

# Towns County Herald

## Legal Notices for September 4, 2024

### NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Edward Arrowood late of Towns County, 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.

This 9th day of August, 2024

Name: Jacqueline Arrowood, Administrator  
Title: c/o Cassandra F. Ceron, Esq.  
Address: 1215 Hightower Trail, Ste. C100,  
Atlanta, GA 30350

T(Aug14,21,28,Sept4)

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of Diane G. Berrong  
All debtors and creditors of the Estate of Diane G. Berrong, deceased, late of Towns County, 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.

This 8 day of August, 2024

Sherry D Canterbury  
Rebecca D Landress  
Lisa I West

1150 B-N Road  
Hiwassee, GA 30546  
706-994-3150

T(Aug14,21,28,Sept4)

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of Daniel Miles Berrong  
All debtors and creditors of the Estate of Daniel Miles Berrong, deceased, late of Towns County, 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.

This 8 day of August, 2024

Sherry D Canterbury  
Rebecca D Landress  
Lisa I West

1150 B-N Road  
Hiwassee, GA 30546  
706-994-3150

T(Aug14,21,28,Sept4)

### APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

STATE OF GEORGIA  
COUNTY OF TOWNS

The undersigned does hereby certify that Just Right Maintenance LLC conducting a business as Just Right Upholstery in the City of Young Harris, County of Towns in the State of Georgia, under the name of and that the nature of the business is Upholstery Fabrication and Repair, and that the names and address of the persons, firms or partnership owning and carrying on said trade or business are:  
Abbie Teachout, Mark Teachout

T(Aug28,Sept4)

### IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF  
DOROTHY MAY HANDY,  
DECEASED

ESTATE NO. 2021-P-065

NOTICE

[For Discharge from Office and all Liability]

IN RE: Petition for Discharge of Personal Representative

TO: All Interested Parties, all and singular the heirs of said Decedent, the beneficiaries under the will and to whom it may concern:

This is to notify you to file objection, if there is any, to the above-referenced Petition, in this Court on or before September 16, 2024.

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: Kristen C. Roberts  
Clerk of the Probate Court

48 River St. Suite C  
Hiwassee, GA 30546

Address

706-896-3467

Telephone Number

T(Sept4)

### IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF  
REBECCA BERRONG BEAL,  
DECEASED

ESTATE NO. 2024-P-075

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

TO: All Interested parties and to whom it may concern:

Ronell S. Beal has petitioned to be appointed administrator(s) of the estate of Rebecca Berrong Beal deceased, of said county. The Petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, 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 September 30, 2024.

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: Kristen C. Roberts

Clerk of the Probate Court

48 River St. Suite C

Hiwassee, GA 30546

Address

706-896-3467

Telephone Number

T(Sept4,11,18,25)

### IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF  
BRUCE LOUIS REDFORD, JR.,  
DECEASED

ESTATE NO. 2024-P-064

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

TO: All Interested parties and to whom it may concern:

Margo Renee' VanLandingham has petitioned to be appointed administrator(s) of the estate of Bruce Louis Redford, Jr., deceased, of said county. The Petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, 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 September 30, 2024.

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: Kristen C. Roberts

Clerk of the Probate Court

48 River St. Suite C

Hiwassee, GA 30546

Address

706-896-3467

Telephone Number

T(Sept4,11,18,25)

### APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

STATE OF GEORGIA  
COUNTY OF TOWNS

The undersigned does hereby certify that David R Dean & Associates LLC conducting a business as ServiceMaster Restoration by David R Dean & Associates in the City of Hiwassee, County of Towns in the State of Georgia, under the name of ServiceMaster Restoration by David R Dean & Associates and that the nature of the business is Disaster Restoration, and that the names and address of the persons, firms or partnership owning and carrying on said trade or business are:  
David R Dead

3475 Swallows Creek Rd

Hiwassee, GA 30546

T(Sept4,11)

### IN THE SUPERIOR COURT OF FORSYTH COUNTY STATE OF GEORGIA

IN RE: Step-Parent Adoption by EMMA SHADBURN McPHERSON for the Adoption of Everleigh Sage Pritchett (YOB 2020), female minor child, Petitioner.

Civil Action File No: 23CV-1579-1

NOTICE OF PUBLICATION

To: Ashton Bookholt

Last Known Address: 6321 US-76, Young Harris, Georgia 30582

Pursuant to O.C.G.A. 19-8-10(c)(1) and by order for service by publication dated August 13th, 2024, you are hereby notified that on the 26th day of September 2023, EMMA SHADBURN MCPHERSON filed a PETITION FOR STEP-PARENT ADOPTION AND TO TERMINATE PARENTAL RIGHTS and on the 6th day of August 2024, EMMA SHADBURN MCPHERSON filed an AMENDED PETITION FOR STEP-PARENT ADOPTION AND TO TERMINATE PARENTAL RIGHTS. You are required to file with the Clerk of the Forsyth County Superior Court, and to serve upon Petitioner's attorney, Lydia J. Sartain at 303 Jesse Jewell Parkway, SE, Suite 410, Gainesville, GA 30501, a response in writing within sixty (60) days of the date of the order for publication.

Witness, the Honorable Jeffrey S. Bagley, Chief Judge of Superior Court of Forsyth County.

This 21 day of August, 2024.

Greg G. Allen

Clerk of Forsyth Superior Court

T(Aug28,Sept4,11)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Bruce Louis Redford, Jr

All creditors of the estate of Bruce Louis Redford, Jr., deceased, late of Towns County, 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 Personal Representative.

This 23rd day of August 2024.

