

# Towns County Herald

## Legal Notices for May 6, 2015

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

RE: ESTATE OF James A. Pastana  
All creditors of the estate of James A. Pastana, deceased, late of Towns County, 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.  
This the 15th day of April, 2015  
Darris Baker  
Personal Representative  
101 Hillsdale Road  
Forsyth, GA 31029  
678-215-8530  
T(Apr22,29,May6,13)P

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

RE: ESTATE OF JANICE K. SCHULTZ  
All creditors of the estate of Janice K. Schultz, deceased, late of Towns County, 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.  
This the 20th day of April, 2015.  
By: Nickole Schultz Smith  
1719 Lake Haven Circle  
Tuscaloosa, AL 35406  
T(Apr22,29,May6,13)B

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

RE: ESTATE OF FRANK DUANE SCHULTZ  
All creditors of the estate of Frank Duane Schultz, deceased, late of Towns County, 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.  
This the 20th day of April, 2015.  
By: Nickole Schultz Smith  
1719 Lake Haven Circle  
Tuscaloosa, AL 35406  
T(Apr22,29,May6,13)B

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

RE: ESTATE OF Madeline Seiferman  
All creditors of the estate of Madeline Seiferman, deceased, late of Towns County, 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.  
This the 17th day of April, 2015.  
Daniel Bader & Mary Seiferman  
Personal Representative  
1729 Barbee St.  
McLean, VA 22101  
447 Marion Ct.  
Holland, PA 18966  
702-731-2095  
215-968-2519  
T(Apr29,May6,13,20)B

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

RE: ESTATE OF George Seiferman  
All creditors of the estate of George Seiferman, deceased, late of Towns County, 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.  
This the 17th day of April, 2015.  
Daniel Bader  
Personal Representative  
1729 Barbee St.  
McLean, VA 22101  
447 Marion Ct.  
Holland, PA 18966  
702-731-2095  
215-968-2519  
T(Apr29,May6,13,20)B

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

RE: ESTATE OF George Seiferman  
All creditors of the estate of George Seiferman, deceased, late of Towns County, 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.  
This the 17th day of April, 2015.  
Daniel Bader  
Personal Representative  
1729 Barbee St.  
McLean, VA 22101  
447 Marion Ct.  
Holland, PA 18966  
702-731-2095  
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RE: ESTATE OF George Seiferman  
All creditors of the estate of George Seiferman, deceased, late of Towns County, 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.  
This the 17th day of April, 2015.  
Daniel Bader  
Personal Representative  
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McLean, VA 22101  
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RE: ESTATE OF George Seiferman  
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This the 17th day of April, 2015.  
Daniel Bader  
Personal Representative  
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447 Marion Ct.  
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### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: ESTATE OF George Seiferman  
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This the 17th day of April, 2015.  
Daniel Bader  
Personal Representative  
1729 Barbee St.  
McLean, VA 22101  
447 Marion Ct.  
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215-968-2519  
T(Apr29,May6,13,20)B

### TRADE NAME REGISTRATION STATE OF GEORGIA COUNTY OF TOWNS

AFFIDAVIT  
The undersigned hereby certifies that they are conducting a business in the City of Hiawassee, County of Towns, State of Georgia, under the name of: L7 Events, and that the nature of the business is: Event Planning, and that said business is composed of the following corporation: L7 Creative Design Group, Inc.  
This affidavit is made in compliance with O.C.G.A. § 10-1-490 et seq, requiring the filing of such statement the Clerk of Superior Court of this County.  
This 28 day of February, 2015  
L7 Creative Design Group, Inc.  
By: Howard Lee Worley, President  
T(May6,13)B

### NOTICE OF PETITION TO CHANGE NAME

State of Georgia  
Towns County  
Civil Case No. 2015-CV-86 RG  
Notice is hereby given CAROLYN JEAN MILLER, the undersigned, filed her petition to the Superior Court of Towns County, Georgia on the 28th day of April, 2015, praying for a change in the name of petitioner from CAROLYN JEAN MILLER to JEAN GRAY MILLER. 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 28th day of April, 2015,  
Mark F. Dehler  
Attorney for Petitioner,  
CAROLYN JEAN MILLER  
T(May6,13,20,27)B

