

Towns County Herald

Legal Notices for July 27, 2016

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: Estate of Billy Jerome Peters, Sr.
All creditors of the estate of Billy Jerome Peters, Sr., 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 28th day of June, 2016
Zadie B. Peters
Personal Representative
3127 Chatuge Overlook
Hiawassee, GA 30546
706-896-6472
T(Jul6,13,20,27)P

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: Estate of Ronald J. Pronyk
All creditors of the estate of Ronald J. Pronyk, 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 7th day of July, 2016
Debra Pronyk
Personal Representative
7498 Fairway Trail
Boca Raton, FL 33487
770-421-9400
T(Jul13,20,27,Aug3)P

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of Darrell Garrett, of Towns County, Georgia, deceased, 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 the ___ day of June, 2016.
Bruce L. Ferguson, Attorney for
Jessie Mae Ditemore and
Betty Cleo Garrett, Executrices
of the Estate of Darrell Garrett
PO BOX 524
Hiawassee, GA 30546
706-896-9699
T(Jul13,20,27,Aug3)P

NOTICE OF INCORPORATION

Notice is given that articles of incorporation that will incorporate Top of Georgia Hiking Center, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Non-Profit Corporation Code. The initial registered office is located at 7675 US Hwy 76E, Hiawassee, GA 30546 of Towns County and its initial registered agent at such address is Robert Gabrielsen.

T(Jul20,27)P

IN THE PROBATE COURT COUNTY OF TOWNS STATE OF GEORGIA

IN RE: ESTATE OF
MARVEL K. METZGER, DECEASED
ESTATE NO. 2016-34

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-
PORT

The Petition of Francis J. Metzger, for a year's support from the estate of Marvel K. Metzger, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before August 15, 2016, 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 on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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/Deputy Clerk of the Probate Court
48 River St., Suite C
Hiawassee, GA 30546
Address
706-896-3467
Telephone Number
T(Jul20,27,Aug3,10)B

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME STATE OF GEORGIA COUNTY OF TOWNS

The undersigned hereby certifies that they are, he is, she is, or it is, conducting a business at 3999 Highway 441N in the City of Rabun Gap, County of Rabun, in the State of Georgia under the trade name Mountain Gas and that the nature of said business is Sale of Propane and the Sale and Service of Related Equipment and that said business is composed of the following person, persons, or corporations: A.P. Woodson Company, 9 West Broad St, Stamford, CT 06902.

T(Jul6,13,20,27)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 Jennifer A. Rogers to Mortgage Electronic Registration Systems, Inc., as nominee for United Community Mortgage Services, Inc. and its successors and assigns dated August 12, 2008, and recorded in Deed Book 439, Page 36, Towns County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Carrington Mortgage Services, LLC, securing a Note in the original principal amount of \$137,755.00, 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, September 6, 2016, 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 THE 18TH DISTRICT, 1ST SECTION, LAND LOT 199, CONTAINING 0.95 ACRE, MORE OR LESS, AS SHOWN AS LOT 4 OF OAK KNOLLS SUBDIVISION, ON A PLAT OF SURVEY BY B. GREGORY, TOWNS COUNTY SURVEYOR, DATED NOVEMBER 3, 1987, AND RECORDED IN PLAT BOOK 11, PAGE 73 OF TOWNS COUNTY, GA RECORDS, BOTH OF SAID PLATS BEING INCORPORATED HEREIN BY REFERENCE.
SUBJECT TO EASEMENT TO BLUE RIDGE EMC AS RECORDED IN DEED BOOK 91, PAGE 89 AND DEED BOOK 91, PAGE 92 OF TOWNS COUNTY, GA RECORDS.

SUBJECT TO COVENANTS AND RESTRICTIONS AS RECORDED IN DEED BOOK 91, PAGE 706 OF TOWNS COUNTY, GA RECORDS.

