

Towns County Herald

Legal Notices for September 11, 2024

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
Hiawassee, 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.

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Judge of the Probate Court
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T(Sept4,11,18,25)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of GLORIA ANN COOK, deceased of Pinellas County, Florida, the deceased having owned real property located in 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 Executor of the Estate of GLORIA ANN COOK.
This 4th day of September, 2024.
Ricky Dean Cook, aka Ricky D. Cook
Executor Estate Gloria Ann Cook
8529 42nd Ave. N.
St. Petersburg, FL 33709
Submitted by:
Pamela Kendall Floyd, PC
Attorney for Estate
P.O. Box 1114
Hiawassee, GA 30546
T(Sept11,18,25,Oct2)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of JAMES IRELAND MORELAND, deceased of Hiawassee, 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 Executor of the Estate of James Ireland Moreland.
This 4th day of September, 2024.
Joe I. Moreland
Executor Estate James Ireland Moreland
2030 Kelley Road
Hiawassee, GA 30546
Submitted by:
Pamela Kendall Floyd, PC
Attorney for Estate
P.O. Box 1114
Hiawassee, GA 30546
T(Sept11,18,25,Oct2)

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF WANDA FAYE KELLEY, DECEASED

ESTATE NO. 2024-P-077
PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: All interested parties and to whom it may concern:
Michael Jackson Kelley has petitioned to be appointed administrator(s) of the estate of Wanda Faye Kelley, 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 October 7, 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
Hiawassee, GA 30546
Address
706-896-3467
Telephone Number
T(Sept11,18,25,Oct2)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF MELBA LOTT CRAIG
All creditors of the estate of MELBA LOTT CRAIG, 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 law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 3rd day of September, 2024.
BY: Jeanette Quinn Easley
Tammy Craig Irion
7447 Cassie Lane
Hiawassee, GA 30546
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
T(Sept11,18,25,Oct2)

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 Hiawassee, 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
Hiawassee, 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 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 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
Hiawassee, 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 Gassl 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 Gassl 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 POSSESSORYRIGHT, 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 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, sewer 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)