

# Towns County Herald

## Legal Notices for July 13, 2016

### NOTICE TO CREDITORS AND DEBTORS

All creditors and debtors of the estate of Robert Johnson Sprinkles, 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 10th day of June, 2016

Kathy Taylor  
2759 Mill Creek Road  
Hiawassee, GA 30546, Executor  
Roy Dean Sprinkles  
83 State Highway 180  
Hiawassee, GA 30546, Executor  
T(Jun22,29,Jul6,13)B

### NOTICE TO DEBTORS AND CREDITORS

#### STATE OF GEORGIA

#### COUNTY OF TOWNS

RE: Estate of Joseph Robert Holton, Jr.

All creditors of the estate of Joseph Robert Holton, Jr., deceased, late of Tarrant County, Texas, 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 24th day of June, 2016

Administrator: Jennifer Holton  
5220 Bay View Drive  
Keller, TX 76244  
Address: c/o Eddy A. Corn, Attorney  
253 Big Sky Drive  
Hiawassee, GA 30546  
Phone: 706-896-3451

T(Jun29,Jul6,13,20)P

### 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)B

### 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)B

### 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 Ditmore and  
Betty Cleo Garrett, Executrixes  
of the Estate of Darrell Garrett  
PO BOX 524  
Hiawassee, GA 30546  
706-896-9699

T(Jul13,20,27,Aug3)P

### IN THE PROBATE COURT

#### COUNTY OF TOWNS

#### STATE OF GEORGIA

IN RE: ESTATE OF

EDNA DODD HOLBERT, DECEASED

ESTATE NO. 2016-30

#### NOTICE

AN ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON June 13, 2016, REQUIRING THE FOLLOWING: [For use if an heir is required to be served by publication]

TO: Jeremy Hunton, Stephanie H. Casto, & Colby Hunton [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 18, 2016.

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/Deputy Clerk of the Probate Court

48 River St., Suite C

Hiawassee, GA 30546

Address

706-896-3467

Telephone Number

T(Jun22,29,Jul6,13)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

### 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/hdr1 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