SUBJECT TO ROAD EASEMENT AND ALL OTHER MATTERS OF SURVEY AS SHOWN ON THE ABOVE REFERENCED PLAT OF SURVEY.

GRANTOR ALSO GRANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY.

Said property is known as 2455 Oak Knoll 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 Jennifer A. Rogers, successor in interest or tenant(s).
Carrington Mortgage Services, LLC as Attorney-in-Fact for Jennifer A. Rogers
File no. 16-057389
SHAPIRO PENDERGAST & HASTY, LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, Suite 300
Atlanta, GA 30346
770-220-2535/KMM
shapiroandhasty.com
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
07/27, 08/03, 08/10, 08/17, 08/24, 08/31, 2016
T(Jul27,Aug3,10,17,24,31)B

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 James B. Wood and Ashli M. Wood to Mortgage Electronic Registration Systems, Inc., as nominee for Evolve Bank & Trust, A Arkansas Banking Corporation, its successors and assigns, dated January 14, 2011, recorded in Deed Book 488, Page 511, Towns County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 511, Page 666, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-FIVE THOUSAND SIX HUNDRED NINETY AND 0/100 DOLLARS (\$165,690.00), 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 September, 2016, 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.

Wells Fargo Bank, N.A. 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: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306 1-800-416-1472. To the best knowledge and belief of the undersigned, the party in possession of the property is James B. Wood and Ashli M. Wood or a tenant or tenants and said property is more commonly known as 6105 Martin Heights Drive, Young Harris, Georgia 30582. 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.

Wells Fargo Bank, N.A. as Attorney in Fact for James B. Wood and Ashli M. Wood McCalla Raymer Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 1st Section, 17th District, Land Lot 81, Towns County, Georgia, being Lot 14 of Martin Heights Subdivision and containing 0.815 acre, more or less, as shown on a plat of survey by James L. Alexander, Georgia R.L.S. #2653, of LandTech Services, Inc., dated September 13, 2004, and recorded September 22, 2004 in Plat Book 32, Page 246, Towns County, Georgia Records. Said plat is hereby incorporated by reference and made a part hereof for a full and complete description of the above property. Grantor grants to Grantee a non-exclusive, perpetual easement for the use of the subdivision roads for the purposes of ingress and egress in the above property. The property is subject to easements, restrictions or rights-of-way as shown on recorded plat. This property is subject to restrictions dated September 22, 2004 and recorded in Deed Book 314, Pages 661-664, Towns County, Georgia Records. This property is subject to an electric line right-of-way easement in favor of Blue Ridge Mountain Electric Membership Corporation dated September 3, 2004 and recorded September 8, 2004 in Deed Book 313, Pages 457-458, Towns County, Georgia Records. Being the same property as conveyed in a Deed Under Power Dated October 6, 2009, recorded November 23, 2009 in Deed Book 466, Page 62, Towns County, Georgia Records. MR/bdr1 8/2/16 Our file no. 5180716 - FT5
T(Jul27,Aug3,10,17,24,31)B

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 Jeffrey Couch Stowers a/k/a Jeffrey C. Stowers to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Mortgage Services, Inc., its successors and assigns, dated August 22, 2012, recorded in Deed Book 518, Page 738, Towns County, Georgia Records, as last transferred to U.S. Bank National Association by assignment recorded in Deed Book 578, Page 358, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED SIXTY-ONE THOUSAND AND 0/100 DOLLARS (\$361,000.00), 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 August, 2016, 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.

