Towns County Herald

Legal Notices for November 6, 2013

NOTICE TO CREDITORS AND DEBTORS All creditors of the estate of MARTHA
JEANNE DIMASO, deceased of Towns
County, Hiawassee, Georgia are hereby
notified to render in their demands to the undersigned according to law; and all per-sons indebted to said estate are required to make immediate payment to the under-

to make immediate payment to to signed. This 9th day of October, 2013. JUDITH ANNE DIMASO, Executrix 7907 Smoke Rise Rd., SE Huntsville, AL 35802

NOTICE TO CREDITORS AND DEBTORS All creditors of the estate of JOANNE MCK-ENZIE MCMILLAN, a.k.a. JOANNE LEON-BERGER, a.k.a. JOANNE SHULER, 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 re-

quired to make immediate payment to the undersigned. This 16th day of October, 2013.
WILLIAM DAVID BYRUM, Executor
P.O. BOX 674

Tavernier, Florida 33070 305-522-5471 T(0ct23.30.Nov6.13)B

NOTICE TO CREDITORS AND DEBTORS State of Georgia

County of Towns RE: Estate of Frances L. Terry
All creditors of the estate of Frances L. Tery, deceased of Towns County, Hiawas-see, Georgia are hereby notified to render in their demands to the undersigned acin their defination to the undersigned ac-cording to law; and all persons indebted to said estate are required to make immedi-ate payment to the undersigned. This 15th day of October, 2013. Nellie M. Norville

NOTICE TO CREDITORS AND DERTORS

County of Towns

PO Box 693

Hiawassee, GA 30546 T(0ct23,30,Nov6,13)B

RE: Estate of James Arthur Shook aka Arthur James Shook All creditors of the estate of James Arthur

Shook aka Arthur James Shook, 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 22nd day of October, 2013. Clyde W. Shook PO Rox 193 Young Harris, GA 30582 706-379-3586

NOTICE TO CREDITORS AND DEBTORS

State of Georgia County of Towns RE: Estate of Robert Bruce Norman

All creditors of the estate of Robert Bruce Norman, deceased of Towns County, Hia-wassee, 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 16th day of October, 2013. Elizabeth Jane Norman

19 Windmeadow Drive Waynesville, Nc 28786 828-456-7970

NOTICE OF INTENT TO INCORPORATE

Notice is given that the Articles of Incor-poration for Z & B Corporation have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered of-fice for the corporation will be located at 392 Main St East; Young Harris, Georgia and its registered agent at such address is Michelle Hughes.

IN THE PROBATE COURT COUNTY OF TOWNS

STATE OF GEORGIA IN RE: ESTATE OF Harold Monroe King, DECEASED ESTATE NO. 2013-73 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE TO: All known and unknown interested

parties Gloria M. King has petitioned to be ap-pointed Administrator of the estate of Harold Monroe King 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 November 11, 2013. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objec-tions, 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

NOTICE OF TRADE NAME REGISTRATION

Notice is hereby given that the business operated at 620, Suite B, Bell Creek Road, Hiawassee, Georgia 30546, with a mailing address of 620, Suite B, Bell Creek Road, Hiawassee, Constitution Bell Creek Road, Hiawassee, Georgia 30546, in the name of SERENDIPITY CLINIC, is owned and carried on by KILEE RAYELLE SMITH, D.O., P.C., with a physical address of 103 Church Street, Hiawassee, Georgia 30546 and a mailing address of 103 Church Street, Hiawassee, Georgia 30546, and that the Registration Statement relating thereto as required by O.C.G.A. § 10-1-490 has been filed with the Clerk of the Superior Court of Towns

County, Georgia.
KILEE RAYELLE SMITH, D.O., P.C. By: Kilee Rayelle Smith, D.O., President

REQUEST FOR PROPOSAL

The Mountain Regional Public Library System (MRLS) Board of Trustees requests proposals from Georgia state licensed contractors to construct renovations and an addition to the existing Towns County Public Library at 99 S. Berrong Street, Hiawassee, GA. Contractor must have current Georgia Contractor's License. The Contractor shall provide all materials and services tor shall provide all materials and services necessary in the performance of this RFP. Pre-proposal meeting is 10:00 a.m., November 13, 2013 in the existing Towns County Public Library, 99 S. Berrong St, Hiawassee, GA 30546. Proposals will be received by the MRLS, 698 Miller Street, Young Harris, GA until 4:00 p.m. local time December 2, 2013. Late proposals will neither be considered or returned Proposals will be formally nor returned. Proposals will be formally accepted and acknowledged at the MRLS Headquarters by staff personnel. Proposals may not be withdrawn for ninety (90) days after the time and date set for closing, except as allowed by O.C.G.A. MRLS reserves the right to reject any and all proposals and to waive any technicalities. RFP DOCU-MENTS AVAILABLE AT THE MRLS WEBSITE: www.mountainregionallibrary.org

