

Towns County Herald

Legal Notices for May 15, 2024

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
JOE DANIEL FOX,
DECEASED

ESTATE NO. 2024-P-037
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

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

Patricia Walls has petitioned to be appointed administrator of the estate of Joe Daniel Fox 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 persons 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 May 20, 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
Address
(706) 896-3467
Telephone Number
T(Apr24,May1,8,15)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF WILLIAM M. TURKALI
All creditors of the estate of William M. Turkali, 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 18th day of April, 2024.
BY: Mary Frances McDonald Turkali, Executor
1704 Settlement Rd
Young Harris, GA 30582
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
T(Apr24,May1,8,15)

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Beulah H. Brown
All debtors and creditors of the Estate of Beulah H. Brown, 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 16 day of April, 2024
Milton R. Brown.
369 Springs Lane
Hayesville, NC 28904
404-578-4732
T(Apr24,May1,8,15)

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Frances P. Miller
All debtors and creditors of the Estate of Frances P. Miller, 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 9 day of May, 2024
Brett Bradshaw (Attorney)
57 Sears Way
Blairsville, GA 30512
706-835-1212
T(May15,22,29,Jun5)

NOTICE OF PETITION TO CHANGE NAME STATE OF GEORGIA COUNTY OF TOWNS

Notice is hereby given that MARIA GUADALUPE SOLORIO and MAURICIO ATILANO QUIROZ, the undersigned, filed this petition to the Superior Court of Towns County, Georgia on the 7th day of May, 2024, praying for a change in the name of their minor child from GUADALUPE QUIROZ to GUADALUPE QUIROZ SOLORIO. Not ice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.

This 7th day of May, 2024
MARIA GUADALUPE SOLORIO
MAURICIO ATILANO QUIROZ
Cary D. Cox
Attorney for Petitioner
PO Box 748
Blairsville, Georgia 30514
T(May15,22,29,Jun5)

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Patsy Doris Nicholson
All debtors and creditors of the Estate of Patsy Doris Nicholson, 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 30 day of April, 2024
Barbara Hyatt
295 Lower Bell Creek Road
Hiawassee, GA 30546
706-970-5490
T(May8,15,22,29)

STATE OF GEORGIA COUNTY OF TOWNS

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Jane Hunter Henson
All debtors and creditors of the estate of Jane Hunter Henson, 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 2nd day of May, 2024.
Traci Michele Thurman, Executor
4498 Highland Rd.
Gainesville, GA 30506
T(May8,15,22,29)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of CLARENCE LEE SKINNER, aka CLARENCE LEE SKINNER, JR., 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 Executor of the Estate of Clarence Lee Skinner, aka Clarence Lee Skinner, Jr.

This 2nd day of May, 2024.
James Stankevich, Executor
907 Ramey Mountain Rd.
Hiawassee, GA 30546
Submitted by:
Pamela Kendall Floyd, PC
Attorney for Estate
P.O. Box 1114
Hiawassee, GA 30546
T(May8,15,22,29)

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 24th day of April, 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(May1,8,15,22)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF JOHN ALLEN GADSBY
All creditors of the estate of John Allen Gadsby, 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 24th day of April, 2024.
BY: James Edward Gadsby
4993 SW 34th Pl.
Gainesville, FL 32608
ATTORNEY: Pamela Kendall Floyd
PO Box 1114
Hiawassee, GA 30546
T(May1,8,15,22)

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Constance Ann Goodwin
All debtors and creditors of the Estate of Constance Ann Goodwin, 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 22 day of April, 2024
Brett Bradshaw (Attorney)
57 Sears Way
Blairsville, GA 30512
706-835-1212 (Office)
706-897-5484 (Cell)
T(May1,8,15,22)

SHERIFFS SALE

For June 4, 2024
TO BE HELD ON THE 1ST TUESDAY OF June, 2024, TO WIT: June 4, 2024, on the steps of the Towns County Courthouse, 48 River Street, Hiawassee, GA 30546, at 10:00 a.m., during the legal hours of sale, at public out-cry for cash to the high bidder of bidders the following property:

TO WIT:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 17. 18TH DISTRICT, 1 ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 0.64 ACRES, AND BEING LOT TWO AND PART OF LOT ONE OF WESTMORELAND SUBDIVISION AS SHOWN ON A PLAT SURVEY BY TAMROK ENGINEERING, INC., DATED APRIL 21, 1993 AND RECORDED IN PLAT BOOK 18. PAGE 73, TOWNS COUNTY, GEORGIA RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF LAND LOTS 116, 117, 150 & 151 AND RUN THENCE S 16 42 48 E 833.42 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING, RUN THENCE N 10 27 57 E 34.96 FEET, N 11 44 30 E 50.25 feet, N 05 58 44 E 78.48 FEET, N 00 45 24 W 43.73 FEET, N 03 56 00 W 7.02 FEET; THENCE ALONG THE 1933 CONTOUR N 56 26 00 E 15.71 FEET, N 20 20 02 E 36.64 FEET. N 02 05 22 W 24.93 FEET: THENCE LEAVING THE 1933 CONTOUR S 63.33 00 E 141.79 FEET TO AN IRON PIN ON THE ROAD RIGHT OF WAY; THENCE ALONG THE ROAD S 1 7 09 42 W 80.16 FEET. S 24 06 W 58.60 FEET, S 38 57 58 W 49.81 FEET, S 55 37 48 W 58.16 FEET. S 72 17 48 W 51.05 FEET TO THE TRUE POINT OF BEGINNING.