### NOTICE TO THE PUBLIC

You are hereby notified that the presiding judge of the Superior Court of Towns County, Georgia, on the 14th day of May, 2015, at 9am, at the Towns Court Courthouse in Young Harris, Georgia, will hear the case of State of Georgia v. City of Young Harris, Georgia, Civil Action File No. 15-CO-84RG, in Towns County Superior Court, the same being a proceeding to confirm and validate the Water and Sewer System Revenue Bond, Series 2015 (the "Bond") in the principal amount of up to \$4,771,000, to be issued by the City of Young Harris, Georgia, for the purpose of financing certain improvements to the water and sewerage system owned and operated by the City of Young Harris, Georgia, and paying certain costs and expenses relating to the issuance of the Bond. Any citizen of the State of Georgia residing in the City of Young Harris, Georgia, or any other person wherever residing who has the right to object, may intervene and become a party to these proceedings. No performance audit or performance review shall be conducted with regard to the bonds. This the 34 day of April, 2015  
Cecil Dye  
Clerk, Superior Court  
Towns County, Georgia  
T(Apr29,May6,13)B

### STATE OF GEORGIA COUNTY OF TOWNS

Notice is hereby given that the business operated at 77 River Street, Suite 2, Hiawassee, GA 30546, in the Trade Name of Alpine Exterminating Company, is owned and carried on by Above and Beyond Pest Solutions, LLC, whose address is 77 River Street, Suite 2, Hiawassee, GA 30546, and the statement relating thereto required by Official Code of Georgia 10-1-490 has been filed with the Clerk of Superior Court of Towns County, Georgia.  
Michael A. Fernandez, Jr., Owner  
P.O. Box 769  
Hiawassee, GA 30546  
T(Apr29,May6)P

### NOTICE OF SALE UNDER POWER

GEORGIA, TOWNS COUNTY  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Robert James Madden and Maxine Madden to Security One Lending, Inc, dated January 25, 2010, recorded in Deed Book 469, Page 553, Towns County, Georgia Records and as re-recorded in Deed Book 546, Page 214, Towns County, Georgia Records, as last transferred to Champion Mortgage Company by assignment recorded in Deed Book 521, Page 839, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIX HUNDRED FIFTEEN THOUSAND AND 0/100 DOLLARS (\$615,000.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2015, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF 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 this 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, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Nationstar Mortgage LLC d/b/a Champion Mortgage Company is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Champion Mortgage LLC, 350 Highland Dr., Lewisville, TX 75067 855-683-3095. To the best knowledge and belief of the undersigned, the party in possession of the property is Robert James Madden and Maxine Madden and a tenant or tenants and said property is more commonly known as 3555 Arrowood Lane, 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. Nationstar Mortgage LLC d/b/a Champion Mortgage Company as Attorney in Fact for Robert James Madden and Maxine Madden McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www foreclosurehotline.net EXHIBIT "A" The land described herein is situated in the State of Georgia, County of Towns, and is described as follows: All that tract or parcel of land lying and being in Land Lot 162, 18th District, 1st Section, Towns County, Georgia, containing 1.54 acres, more or less, as shown on plat of survey by B. Gregory, County Surveyor, dated 04/27/77 recorded in Plat Book 4, Page 291, which description on said plat is incorporated herein by reference and made a part hereof. Including a right of way to the above described property from the Public Road. All that tract or parcel of land lying and being in Land Lot 162, 18th District, 1st Section, Towns County, Georgia and being a perpetual easement for a water line and pump and the right to keep same in repair. Parcel Number(s): 0058-038 MR/ms8 6/2/15 Our file no. 5775013 - FT2  
T(May6,13,20,27)B