NOTICE OF SALE UNDER POWER GEORGIA, TOWNS COUNTY THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING 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 Michelle L. Dings and William W. Dings to Mortgage Electronic Registration Systems, Inc. as nominee for Ampro Mortgage Cor-poration, dated July 26, 2005, recorded in poration, dated July 26, 2005, recorded in Deed Book 342, Page 486, Towns County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 535, Page 694, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIXTEEN THOUSAND AND 0/100 DOLLARS (\$216,000.00), with interest thereon as set forth therein there will est thereon as set forth therein, there will be sold at public outcry to the highest bid-der for cash before the courthouse door of Towns County, Georgia, or at such place as may be lawfully designated as an alterna-tive, within the legal hours of sale on the first Tuesday in December, 2013, the fol-lowing 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 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 is the holder of the Note and 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 mort-gage with the debtor is: NationStar Mortgage LLC, 350 Highland Drive, Lewisville, TX 75067, 888-850-9398x3705. To the best knowledge and belief of the undersigned, the party in possession of the property is Michelle L. Dings and William W. Dings or a tenant or tenants and said property is more commonly known as 2006 Bend Of The River, Hiawassee, Georgia 30546. The sale will be conducted subject (1) to confirmation that the sale is not prohibited. firmation 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 or the loan with the holder of the security deed. Nationstar Mortgage LLC as Attorney in Fact for Michelle L. Dings and William W. Dings McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net MR/mtj 12/3/13 Our file no. 5267513-FT2 EXHIBIT "A" All that certain treatments of four bits and be certain tract or parcel of land lying and being in Land Lot 159 and 184, 18th District, 1st Section of Towns County, Georgia, and being shown as Lot 30, containing 1.041 acres, more or less (which includes the

overlap area as shown o plat), of Victoria Woods Subdivision, as shown on a plat of survey prepared by Landtech Services, Inc.,

dated August 8, 2003, as recorded in Plat Book 30, Page 174, Towns County, Georgia records, said plat being incorporated here-

in by reference. This conveyance is subject to the restrictions of record as pertains to Victoria Woods Subdivision, recorded in

Deed Book 94, Page 130 and Deed Book 94, Page 207, Towns County, Georgia records. This conveyance is subject to an easement

to Blue Ridge Mountain EMC as recorded in Deed Book 93, Page 627, Towns County, Georgia records. This conveyance is subject to that certain easement between Fleming Investments, Inc and Hal-Herrin, as re-corded in Deed Book 282, Page 321, Towns

corded in Deed Book 282, Page 321, Towns County, Georgia records. This being a part of that same property conveyed unto LJR Promotions, LLC by Warranty Deed from Fleming Investment Properties, Inc. dated August 20, 2003, recorded August 21, 2003, in Deed Book 282, Page 323, in the Clerk of Court Office, Towns County, Georgia. GA5-0457 MR/mtj 12/3/13 Our file no. 5267513 - FT2

T(Nov6,13,20,27)B

STATE OF GEORGIA
COUNTY OF TOWNS
NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale
contained in a Security Deed from WILLIAM G. CAMP and ANN M. CAMP to UNITED
COMMUNITY BANK, dated December 14, 2010, recorded January 19, 2011, in Deed Book 488, Page 252, Towns County, Georgia records, said Security Deed being given to secure a Note from WILLIAM G. CAMP and ANN M. CAMP dated December 14, 2010, in the original principal amount of Twenty and Saven Thousand Nine Hundred Twenty and Seven Thousand Nine Hundred Twenty and 00/100 (\$27,920.00) Dollars, with interest from date at a rate per cent per annum 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 December, 2013, the following described property:

described property: All that tract or parcel of land lying and being in Land Lots 25 & 26, 17th District, 1st Section, Towns County, Georgia, and being shown as Lot Fifty-Eight (58) containing 0.87 acres, more or less of Meadow Brooke Subdivision, Phase II, on a plat of survey by Landtech Services, Inc., RS #2653, dated 3/9/07 and recorded in Plat Book 37, Pages 136-140, ("Plat") Towns County records, which plat and affidavit are by reference incorporated herein and made a

part hereof. Said property is conveyed with and subject to the road easements and right of ways as

shown on said plat. The property is subject to the restrictions recorded in Deed Book 411, Pages 209-229,

