

# Towns County Herald

## Legal Notices for June 20, 2018

### NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA  
COUNTY OF TOWNS**  
RE: Estate of Louise Cooper Berkstresser  
All creditors of the estate of Ernestine Petty Kiser, 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 22nd day of May, 2018  
Stephen Marshall Kiser,  
Executor of the Estate of Ernestine Petty Kiser  
300 Prime Point, Suite 100  
Peachtree City, GA 30269  
770-487-4775  
T(May30,Jun6,13,20)B

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of Ronald Joseph Denton  
All creditors of the Estate of Ronald Joseph Denton, 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 22nd day of May, 2018  
Anna Wetherington Denton  
5983 Brasstown Creek Estates  
Young Harris, GA 30582  
706-379-2540  
T(May30,Jun6,13,20)P

### NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA  
COUNTY OF TOWNS**  
IN RE: Estate of Mary Margaret Turner  
All creditors of the estate of Mary Margaret Turner, 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 me, Marilyn Rogers, Executor of the Last Will and Testament of Mary Margaret Turner, deceased.  
Address: 42 Eastbrook Bend,  
Peachtree City, Georgia 30269  
T(Jun6,13,20,27)P

### IN THE PROBATE COURT OF TOWNS COUNTY

**STATE OF GEORGIA**  
IN RE: ESTATE OF  
THELMA J. NOBLET, DECEASED  
ESTATE NO. 2018-40  
NOTICE  
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,  
TO: Ariel Strickland, Phillip Pardue, & Heirs of Von Taylor  
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 July 2, 2018.  
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(Jun6,13,20,27)B

### NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA  
COUNTY OF TOWNS**  
RE: ESTATE OF OSKAR LEHOTSKY  
All creditors of the estate of Oskar Lehotsky 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 31st day of May, 2018.  
EXECUTOR: Elisabeth Lehotsky  
ADDRESS: c/o Eddy A. Corn, Attorney  
253 Big Sky Drive  
Hiawassee, GA 30546  
PHONE: (706) 896-3451  
T(Jun6,13,20,27)B

### NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA  
COUNTY OF TOWNS**  
RE: ESTATE OF WILLARD D. ELLER  
All creditors of the estate of Willard D. Eller 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 31st day of May, 2018.  
EXECUTOR: Hermon E. Eller  
ADDRESS: c/o Eddy A. Corn, Attorney  
253 Big Sky Drive  
Hiawassee, GA 30546  
PHONE: (706) 896-3451  
T(Jun6,13,20,27)B

### NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA  
COUNTY OF TOWNS**  
RE: Estate of Jon Dewey Whiddon  
All creditors of the estate of Jon Dewey Whiddon 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 15th day of June, 2018.  
Alycen Whiddon  
726 Hall Creek Road  
Hiawassee, GA 30546  
706-896-0909  
T(Jun20,27,Jul4,11)P

### NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA  
COUNTY OF TOWNS**  
RE: Estate of Dewey Nolan Whiddon  
All creditors of the estate of Dewey Nolan Whiddon 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 15th day of June, 2018.  
Alycen Whiddon  
726 Hall Creek Road  
Hiawassee, GA 30546  
706-896-0909  
T(Jun20,27,Jul4,11)P

### STATE OF GEORGIA

**TOWNS COUNTY**  
NOTICE TO DEBTORS AND CREDITORS  
RE: Estate of Ernestine Petty Kiser,  
All debtors and creditors of the estate of Ernestine Petty Kiser 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 30th day of May, 2018.  
By: Stephen Marshall Kiser  
Executor of the Estate of Ernestine Petty Kiser  
300 Prime Point, Suite 100  
Peachtree City, GA 30269  
770-487-4775  
T(Jun13,20,27,July4)P

### STATE OF GEORGIA

**TOWNS COUNTY**  
NOTICE TO DEBTORS AND CREDITORS  
RE: Estate of Odis Morgan Shead,  
All debtors and creditors of the estate of Odis Morgan Shead, 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 4th day of Juen, 2018.  
By: Melba Miller  
2002 Hidden Valley Rd.  
Hiawassee, GA 30546  
706-896-3099  
T(Jun13,20,27,July4)P

### NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA  
COUNTY OF TOWNS**  
RE: ESTATE OF JOHN H. RIDLEY  
All creditors of the estate of John Ridley 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 13th, day of June, 2018.  
EXECUTOR: Eunice Ridley  
ADDRESS: c/o Eddy A. Corn, Attorney  
253 Big Sky Drive  
Hiawassee, GA 30546  
PHONE: (706) 896-3451  
T(Jun20,27,Jul4,11)B

### NOTICE TO CREDITORS AND DEBTORS

All creditors of the estate of LAWSON E. RUSSELL, 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 Co-Executors.  
This 12th day of June, 2018.  
Douglas E. Russell  
14055 Laurelwood St, NW  
Canal Fulton, Ohio 44614-9460  
Autumn Russell  
5708 Arlington Rd.  
Clinton, Ohio 44216  
Pamela Kendall Floyd, PC  
Attorney for Estate  
P.O. Box 1114  
Hiawassee, GA 30546  
T(Jun20,27,Jul4,11)B

### NOTICE TO CREDITORS AND DEBTORS

All creditors of the estate of ANNA LOUISE HENDERSON, deceased of Towns County, Young Harris, 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 Personal Representative.  
This 12th day of June, 2018.  
Debra Youngblood  
Personal Representative Estate Anna Louise Henderson  
P.O. Box 1034  
Young Harris, Georgia 30582  
Pamela Kendall Floyd, PC  
Attorney for Estate  
P.O. Box 1114  
Hiawassee, GA 30546  
T(Jun20,27,Jul4,11)B

