

Towns County Herald

Legal Notices for June 6, 2018

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Elizabeth Jones Lashley
All creditors of the estate of Elizabeth Jones Lashley, 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 11th day of May, 2018

Thomas Jones Lashley
1819 Green Valley Lane
Albany, GA 31707
229-669-8486

T(May16,23,30,Jun6)B

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: ESTATE OF ZELL BRYAN MILLER
All creditors of the Estate of ZELL BRYAN MILLER, 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 us.

This 11th day of May, 2018,
MURPHY CARVER MILLER Executor,
Estate of Zell Bryan Miller
c/o Mr. William D. Rhoads
Attorney at Law
Smith, Gilliam, Williams & Miles, P.A.
P.O. Box 1096
Gainesville, Georgia 30503
(770) 536-3381

T(May16,23,30,Jun6)B

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

RE: ESTATE OF MARILYN FRANCIS GORDON
All creditors of the estate of Marilyn Francis Gordon, 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 21st day of May, 2018.
By: Shad Baldwin Gordon
6839 High Ridge Road
Lantana, FL 33462

T(May23,30,Jun6,13)B

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

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

State of Georgia
County of Towns
The undersigned does hereby certify that Wayne J. Nelson and Dianne E. Nelson conducting a business as No. Ga Living LLC in the City of County of Towns, in the State of Georgia, under the name of Leisure Woods Park and that the nature of the business is Rental of Real Estate Property and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are Wayne J. Nelson, 5854 Pat Road, Hiawassee, GA 30546 and Dianne E. Nelson, 5854 Pat Road, Hiawassee, GA 30546

T(Jun6,13)P

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME

STATE OF GEORGIA
COUNTY OF TOWNS
The undersigned does hereby certify that Coosa Creek Embroidery, Inc. is conducting business in the County of Towns, State of Georgia, under the name of Scrubs and More. The nature of the business is retail. The names and addresses of the persons, firms or partnership owning and carrying on said trade or business are Coosa Creek Embroidery, Inc., Post Office Box 2387, Blairsville, Georgia 30514. This instrument is made pursuant to provisions of O.C.G.A. § 10-1-490 et seq. requiring the filing of such statement with the Clerk of Superior Court, Towns County, Georgia. This 23rd day of May, 2018.
Coosa Creek Embroidery, Inc.
By: David B. Owenby
Registered Agent

T(May30,Jun6)B

NOTICE

Notice is given that articles of incorporation that will incorporate Cannon Cabling, 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.

T(Jun6,13)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

Notice is given that the Application To Register A Business To Be Conducted Under Trade Name, Partnership or Others which has been delivered to the Towns County Clerk of Court for filing. The undersigned does hereby certify that Blackbear Enterprises, LLC. is conducting a business for profit in the County of Towns, in the state of Georgia, under the name of "Century 21 Black Bear Realty" and that the nature of the business is real estate sales and that the names and addresses of the corporation, person, firms or partnership owning and carrying on said trade or business is Blackbear Enterprises, LLC., 3680 Highway 76, Young Harris, Georgia 30582.
STEPHANIE W. MCCONNELL
ATTORNEY IN FACT FOR
Blackbear Enterprises, LLC

T(Jun6,13)P

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.

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 OWEN 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 Hyman 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