Towns County records.
The property is subject to the easement to Blue Ridge Mountain EMC recorded in Deed Book 169, Page 786, Deed Book 296, Page 427 and in Deed Book 362, Page 659, Towns

County records.
The property is subject to the set-back lines as shown on said plat.
The property is subject to easements for

utilities including power, water, telephone,

The property is subject to the reservation of the right to take and use water from the Brunerwhite Spring, situated upon the Harold Anderson 100 acre tract, together with a right of way for underground pipe-line from said spring and property to ad-joining property formerly owned by M.L. Fuller, part, together with the right to build a spring box and to keep same maintained in a sanitary condition so that water may he fit for human consumption and domesbe fit for human consumption and domes-tic purposes as recorded in Deed Book 125, Page 92, Towns County records.

The property is subject to the spring head set-back lines and other matters appearing on said Plat. A portion of the subdivision property is subject to an Easement granted to 3C Enterprises, Inc., for instal-lation, repair, replacement, maintenance, alteration and operation of water mains or lines, as further described and recorded in Deed Book 328, Page 459, Towns County

Grantor grants to grantee a non-exclusive easement to and from State Highway 17 and thence along the subdivision roads for ingress and egress to the above property. Grantor grants to grantee a non-exclusive easement to and from Hall Road and thence along the subdivision roads for ingress and egress to the above property.

Grantor also grants to grantee access along or about the subdivision roads of Meadow Brooke Subdivision, Phase I and Phase II, as shown on the plat of survey recorded in Plat Book 35, Pages 245-247 (Phase I), and in Plat Book 37, Pages 136-140 (Phase II) Towns County records, for ingress and egress to the above property.

The debt secured by said Security Deed has been and is bereby declared due has been and is bereby declared due has been and is bereby declared due has

has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the number of paying the same 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). 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 in-spection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is WILLIAM G. CAMP and ANN M. CAMP or a tenant or tenants. UNITED COMMUNITY BANK,

as attorney in Fact for WILLIAM G. CAMP and ANN M. CAMP L. Lou Allen Stites & Harbison, PLLC

520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03574 THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
GEORGIA, TOWNS COUNTY
By virtue of a Power of Sale contained in
that certain Security Deed from TONYA
CHERI MCCARTER a/k/a TONYA C. MCCARTER AND JAMES MELVIN MCCARTER,
JR. a/k/a JAMES M. MCCARTER, JR. to
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. AS NOMINEE FOR APPALACHIAN COMMUNITY BANK, dated August 23,
2007. recorded August 28. 2007. in Deed 2007, recorded August 28, 2007, in Deed Book 414, Page 471-488, Towns County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Ten Thousand and 00/100 dollars (\$210,000.00), with interest thereon as pro-vided for therein, said Security Deed having been last sold, assigned and transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for MountainView Mortgage II AIV, Trust A tor mountainview mortgage if AIV, ITIST A, 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 December, 2013, all property described in said Security Deed including but not limited to the following described property:

property: All that tract or parcel of land lying AND BEING IN LAND LOT 35, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, BEING SHOWN AS TRACT TWO (2) CONTAIN-ING 2.030 ACRES ON A PLAT OF SURVEY PREPARED BY NORTHSTAR SURVEYING & MAPPING, INC., W. GARY KENDALL, R.L.S. #2788, DATED 09/28/06 AS RECORDED IN PLAT BOOK 36, PAGE 162 TOWNS COUNTY RECORDS, WHICH DESCRIPTION OF SAID PLAT IS INCORPORATED HEREIN BY REFER-

ENCE AND MADE A PART HEREOF.
THE PROPERTY IS CONVEYED SUBJECT TO

THE ROAD EASEMENT AS SHOWN ON THE ABOVE REFERENCED PLAT.
THE PROPERTY IS CONVEYED SUBJECT TO THE RIGHT OF WAY DEED AS RECORDED IN DEED BOOK 69, PAGE 266 TOWNS COUNTY RECORDS.

SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
Said legal description being controlling, however the property is more commonly known as 578 HOGSED RD, HIAWASSEE, GA

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said 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 (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the

recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: 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; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to

and any other inatters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is TONYA CHERI MCCARTER a/k/a TONYA C. MCCARTER AND JAMES MELVIN MCCARTER, JR. a/k/a JAMES M MCCARTER IR or tenants/s) JAMES M. MCCARTER, JR., or tenants(s). 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

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is:
ROUNDPOINT MORTGAGE SERVICING CORPORATION, Loss Mitigation Dept., 5032
Parkway Plaza Blvd, Charlotte, NC 28217,
Telephone Number: 704-426-8621.
U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDIAL CASOCITY BIT

NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR MOUNTAINVIEW MORTGAGE II AIV, TRUST A

MORTGAGE II AIV, TRUST A
as Attorney in Fact for
TONYA CHERI MCCARTER A/K/A TONYA C.
MCCARTER AND JAMES MELVIN MCCARTER, JR. A/K/A JAMES M. MCCARTER, JR.
THE BELOW LAW FIRM MAY BE HELD TO
BE ACTING AS A DEBT COLLECTOR, UNDER
FEDERAL LAW. IF SO, ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin 116, 3740

Attorney Contact: Rubin Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092

Telephone Number: (877) 813-0992 Case No. RMS-13-06851-1 Ad Run Dates 11/06/2013, 11/13/2013, 11/20/2013 11/27/2013 ww.rubinlublin.com/property-listings

T(Nov6.13.20.27)B

NOTICE OF SALE UNDER POWER

GEORGIA, TOWNS COUNTY
Under and by virtue of the Power of Sale
contained in that Deed to Secure Debt given
by PAD PRINT CORPORATION to DON-DAL-CHI-NA, INC., being dated March 23, 2006, recorded in Deed Book 366 Pages 397-398, recorded in Deed Book 366 Pages 397-398, Towns County Georgia records, last assigned to Kenneth J. Mantovani, Jr. in Deed Book 543, pages 118-119 and Deed Book 543, page 120, Towns County, Georgia records; said Security Deed, securing a note dated March 23, 2006 from PAD PRINT CORPORATION to DON-DAL-CHI-NA, INC., in the original principal amount of \$114,892.53, with interest thereon as set forth therein, which debt is secured by the aforemenwhich debt is secured by the aforemen-tioned Security Deed, 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 December, 2013,

sale on the first Tuesday in December, 2013, the following described property: "All that tract or parcel of land lying and being in Land Lot 13, 17th District, 1st Section, Towns County, Georgia being Unit 4093 (Part of Tract 1B-II), as shown on a plat of survey by Northstar Surveying & Mapping, Inc., W. Gary Kendall, R.L.S. # 2788 dated March 25, 2005 and recorded in Plat Book 34, Page 249 Towns County records which description on said plat is incorporated herein by reference and made a part hereof.

The property is subject to Declaration of Covenant, Restrictions and Easements as recorded in Deed Book 334, Pages 769-807 Towns County records. This Declaration of Condominium and above referenced plat shall be incorporated herein by reference for a more complete legal description. Also conveyed herewith is a one-third (1/3) undivided interest in the common area as

referenced on aforementioned survey to the above described property. The property is subject to the right-of-way

of State Route #339 as shown on the above referred to plat of survey.

The property is subject to easement granted to Blue Ridge Mountain Electric as recorded in Deed Book 288, Page 682 Towns

County records.

Subject to any easements, restrictions, and rights-of-way of record.
Said property is located at 4093 Hwy 339, Young Harris, GA 30582."
The debt secured by said Security Deed, has been and is hereby declared due because of among other possible events of

cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner proas and when due and in le mainer 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 the Security Deed, and by law, including attorneys fees (notice of intent to collect

attorneys fees having been given). Said property will be sold subject to any outstanding ad valorem taxes, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, and matters of record superior to the Security Deed, first set out above.

The individual or entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is Kenneth J. Mantovani, Jr., PO BOX 569, Hiawassee, GA 30546; (706)-781-4339. Please understand that the secured creditor is not required to profit the amend or modify the required to negotiate, amend, or modify the terms of the mortgage instrument. Said property will be sold as the property of PAD PRINT CORPORATION.

PAD PRINI CORPORATION.

To the best knowledge and belief of the undersigned, the party in possession of the property is PAD PRINT CORPORATION, or a tenant or tenants. Any person who occupies the property pursuant to a bona fine lease or tenancy may have additional rights pursuant to the federal Protecting Tenants at Foreclosure Act of 2009.

Kenneth J. Mantovani, Jr., as attorney in fact for PAD PRINT CORPORATION.
Bruce L. Ferguson

Bruce L. Ferguson, P.C. 150 S. Main Street, Ste. D Hiawassee, GA 30546 (706)-896-9699
THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.