

# Towns County Herald

## Legal Notices for September 18, 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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T(Sept4,11,18,25)

**IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA**  
IN RE:  
EUGENE P. BRUMBAUGH,  
DECEASED  
ESTATE NO. 2024-P-078  
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-  
PORT

The Petition of Jacqueline Su West aka Jack-  
queline S. Brumbaugh, for a year's support  
from the estate of Eugene P. Brumbaugh, De-  
ceased, 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 October 14, 2024, 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 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  
By: Kerry L. Berrong  
Clerk of the Probate Court  
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T(Sept18,25,Oct2,9)

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of Stella Mae Berrong  
All debtors and creditors of the Estate of Stella Mae 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 12 day of September, 2024  
Larry M Berrong  
Barbara Berrong Rurch  
155 Tara Lane  
Hiawassee, GA 30546  
706-835-7896  
T(Sept18,25,Oct2,9)

### STATE OF GEORGIA

#### COUNTY OF TOWNS

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Charles L. Rumplik  
All debtors and creditors of the estate of Charles L. Rumplik, deceased, late of Towns County, Georgia, are hereby notified to render their demands and payments to the Executor of said Estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Executor.  
This 11th day of September, 2054.  
Russell C. Rumplik, Executor  
12625 Summerwood Dr.  
Fort Myers, FL 33908  
Lawrence S. Sorgen  
Attorney at Law  
P. O. Box 67  
Hiawassee, GA 30546  
T(Sept18,25,Oct2,9)

### NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of GREGG DOUGLAS MOLDOVAN, deceased, a resident of the State of Georgia, County of Towns 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 Administrator of the Estate of GREGG DOUGLAS MOLDOVAN.  
This 9th day of September 2024.  
Patti-Ann King  
Administrator Estate Gregg Douglas Moldovan  
2916 Oakley Ave.  
Kettering, Ohio 45419  
Submitted by:  
Pamela Kendall Floyd, PC  
Attorney for Estate  
P.O. Box 1114  
Hiawassee, GA 30546  
T(Sept18,25,Oct2,9)

### 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.

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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)

### 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)

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

IN RE: ESTATE OF  
STEVEN LEWIS TALBOT,  
DECEASED  
ESTATE NO. 2019-19  
NOTICE

[For Discharge from Office and all Liability]  
IN RE: Petition for Discharge of Personal Rep-  
resentative

TO: All Interested Parties, all and singular 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 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:Kerry L. Berrong  
Clerk of the Probate Court  
48 River St. Suite C  
Hiawassee, GA 30546  
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706)896-3467  
Telephone Number  
T(Sept18)

### 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 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)