detrow to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB, its successors and assigns dated March 27, 2008, and recorded in Deed Book 430, Page 217, Towns County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$176,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, February 7, 2017, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

All that tract or parcel of land lying and being in Land Lot 109 of the 18th District, 1st Section, Towns County, Georgia, being Lot 3, Sourwood Estates, as per plat recorded in Plat Book 28, Page 109, Towns County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 729 GAGE DRIVE according to the present system of numbering property in Towns County, Georgia. ALSO: easement for ingress and egress over, above and across Gage Drive and that 40-foot wide easement over the land now or formerly of Jimmie Sue Sprinkles, for ingress and egress, and installation and maintenance of utilities from Shake Rag Road to the aforescribed lot, as shown on the above referenced plat of survey.

Said property is known as 729 Gage Drive, Hiawassee, GA 30546, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, 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.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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 secured creditor.

The property is or may be in the possession of Pamela J. Detrow, successor in interest or tenant(s).

Nationstar Mortgage LLC as Attorney-in-Fact for Pamela J. Detrow
File no. 16-063008

SHAPIRO PENDERGAST & HASTY, LLP*

Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 300
Atlanta, GA 30346
770-220-2535/SJ

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*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

T(Jan4,11,18,25,Febl)B

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

Because of a default under the terms of the Security Deed executed by Arvind Raina and Maninder Kaur to Mortgage Electronic Registration Systems, Inc. as nominee for Provident Funding Associates, L.P. dated August 6, 2009, and recorded in Deed Book 460, Page 636, Towns County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. securing a Note in the original principal amount of \$312,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, February 7, 2017, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 159, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 3.407 ACRES, AND BEING AS TRACT ONE (1) ON A PLAT OF SURVEY BY T. KIRBY AND ASSOCIATES, INC. DATED 02/22/2008, RECORDED IN PLAT BOOK 38, PAGE 118, TOWNS COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

THE GRANTOR GRANTS TO GRANTEE A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND THE RIGHT TO RUN WATER AND UTILITIES TO THE ABOVE DESCRIBED PROPERTY ALONG THE EASEMENT AS SHOWN ON SAID PLAT, RUNNING FROM VICTORIA WOODS ROAD. THE PROPERTY IS CONVEYED SUBJECT TO THE EASEMENT TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 216, PAGE 602, TOWNS COUNTY GEORGIA RECORDS.

THE PROPERTY IS ALSO CONVEYED SUBJECT TO THE RESTRICTIONS OF RECORD AS PERTAINS TO VICTORIA WOODS SUBDIVISION RECORDED IN DEED BOOK 94, PAGES 130-133 AND DEED BOOK 94, PAGES 207-209, TOWNS COUNTY GEORGIA RECORDS.

PROPERTY IS CONVEYED SUBJECT TO THAT PERPETUAL WATER RIGHT TO THE SPRING LOCATED ON THE ABOVE DESCRIBED PROPERTY AND THE RIGHT TO RUN THE NECESSARY WATER LINE TO MAINTAIN SAME, ALONG WITH OTHER CONDITIONS AND LIMITATIONS AS SERVED BY JERRY SANDERS IN DEED BOOK 199, PAGES 505-506, TOWNS COUNTY CLERKS OFFICE.

Said property is known as 1490 Ada Lane, Hiawassee, GA 30546, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, 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.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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 secured creditor.

The property is or may be in the possession of Arvind Raina and Maninder Kaur, successor in interest or tenant(s).

Wells Fargo Bank, N.A. as Attorney-in-Fact for Arvind Raina and Maninder Kaur
File no. 12-037205

SHAPIRO PENDERGAST & HASTY, LLP*

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*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

01/11, 01/18, 01/25, 02/01, 2017

T(Jan11,18,25,Febl)B

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

By virtue of a Power of Sale contained in that certain Security Deed from John Bryans and Pamela Bryans to FIRST HORIZON HOME LOAN CORPORATION D/B/A EQUIBANC MORTGAGE CORPORATION, dated February 9, 2001, recorded February 9, 2001, in Deed Book 212, Page 531-547, Towns County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Forty-Eight Thousand Nine Hundred and 00/100 dollars (\$48,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to SERVIS ONE, INC. D/B/A BSI FINANCIAL SERVICES, AS SEPARATE TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2015-1, A DELAWARE STATUTORY TRUST, there will be sold 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 February, 2017, 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 SECTION 1, DISTRICT 18, LAND LOT 98, TOWNS COUNTY, GEORGIA, CONTAINING 0.613 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY NORTHSTAR LAND SURVEYING, INC., DATED FEBRUARY 7, 2001 AND RECORDED IN PLAT BOOK 27, PAGE 95, TOWNS COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED BY REFERENCE HEREIN.

Said legal description being controlling, however the property is more commonly known as 118 TITUS VALLEY RD, HIWASSEE, GA 30546. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note.

Said property will be sold on an "as-is" basis 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: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is John Bryans and Pamela Bryans, or tenants(s).

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.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: BSI Financial Services, Loss Mitigation Dept., 400 East Royal Lane, Suite 290, Irving, TX 75039, Telephone Number: 800-327-7861.

SERVIS ONE, INC. D/B/A BSI FINANCIAL SERVICES, AS SEPARATE TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2015-1, A DELAWARE STATUTORY TRUST
as Attorney in Fact for
JOHN BRYANS AND PAMELA BRYANS
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. BSI-16-01223-1

Ad Run Dates 01/11/2017, 01/18/2017, 01/25/2017, 02/01/2017

www.rublinlublin.com/property-listings.phpc

T(Jan11,18,25,Febl)B

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

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the power of sale contained in that certain deed to secure debt given by Terry E. Taylor to United Community Bank d/b/a Union County Bank dated September 9, 1998, and recorded in Deed Book 173, Page 300, as last modified by Modification Agreement recorded in Deed Book 521, Page 167, and as assigned by Assignment to Great Oak Pool I, LLC, recorded in Deed Book 537, Page 64, and as further assigned by Assignment to Apex Bank recorded in Deed Book 584, Page 271, in the Office of the Clerk of the Superior Court of Towns County, Georgia conveying the after-described property to secure a Note in the original principal amount of EIGHT HUNDRED NINETY-ONE THOUSAND ONE HUNDRED FIFTY EIGHT AND 85/100 DOLLARS (\$891,158.85), with interest thereon as set forth therein, there will be sold at public outcry, to the highest and best bidder for cash, before the courthouse door in Towns County, Georgia, with the legal hours of sale on the first Tuesday in February, 2017, to wit February 7, 2017, the following described property:

All that tract or parcel of land lying and being in Original Land Lot No. 184 in the 18th District and 1st Section of Towns County, Georgia, containing 17.941 acres more or less, and being shown as Tract One (1) 5.727 acres more or less, and Tract Two (2) 12.214 acres more or less as shown on a plat by Tamrok Associates, Inc., dated March 9, 1998, recorded in Plat Book 23, Peg 225, in the Office of the Clerk of the Superior Court of Towns County, Georgia, which description on said plat is incorporated herein by reference.

Subject to the TVA easement and regulations below the 1933 contour of Lake Chatuge. 13.652 acres more or less lie below the 1933 contour of Lake Chatuge.

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 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, lien, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best of the knowledge and belief of the undersigned, the party in possession of the property is Terry E. Taylor or tenant or tenants and said property is more commonly known as 1897 US Highway 76, Hiawassee, 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.

This 5th day of January, 2017.

Terry E. Taylor by his attorney in fact Apex Bank

T(Jan11,18,25,Febl)B