

# Towns County Herald

## Legal Notices for January 4, 2017

**IN THE PROBATE COURT  
COUNTY OF TOWNS  
STATE OF GEORGIA**  
IN RE: ESTATE OF  
MYRLA M. MCCLAREN, DECEASED  
ESTATE NO. 2016-72  
NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above referenced estate having been duly filed,  
[For use if an heir is required to be served by publication]

TO: All and singular heirs at law of Myrila M. McLaren

[List here all heirs having unknown addresses to be served by publication]

This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before January 17, 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.

48 River St. Suite C David Rogers  
Judge of the Probate Court

Hiawassee, GA

By: Kerry L. Berrong

Address Clerk of the Probate Court

706-896-3467

Telephone Number

T(Dec21,28,Jan4,11)B

**APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME**

The undersigned hereby certifies that it is conducting a business in the City of Hiawassee, County of Towns, State of Georgia, under the name of Complete Cash Discount Title Pawn, and that the nature of the business is Vehicle Title Pawns, pursuant to Georgia Pawnbroker's Code and that said business is composed of the following Nevada Series LLC, Agora Notus LLC, 1590 Doyle Road, Cedartown, GA 30125. This affidavit is made in compliance with Georgia Code Annotate Title 10, Chapter 1, Section 490.

T(Jan4,11)P

**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**

Notice is given that articles of incorporation which incorporate B&D Farms, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 1940 Owl Creek Rd. Hiawassee, Georgia 30546, and its initial registered agent at such address is Bert Rogers.

T(Dec28,Jan4)B

**NOTICE OF ARTICLES OF INCORPORATION**

Notice is given that articles of incorporation that will incorporate BSM Family Ventures, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Corporation Code. The initial registered office of the corporation is located at 231 Chatuge Way, Hiawassee, Georgia 30546 and its initial registered agent at such address is Stephanie W. McConnell, P.C.

T(Dec28,Jan4)B

**NOTICE TO DEBTORS AND CREDITORS**

**STATE OF GEORGIA  
COUNTY OF TOWNS**

RE: Estate of Louise Cooper Berkstresser

All creditors of the Estate of Louise Cooper Berkstresser, 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 the undersigned. This 1st day of December, 2016

Stephen Marshall Kiser,

Executor of the State of Louise Cooper Berkstresser

300 Prime Point, Suite 100

Peachtree City, GA 30269

770-487-4775

T(Dec14,21,28,Jan4)B

**STATE OF GEORGIA  
COUNTY OF TOWNS**

RE: ESTATE OF EDITH R. GARRETT

**NOTICE TO CREDITORS AND DEBTORS**

All creditors of the estate of Edith R. Garrett, deceased of Towns County, Georgia are hereby notified to render in their demands to the undersigned Executor according to law; and all persons indebted to said estate are required to make immediate payment to the undersigned. This 16th day of December, 2016.

Tim Ingram, Personal Representative

1680 Ingram Road

Young Harris, Georgia 30582

706-379-2425

T(Dec21,28,Jan4,11)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 29th 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

**NOTICE TO DEBTORS AND CREDITORS**

**STATE OF GEORGIA COUNTY OF TOWNS**

RE: ESTATE OF JANIS D. HART

All creditors of the estate of Janis D. Hart, deceased, late of Hillsborough County, Florida, 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 14th day of December, 2016.

ADMINISTRATOR: Charles Christian Hart, III

ADDRESS: c/o Eddy A. Com, Attorney 253 Big

Sky Drive Hiawassee, GA 30546

PHONE: (706) 896-3451

T(Dec14,21,28,Jan4)P

**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 aforeascribed 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

shapiroandhasty.com

\*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