### IN THE PROBATE COURT OF TOWNS COUNTY

**STATE OF GEORGIA**  
IN RE: ESTATE OF  
ALONZO JACKSON BERRONG, DECEASED  
ESTATE NO. 2018-42  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
TO: All interested parties and to whom it may concern:  
Reba Ann Ingram has petitioned be appointed Administrator of the estate of Alonzo Jackson Berrong 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 July 9, 2018.  
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(Jun13,20,27,Jul4)B

### IN THE PROBATE COURT OF TOWNS COUNTY

**STATE OF GEORGIA**  
IN RE: ESTATE OF  
CHARLES NELSON MAYNARD, DECEASED  
ESTATE NO. 2018-15  
NOTICE  
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,  
TO: Cheryl James Salyers  
[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 July 9, 2018.  
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(Jun13,20,27,Jul3)B

### STATE OF GEORGIA

**COUNTY OF TOWNS**  
NOTICE OF SALE UNDER POWER  
By virtue of the power of sale contained in that certain Deed to Secure Debt from KEVIN LEE ANDERSON to AMERIQUEST MORTGAGE COMPANY dated April 27, 2004, filed for record May 14, 2004, and recorded in Deed Book 303, Page 751, TOWNS County, Georgia Records, as last transferred to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R7, UNDER THE POOLING AND SERVICING AGREEMENT DATED JULY 1, 2004 by assignment recorded in Deed Book 449, Page 102, TOWNS County, Georgia Records. Said Deed to Secure Debt having been given to secure a Note dated April 27, 2004 in the original principal sum of SEVENTY FOUR THOUSAND EIGHTY EIGHT AND 0/100 DOLLARS (\$74,088.00), 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, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in July, 2018, the following described property:

FILE NO.: A4-0659  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 88, 89, 102, & 103, DISTRICT 18, SECTION 1, OF TOWNS COUNTY, GEORGIA, AND DESCRIBED AS FOLLOWS: BEGINNING AT A USFS CORNER AT THE SOUTH WEST CORNER OF TRACT 57A AND TRACT 3 OF THE R.L. ANDERSON ESTATE, AS RECORDED IN PLAT BOOK 14, PAGE 208, TOWNS COUNTY RECORDS, THENCE SOUTH 44 DEGREES, 27 FEET, 37 INCHES, WEST 1190.42 FEET TO AN IRON PIN FOUND ON THE SOUTHWEST RIGHT OF WAY OF SCATTAWAY ROAD AND TRACT 1 OF THE R.L. ANDERSON ESTATE, THENCE SOUTH 32 DEGREES, 52 FEET, 7 INCHES WEST 126 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 32 DEGREES, 52 FEET, 7 INCHES, WEST 337.50 FEET, THENCE NORTH 57 DEGREES, 7 FEET, 53 INCHES, WEST 180 FEET, THENCE NORTH 32 DEGREES, 52 FEET, 7 INCHES, EAST 146.50 FEET TO A POWER POLE, THENCE NORTH 76 DEGREES, 10 FEET, 13 INCHES, EAST 262.45 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 1 ACRE MORE OR LESS.

To the best of the knowledge and belief of the undersigned, the party in possession of the property is KEVIN LEE ANDERSON or a tenant or tenants. Said property may more commonly be known as: 4746 ANDERSON ROAD, HIAWASSEE, GA 30546 .

The debt 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 on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

The individual or entity that has full authority to negotiate, amend, and modify all terms of the loan is OGCWEN LOAN SERVICING, LLC, 1100 VIRGINIA DRIVE, FORT WASHINGTON, PA 19034; (800) 746-2936.

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 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. 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.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R7  
As Attorney-in-Fact for  
KEVIN LEE ANDERSON  
Phelan Hallinan Diamond & Jones, PLLC  
11675 Great Oaks Way, Suite 375  
Alpharetta, GA 30022  
Telephone: 770-393-4300  
Fax: 770-393-4310  
PH # 34501

This law firm is acting as a debt collector. Any information obtained will be used for that purpose.  
T(Jun6,13,20,27)B

### NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Travis Barrett to United Community Bank dated July 16, 2009, and recorded in Deed Book 460, Page 339, Towns County Records, said Security Deed having been last sold, assigned, transferred and conveyed to NP163, LLC, securing a Note in the original principal amount of \$131,764.34, 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, July 3, 2018, 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 152, 18th District, 1st Section of Towns County, Georgia, containing 4.57 acres, more or less as shown on a plat of survey by Lane S Bishop, R. S No. 1575, dated September 8, 1989, recorded in Plat Book 11, Page 270, Towns County, Georgia records, which description on said plat is incorporated herein by reference and made a part hereof

Subject to all matters and conditions as shown on above referenced plat of survey

Also conveyed herein is a water right of way to the spring located on the southwest side of the property with rights of ingress and egress to install water lines and repair the same or to make any improvements that may be necessary to carry water to the residence located on the above described tract. This being the same water rights as described in a deed from Paul Burch to Hymon Moss recorded in Deed Book G-1, Page 516, Towns County, Georgia records. Said property is known as 1170 Long Ridge Road, 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 Travis Barrett, successor in interest or tenant(s).

NP163 LLC as Attorney-in-Fact for Travis Barrett

File no. 18-068470  
SHAPIRO PENDERGAST & HASTY, LLP\*  
Attorneys and Counselors at Law  
211 Perimeter Center Parkway, N.E., Suite 300  
Atlanta, GA 30346  
770-220-2535/CH  
shapiroandhasty.com  
\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

T(Jun6,13,20,27)B