BY: Margo Renee' VanLandingham

609 Flat Shoals Avenue

Atlanta, Georgia 30316

ATTORNEY: Kenya L. Patton

44 Blue Ridge Street, Suite B

Blairsville, GA 30512

T(Aug28,Sept4,11,18)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Paul Reed Moser, Jr

All creditors of the estate of Paul Reed Moser, Jr, deceased, late of Towns County, 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 Personal Representative.

This 23rd day of August, 2024.

BY: Sidney Moser

51 Harmony Dr

Hiwassee, GA 30546

ATTORNEY: Richard W. Sarrell II

PO Box 517

Blairsville, GA 30514

T(Aug28,Sept4,11,18)

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of Sylvia Jean Small  
All debtors and creditors of the Estate of Sylvia Jean Small, deceased, late of Towns County, 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.

This 15 day of August, 2024

Linda Lee Miller

796 Old Hwy 64W

Hayesville, NC 28904

828-557-9271

T(Aug21,28,Sept4,11)

### DEBTOR'S AND CREDITOR'S NOTICE

STATE OF GEORGIA  
TOWNS COUNTY

All persons having claims against Sonnia Gassi Moneypenny, and her estate, are required to present the same to the undersigned, properly itemized and proven, within the time required by law. And all persons indebted to said deceased, or her estate, are requested to make immediate payment to the undersigned. This 16th day of August, 2024.

Kevin John Coleman

Administrator with the Will Annexed

Carl P. Dowling, P.C.

Attorney

601 N. Belair Square, Suite 14 Evans, Georgia

30809

Address

(706) 922-8181

Estate of Sonnia Gassi Moneypenny

T(Aug21,28,Sept4,11)

### IN THE SUPERIOR COURT OF TOWNS COUNTY STATE OF GEORGIA

HOLCOMB LAND DEVELOPMENT, LLC,  
a Georgia Limited Liability Company,  
Petitioner,

v.

A TRACT OF LAND IN LAND LOT 51, 17th DISTRICT, 1st SECTION OF TOWNS COUNTY, GEORGIA, BEING LOT 3, CONTAINING 1.36 ACRES, MORE OR LESS; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: NORTHLAND TITLE PAWN, LLC, SOUTHSTATE BANK, NA, AS SUCCESSOR IN INTEREST TO CITIZENS SOUTH BANK, AS SUCCESSOR IN INTEREST TO BANK OF HIWASSEE, GEORGIA DEPARTMENT OF REVENUE, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,

Respondents.

Civil Action No. 23-CV-00142 BL

NOTICE OF SUMMONS

TO: ALL PERSONS OR PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 51 of the 17th District, 1st Section, Towns County, Georgia, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 51, 17th District, 1st Section, Towns County, Georgia, being Lot 3, containing 1.36 acres, more or less, of Block "H" Lake Forest Estates, and being shown on a plat of survey done by Tamrok Associates, Inc., dated September 10, 1992 and filed and recorded at Plat Book 17, Page 37, Towns County, Georgia records. Said plat being incorporated herein by reference hereto.

The property is conveyed subject to all matters and conditions shown on the above referenced plat.

The property is conveyed subject to the restrictions for Block "H" Lake Forest Estates as recorded at Deed Book 93, Pages 617-619, Towns County, Georgia records.

As described in Deed Book 448, Page 670. Further described as Map & Parcel 19B170.

You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on September 28, 2023, and that by reason of an Order for Service by Publication entered by the Court on August 8, 2024, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).

Witness the Honorable T. Buckley Levins, Judge of said Court.

This \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Cecil Dye

Clerk of Superior Court, Towns County

T(Aug21,28,Sept4,11)

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of Virginia Adams Badach  
All debtors and creditors of the Estate of Virginia Adams Badach, deceased, late of Towns County, 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.

This 8 day of August, 2024

Brett Bradshaw (Attorney)

57 Sears Way

Blairsville, GA 30512

706-835-1212

T(Aug14,21,28,Sept4)

### NOTICE OF SALE UNDER POWER STATE OF GEORGIA TOWNS COUNTY

By virtue of a power of sale contained in a certain security deed from Angela M. Capozzoli and Stephen P Cook to United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture and recorded in Deed Book 182, Page 324, Towns County, Georgia records given to secure a note in the original amount of \$69,017.00 with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of TOWNS COUNTY, Georgia, or such other location within the legal hours of sale on the first Tuesday in October, 2024, to wit: October 01, 2024, the following described property: All that tract or parcel of land lying and being in Land Lot 3, 17th District, 1st Section of Towns County, Georgia, containing 0.862 acres and being shown as Lot Four (4) of Langill Estates Subdivision on a plat of survey by Tamrok Associates, Inc., dated 3/4/99 and recorded in Plat Book 25, page 37, Towns County records which description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to the road easement as shown on said plat.

The property is subject to the restrictions recorded in Deed Book 104 pages 30-31 Towns County records. The property is subject to the powerline easement to Blue Ridge Mountain EMC recorded in Deed Book 102 pages 570-572 Towns County records. Grantor grants to grantee a non-exclusive perpetual easement along the subdivision roads for ingress and egress to the above property. Being real property commonly known as 2413 Elizabeth Ann Lane, Young Harris, GA 30582. The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given). Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: Dawsons Management c/o USDA

3775 Venture Drive Duluth, GA 30096 770-962-4981 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require The United States of America, acting through the Secretary of Agriculture to negotiate, amend, or modify the terms of the Security Deed described herein. The United States of America, acting through the Secretary of Agriculture as Attorney in Fact for Angela M. Capozzoli and Stephen P Cook Attorney Contact: Miller, George and Suggs, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071 Phone: 404-793-1447 Fax: 404-738-1558 24GA414-0080 THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. A-4823358 09/04/2024, 09/11/2024, 09/18/2024, 09/25/2024

T(Sept4,11,18,25)