U.S. Bank National Association 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: U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301 855-698-7627. To the best knowledge and belief of the undersigned, the party in possession of the property is Jeffrey Couch Stowers a/k/a Jeffrey C. Stowers or a tenant or tenants and said property is more commonly known as 1521 Twin Forks Trl, Young Harris, Georgia 30582. 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. U.S. Bank National Association as Attorney in Fact for Jeffrey Couch Stowers a/k/a Jeffrey C. Stowers McCalla Raymer Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lots 46 & 47, 17th District, 1st Section, Towns County, Georgia and being shown as Lot 12, containing 3.069 acres, more or less, of Still Meadow Farms Subdivision as shown on a plat of survey by Landtech Services, Inc., dated March 28, 2003 and recorded in Plat Book 30, Page 102 and 103, Towns County, Georgia Records, said plat being incorporated herein by reference for a more complete description of said property. Subject to Covenants and Restrictions for Still Meadow Farms Subdivision as recorded in Deed Book 290, Pages 97-100 as amended in Deed Book 290, Page 449-450, Towns County, Georgia Records. Subject to an easement to Blue Ridge Mountain EMC as recorded in Deed Book 266, Page 633, Towns County, Georgia Records. MR/bdr1 8/2/16 Our file no. 5227116 - FT8
T(Jul6,13,20,27)B

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 Richard J. Hauschild and Green Space Investments, LLC to Wachovia Bank, National Association, dated March 8, 2007, recorded in Deed Book 406, Page 43, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHT HUNDRED EIGHTY-EIGHT THOUSAND AND 0/100 DOLLARS (\$888,000.00), 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 August, 2016, 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.

Wells Fargo Bank, NA successor by merger to Wachovia Bank, National Association 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: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., 1 Home Campus, MAC# X2303-02D, Des Moines, IA 50328 1-888-508-8811. To the best knowledge and belief of the undersigned, the party in possession of the property is Green Space Investments, LLC or a tenant or tenants and said property is more commonly known as 1295 Hopkins 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. Wells Fargo Bank, NA successor by merger to Wachovia Bank, National Association as Attorney in Fact for Richard J. Hauschild and Green Space Investments, LLC McCalla Raymer Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that certain property situated in the City of Tate City, in the County of Towns and State of Georgia and being described in a deed dated 11/03/2005 and recorded 11/04/2005 in Book 352, Pages 609-610 among the land records of the County and State set forth above and referenced as follows: Land Lots 87 and 94, District 1, 1st Section, 9.79 acres, Plat Book 24, Page 117, recorded 08/19/1999. Parcel ID Number: 93-10 MR/pxl 8/2/16 Our file no. 5421415 - FT12
T(Jul6,13,20,27)B

NOTICE OF SALE UNDER POWER GEORGIA, TOWNS COUNTY

By virtue of the Power of Sale contained in that certain Security Deed given from Carl S. Schultz and Jeanne S. Schultz to Mortgage Electronic Registration Systems, Inc. as nominee for Urban Financial Group, Inc., dated 05/22/2013, recorded 06/12/2013 in Deed Book 535, Page 624, Towns County, Georgia records, and as last assigned to Urban Financial of America, LLC by virtue of assignment recorded in Deed Book 568, Page 363, Towns County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of TWO HUNDRED FIFTY-TWO THOUSAND AND 00/100 DOLLARS (\$252,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Towns County, Georgia, within the legal hours of sale on the first Tuesday in August 2016 by Finance of America Reverse, LLC f/k/a Urban Financial of America, LLC, as Attorney in Fact for Carl S. Schultz and Jeanne S. Schultz, 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 LAND LOT 63, 17TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 0.65 ACRES, AS SHOWN ON A PLAT OF SURVEY BY TAMROK ENGINEERING, INC., TOMMY J. PHILLIPS, REGISTERED SURVEYOR #1626, DATED AUGUST 25, 1990, RECORDED IN PLAT BOOK 13, PAGE 305, TOWNS COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. Subject to any Easements or Restrictions of Record. Said property being known as 5744 PINE CREST RD, YOUNG HARRIS, GEORGIA 30582 according to the present numbering system in Towns County. The indebtedness secured by said Security Deed has been 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 and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; 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 Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Carl S. Schultz or tenant(s). 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. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Finance of America Reverse, LLC f/k/a Urban Financial of America, LLC, 3900 Capital City Blvd, Lansing, MI 48906 TEL 866-654-0020. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500.

T(Jul6,13,20,27)B