### 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 ROBERT STAMEY AND GALE STAMEY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR HOME AMERICA MORTGAGE, INC., dated 06/09/2005, and Recorded on 06/13/2005 as Book No. 337 and Page No. 484-500, TOWNS County, Georgia records, as last assigned to JPMORGAN CHASE BANK, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$84,000.00, 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 June, 2015, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 72, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 0.59 ACRES, AS SHOWN ON A PLAT OF SURVEY BY TAMROK ENGINEERING, INC. TOMMY J. PHILLIPS, R.S. #1526, DATED JANUARY 11, 1992, RECORDED IN PLAT BOOK 15, PAGE 268, TOWNS COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED. HEREIN BY RERENCE AND MADE A PART HERETO. THE PROPERTY IS CONVEYED SUBJECT TO THE ROAD RIGHT OF WAY AS SHOWN ON SAID PLAT.  
ALSO CONVEYED HEREWITH IS THE FOLLOWING DESCRIBED PROPERTY:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 72, 16TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, AND BEING A 15 FOOT STRIP OF LAND LOCATED ON THE WEST SIDE OF THE LAND OWNED BY MARGARET S. MATOKOVICH A/K/A MARGARET WATSON AND MORE PARTICULARY DESCRIBED AS FOLLOWS:  
BEGINNING AT AN IRON PIN ON THE NORTH RIGHT OF WAY OF COUNTY ROAD, RUN THENCE N 29 30 E 213 FEET TO AN IRON PIN; THENCE N 59 15 W 15 FEET TO A POINT; THENCE S 29 30 3 APPROXIMATELY 215 FEET TO A POINT ON THE RIGHT OF WAY OF THE COUNTY ROAD; THENCE N 72 00 2 15 FEET TO THE POINT OF BEGINNING. 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). JPMORGAN CHASE BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE (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, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866-550-5705. 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 909 OLD FORGE ESTATES, HIWASSEE, GEORGIA 30546 is/are: ROBERT STAMEY AND GALE STAMEY 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. JPMORGAN CHASE BANK, N.A. as Attorney in Fact for ROBERT STAMEY AND GALE STAMEY. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000005207832 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.  
T(May6,13,20,27)B

### STATE OF GEORGIA

TOWNS COUNTY  
NOTICE OF SALE UNDER POWER

By virtue of the power of sale contained in that certain Deed to Secure Debt from Humble Funds, LLC, to Robert P. Headrick and Della F. Headrick, dated March 14, 2014, filed for record March 14, 2014 and recorded in Deed Book 547, pages 628-632, of the Towns County, Georgia records, said Deed to Secure Debt having been given to secure a note dated March 14, 2014, in the original principal sum of Ninety Thousand Dollars and no/100ths Dollars, (\$90,000.00), with interest from date at the rate stated in said Note on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse Door at Towns County, Georgia, within the legal hours of sale on the first Tuesday in June, 2015 to wit: June 2, 2015, the following described property: ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 309, DISTRICT 18, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 0.441 ACRES, MORE OR LESS, AS MORE FULLY SHOWN ON PLAT OF SURVEY FOR WILLIAM D. SHAY AND PATRICIA A. SHAY PREPARED BY NORTHSTAR LAND SURVEYING, REGISTERED SURVEYOR, DATED NOVEMBER 2, 2000 AND RECORDED IN PLAT BOOK 27, PAGE 60 OF THE TOWNS COUNTY RECORDS, WHICH SURVEY IS INCORPORATED HEREIN BY REFERENCE. ALSO CONVEYED HEREWITH IS A PERPETUAL RIGHT OF INGRESS AND EGRESS ALONG THE GRAVEL DRIVEWAY AS SHOWN ON SAID PLAT. THE PROPERTY IS MORE COMMONLY KNOWN AS 2828 DILLS ROAD, HIWASSEE, GA 30546 TOGETHER WITH ALL FIXTURES AND PERSONAL PROPERTY ATTACHED TO AND CONSTITUTING A PART OF SAID PROPERTY, IF ANY.

The indebtedness secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments of indebtedness as and when due and in the manner provided in the Note and Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given) and all other payments provided for under the terms of the Deed to Secure Debt and Note.

Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Deed to Secure Debt. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Humble Funds, LLC.

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.

Pursuant to O.C.G.A. § 44-14-162.2, The name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: ROBERT P. HEADRICK AND DELLA F. HEADRICK, 2271 River Ridge Road, Deland, Florida 32720, (386) 668-6140. The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require ROBERT P. HEADRICK AND DELLA F. HEADRICK to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.

Robert P. Headrick and Della F. Headrick, As Attorney in Fact for: Humble Funds, LLC  
By: Charles O. Gignilliat  
P.O. Box 282  
Hiawassee, Georgia 30546  
706-896-1057

This law office is attempting to collect a debt. Any information obtained will be used for that purpose.  
To be published MAY 7,14,21,28 2015.

T(May6,13,20,27)B