

# Towns County Herald

## Legal Notices for August 3, 2016

### 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 Ditemore and

Betty Clea Garrett, Executrixes

of the Estate of Darrell Garrett

PO BOX 524

Hiawasse, GA 30546

706-896-9699

T(Jul13,20,27,Aug3)B

### NOTICE TO DEBTORS AND CREDITORS

#### STATE OF GEORGIA COUNTY OF TOWNS

RE: Estate of Helen Marie Brooks

All creditors of the estate of Helen Marie Brooks, 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 29th day of July, 2016

Mark Anthony Brooks

845 Inman Village Pkwy. NE

Atlanta, GA 30307

404-607-1220

T(Aug3,10,17,24)B

### 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 REPORT

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

Hiawasse, GA 30546

Address

706-896-3467

Telephone Number

T(Jul20,27,Aug3,10)B

### NOTICE OF INTENT OF ORGANIZATION

#### OF LIMITED LIABILITY COMPANY

Notice is given that the Articles of Organization which will organize MOUNTAIN VIEW BUILDERS OF HIAWASSEE, LLC have been delivered to the Secretary of State for filing in accordance with the applicable provisions of the Georgia Business Corporation Code. The initial registered office of the limited liability company will be located at 3637 Fodder Creek Road, Hiawasse, Georgia 30546 and its initial registered agent at such address is Conrad Levi Wachacha. PAMELA KENDALL FLOYD, P.C.

Attorney at Law

P.O. Box 1114

Hiawasse, Georgia 30546

T(Aug3,10)B

### 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, Hiawasse, 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 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/pxl 9/6/16 Our file no. 5180716 - FT5

T(Jul27,Aug3,10,17,24,31)B

### IN THE JUVENILE COURT OF TOWNS COUNTY

#### STATE OF GEORGIA

IN THE INTEREST OF:

B.S.

DOB: 10-02-2015

SEX: MALE

CHILD UNDER THE AGE

OF EIGHTEEN

case no. 139-16j-30A

NOTICE OF DEPENDENCY HEARING

TO: JOHN DOE OR ANY POSSIBLE BIOLOGICAL FATHER OF THE ABOVE-NAMED CHILD

By Order for Service by Publication dated the 29th day of July, 2016, you are hereby notified that on the 25th day of July, 2016, the Towns County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named child alleging the child is dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Stephany Zaic, an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

This Court will conduct a provisional hearing upon the allegations of the Petition and enter an interlocutory order of disposition pursuant to O.C.G.A. § 15-11-39.2 on the 3rd day of August, 2016, at 1:00 p.m., at the Union County Courthouse, Blairsville, Georgia. Parties to this action are required to appear and answer the allegations of this Petition at the provisional hearing. The findings of fact and orders of disposition made pursuant to the provisional hearing will become final at the final hearing unless you appear at the final hearing. The child shall appear personally before this Court at the provisional hearing.

This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 28th day of September, 2016, at 9:00 a.m., at the Union County Courthouse, Blairsville, Georgia.

The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.

WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 29th day of July, 2016.

Honorable Jeremy Clough

Judge, Juvenile Court

Towns County, Georgia

Enotah Judicial Circuit

T(Aug3,10,17,24)B