Towns County Herald

Legal Notices for April 29, 2015

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: Estate of Nancy Johnson
All creditors of the estate of Nancy Johnson
deceased, late of Towns County, Georgia, are
hereby notified to render their demands to the
undersigned accordingly to law, and all persons indebted to said estate are required to make immediate payment to the undersigned. This 3rd day of April, 2015

William Johnson Executor, Estate of Nancy Johnson

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF TOWNS
RE: Estate of Fred Clinton Moore
All creditors of the estate of Fred Clinton
Moore, deceased, late of Towns County, Georgia, are hereby notified to render their demands to the undersigned accordingly to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.

undersigned. This 6th day of April, 2015

Peggy J. Gregg PO Box 64 Young Harris, GA 30582 706-379-3478

T(Apr8,15,22,29)B NOTICE TO DEBTORS AND CREDITORS

COUNTY OF TOWNS
RE: ESTATE OF James A. Pastana
All creditors of the estate of James A. Pastana, All creditors of the estate of James A. Pastina, deceased, late of Towns County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all person indebted to said estate are required to make immediate payment to the undersigned.

This the 15th day of April, 2015

Device Raker.

Darris Baker Personal Representative 101 Hillsdale Road

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBITIONS AND CREDITIONS 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

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

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

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.

required to make immediate pundersigned. This the 20th day of April, 2015. By: Nickole Schultz Smith 1719 Lake Haven Circle Tuscaloosa, AL 35406 T(Apr22,29,May6,13)I

NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of Douglas Hedden, deceased, late of Towns County, Georgia, are hereby notified to render their demands to the undersigned accordingly to law, and all persons indebted to said estate are required to make immediate payment to the undersigned. This 16th day of April, 2015
Ruce I Ferguson Attorney for Bruce L. Ferguson, Attorney for Larry Hedden, Executor of the Estate of Douglas Hedden

PO Box 524 Hiawassee, GA 30546 706-896-9699 T(Apr22,29,May6,13)B

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: ESTATE OF Madeline Seiferman
All creditors of the estate of Madeline Seiferman, decased, 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

Daniel Bader & Mary Sel Personal Representative 1729 Barbee St. McLean, VA 22101 447 Marion Ct. Holland, PA 18966 702-731-2095

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.

This the 17th day of April Daniel Bader Personal Representative 1729 Barbee St. McLean, VA 22101 702-731-2095 Mary Seiferman Personal Represen 447 Marion Ct. Holland, PA 18966 215-968-2519

29,May6,13,20)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

Cecil Dye Clerk, Superior Court Towns County, Georgia

NOTICE
(FOR DISCHARGE AFT)
PROBATE COURT OF TOWNS COUNTY
RE: PETITION OF PHYLLIS GAIL MCCONNELL
TOWNSEND FOR DISCHARGE AS EXECUTOR
OF THE ESTATE OF RUBY GAE MCCONNELL,
DEFEASED

DECEASED.
TO: All interested parties and to whom it may

This is to notify you to file objection, if there

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before May 11, 2015.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. 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/felephone 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

PROBATE JUDGE

By: Kerry L. Berrong

By: Kerry L. Berrong PROBATE CLERK/DEPUTY CLERK PROBATE CLERK/DEPC 48 River St. Suite C Hiawassee, GA 30546 ADDRESS 706-896-3467 TELEPHONE NUMBER

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, CA 30546, and the ctompet religion bearing

address is 77 Hiver Street, Suite 2, Fidawssee, 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

ESTATE NO. 2015-2

IN THE PROBATE COURT COUNTY OF TOWNS STATE OF GEORGIA IN RE: ESTATE OF LOUISE O'BRIEN NAPIER. DECEASED

PETITION FOR LETTERS OF ADMINISTRATION TO: All known and unknown interested parties

Deborah N. Smith has petitioned to be appointed Administrator of the estate of Louise O'Brien Napier 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 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 May 4, 2015. 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/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 filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objecwith the schedule at a later date. If no objections are filed, the petition may be granted without a hearing.