ALSO CONVEYED HERewith IS ALL RIGHT, TITLE, AND INTEREST WHICH THE PARTY OF THE FIRST HAS IN AND TO THAT PROPERTY LYING BELOW THE 1933 FOOT ELEVATION CONTOUR LINE OF LAKE CHATUGUE RESERVOIR AND LYING BETWEEN SAID CONTOUR LINE AND THE BRANCH ON THE WESTERN LINE OF PROPERTY NOW OR FORMERLY OF BURCH ON THE CENTERLINE OF A BRANCH AND LYING BETWEEN THE EXTENSIONS OF THE NORTHERN LINE OF LOT 2 AND THE SOUTHERN LINE OF LOT 1 OF THE WESTMORELAND SUBDIVISION, AND BEING ALL THAT PROPERTY CONVEYED TO DANNY BLYTHE BY SHELVA JEAN DRADER, ET AL. BY QUITCLAIM DEED DATED 07/06/89 AND RECORDED IN DEED BOOK 98. PAGE 167 IN THE TOWNS COUNTY, GEORGIA RECORDS. THE PROPERTY IS SUBJECT TO THE FLOWAGE EASEMENT OF THE TVA. THE PROPERTY IS SUBJECT TO THE COVENANTS AND RESTRICTIONS AS THEY PERTAIN TO WESTMORELAND SUBDIVISION. TAX PARCEL ID NO. 0044A004.

Land Situated in the County of Towns in the State of GA

Levied upon as the property of The Estate of Joanne Furman in order to satisfy a FIFA execution issued from the Superior Court of Towns County in favor of Edgefield Holdings. LLC, vs. Joanne R. Furman as Defendant in case no. 21-CV-152BL, and will be sold at the levy sale subject to that certain Deed to Secure Debt recorded on May 22, 2006 at Deed Book 372, Page 418. Towns County records, pursuant to a Consent Order of the Superior Court of Towns County, entered on February 20, 2024, in Case No. SUCV2023000177.

The Estate of Joanne Furman and/or its tenants are currently in possession of the property.

T(May1,8,15,22,29)

STATE OF GEORGIA

COUNTY OF TOWNS

NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Security Deed from AMY LYALL SAILOR to UNITED COMMUNITY BANK, dated July 29, 2011, recorded August 16, 2011, in Deed Book 499, Pages 32-40 and re-recorded August 19, 2011, in Deed Book 499, Pages 93-101, Towns County, Georgia records, as modified by Modification of Security Deed dated February 11, 2015, recorded March 24, 2015, in Deed Book 562, Pages 850-852, Towns County, Georgia records, said Security Deed being given to secure a Note from AMY LYALL SAILOR dated February 11, 2015, in the original principal amount of One Hundred Four Thousand Two Hundred Fifty-One and 57/100 (\$104,251.57) Dollars, with interest from date at a rate per cent per annum on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Towns County, Georgia, within the legal hours of sale on the first Tuesday in June, 2024, the following described property:

PARCEL ONE:
All that tract or parcel of land lying and being in Land Lots 14 & 23, 17th District, 1st Section, Towns County, Georgia, containing 2.005 acres and being shown as Tract 2 on a plat of survey done by Land Tech Services, Inc., dated November 21, 2002 and filed and recorded at Plat Book 28, Page 282, Towns County, Georgia records. Said plat is incorporated herein by reference hereto.

The property is conveyed subject to all matters and conditions shown on a plat of survey done by LandTech Services, Inc., dated November 21, 2002 and filed and recorded at Plat Book 28, Page 282, Towns County, Georgia records. The property is conveyed subject to the restrictions of record pertaining to Breezewood Village Subdivision as recorded in Deed Book 82, Pages 594-595, Towns County, Georgia records.

Property is also conveyed herewith and subject to the rights, matters, easements and conditions contained in the Dock and Dock Area Maintenance and Use Agreement as filed and recorded at Deed Book 349, pages 780-782, Towns County, Georgia records.

PARCEL TWO:

An undivided one-half interest in the following: All that tract or parcel of land lying and being in Land Lots 14 & 23, 17th District, 1st Section, Towns County, Georgia, and being Tract 3 containing 0.026 acres as shown on a plat of survey done by LandTech Services, Inc., dated November 21, 2002 and filed and recorded at Plat Book 28, Page 282, Towns County, Georgia records. Said plat is incorporated herein by reference hereto.

The property is conveyed subject to all matters and conditions shown on a plat of survey done by LandTech Services, Inc., dated November 21, 2002 and filed and recorded at Plat Book 28, Page 282, Towns County, Georgia records. The property is conveyed subject to the restrictions of record pertaining to Breezewood Village Subdivision as recorded in Deed Book 82, Pages 594-595, Towns County, Georgia records.

Property is also conveyed herewith and subject to the rights, matters, easements and conditions contained in the Dock and Dock Area Maintenance and Use Agreement as filed and recorded at Deed Book 349, pages 780-782, Towns County, Georgia records.

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 the 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, the right of redemption of any taxing authority, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 with the holder of the Security Deed.

Pursuant to O.C.G.A. § 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

To the best knowledge and belief of the undersigned, the party in possession of the property is AMY LYALL SAILOR or a tenant or tenants, and said property is more commonly known as 2213 Lakeview Drive, Young Harris, Georgia 30582.

UNITED COMMUNITY BANK,
as attorney in Fact for AMY LYALL SAILOR
Harold E. Gill, Jr.
Stites & Harbison, PLLC
303 Peachtree Street, N.E., Suite 2800
Atlanta, Georgia 30308
(404) 739-8841
File No. UN169-202882
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

T(May8,15,22,29)