David Rogers

Judge of the Probate Court

Studge 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

IN THE PROBATE COURT COUNTY OF TOWNS STATE OF GEORGIA

IN RE: ESTATE OF DAVID LEE WALDROUP, DECEASED

ESTATE NO. 2015-20 PETITION FOR LETTERS OF ADMINISTRATION

TO: All known and unknown interested parties Judith Hunter Waldroup has petitioned to be appointed Administrator of the estate of David Lee Waldroup 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 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 May 4, 2015. 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/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 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

Sudge 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

COUNTY OF TOWNS NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
Because of a default in the payment of the indebtedness secured by a Security Deed executed by Janet M. Miller to United Community Bank dated September 15, 2009, and recorded in Deed Book 463, Page 493, and Deed Book 530, Page 58, Towns County Records, said Security Deed having been last sold, assigned, transferred and conveyed to SRP 2014-2 Funding Trust by Assignment, securing a Note in the original principal amount of \$119,381.25, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire 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, May 5, 2015, 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 117, 18th District, 1st Section of Towns County, Georgia, Lot 103, containing 0.099 acres, more or less as shown on a plat of survey by B. Keith Rochester, dated August 21, 1987, recorded in Plat Book II, Page 28, Towns County, Georgia records which description on said plat is incorporated herein by reference and made apart hereof Subject to Reservations and Restrictive Covenants recorded in Deed Hook 89, Pages 515-517, Towns County, Georgia records.

subject to neservations and nestrictive covenants recorded in Deed Hook 89, Pages 515-517, Towns County, Georgia records.

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

Said property is known as 439 Oakmont 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 security Ueed tirst 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. provided by law.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under

immauor that use sale is not promitted under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Janet M. Miller, successor in interest or

tenant(s).

tenant(s).
SRP 2014-2 Funding Trust as Attorney-in-Fact for Janet M. Miller File no. 15-051232
SHAPIRO, SWERTFEGER & HASTY, LLP* Attorneys and Counselors at Law 2872 Woodcock Blvd., Suite 100 Atlanta, GA 30341-3941
(770) 220-2536/CH

Atlanta, GA 30341-3941
(770) 220-2535/CH
www.swertfeger.net
"THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

NOTICE OF FORECLOSURE

NOTICE OF FORECLOSURE
SALE UNDER POWER
TOWNS COUNTY, GEORGIA
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 Bruce King to
Mortgage Electronic Registration Systems, Inc.
as nominee for Mortgage Research Center, LLC
dba Veterans United Home Loans, dated August
30, 2013, and recorded in Deed Book 540, Page
57-76, Towns County, Georgia Records, as last
transferred to PennyMac Loan Services, LLC
by assignment recorded on December 9, 2014
in Book 558 Page 817-818 in the Office of the
Clerk of Superior Court of Towns County, Georgia Records, conveying the after-described
property to secure a Note in the original principal amount of One Hundred Fifty Thousand
and 0/100 dollars (\$150,000.00), with interest
thereon as set forth therein, there will be sold
at public outery to the highest hidder for cash

cipal amount of the Hundred Fifty Inousand and 0/100 dollars (\$150,000.00), 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, within the legal hours of sale on May 5, 2015, the following described property: All that tract or parcel of land lying and being in Land Lot 145, 18th District, 1st Section, Towns County, Georgia, being shown as Tract 1, containing 4.81 acres on plat of survey prepared by Appalachian Surveying Company, Inc., dated January 25, 2007 and filed and recorded in Plat Book 29, Page 271, Towns County, Georgia, records, which plat is incorporated herein by reference.
Also conveyed herewith is the 20 foot right of way to reach the above described property as described in a warranty deed from Earl Arrowood to Charles N. Petty or Zelma D. Petty dated August 25, 1972 and filed and recorded in the Towns County, Georgia records on September 2, 1972.

This being a portion of the same property con-

in the lowns county, Georgia records on Sep-tember 2, 1972.

This being a portion of the same property con-veyed in a warranty deed from Earl Arrowood to Charles N. Petty or Zelma D. Petty dated August 25, 1972 and filed and recorded in the Towns County, Georgia records on September 2 1972

Towns County, Georgia records on September 2, 1972.
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.

same and an expenses of tin sate, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer can be contacted at (866) 549-3583 - Loss Mitigation Dept, or by writing to 6101 Condor Drive, Moorpark, California 93021, to discuss possible alternatives to avoid foreclosure.

wirting to 6101 Condor Drive, Moorpark, California 93021, to discuss possible alternatives to avoid foreclosure.

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.

To the best knowledge and belief of the undersigned, the party in possession of the property is Bruce King or tenant(s); and said property is more commonly known as 1227 Garland Drive, Hiawassee, GA 30546.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

PennyMac Loan Services, LLC as Attorney in Fact for Bruce King.

Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta GA 30341

Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 14-03816