

Towns County Herald

Legal Notices for February 26, 2025

NOTICE OF LEGAL SALE

STATE OF GEORGIA
COUNTY OF TOWNS

The Towns County Water and Sewerage Authority has declared a surplus of a 2007 Ford Ranger Super Cab 4 x 4 Pickup truck and will accept sealed bids at the Water Authority office located at 1224 Jack Dayton Circle, Young Harris, GA 30582. Bids will be accepted until 2 PM on Tuesday, March 18th, 2025. Late bids will NOT be accepted. The truck is sold AS IS with NO warranty and it may be inspected by appointment at the Water Authority office. Please call 706-896-4372 to set up an appointment time between the hours of 8 am and 4 pm. The Authority reserves the right to reject any and all bids.

T(Feb26,Mar5)

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF TOWNS

RE: ESTATE OF: Eldon Jackson Arrowood

All creditors of the estate of Eldon Jackson Arrowood, 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 20th day of February, 2025.

Jeremy Arrowood

Personal Representative

1670 Upper Bell Creek Rd,
Hiawassee GA 30546

Address

Phone

T(Feb26,Mar5,12,19)

STATE OF GEORGIA
COUNTY OF TOWNS

NOTICE TO DEBTORS AND CREDITORS

RE: ESTATE OF Jeanie Lucille Miles

All debtors and creditors of the estate of Jeanie Lucille Miles, 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 20th day of Feb, 2025.

Dennis E. Miles

3560 Fodder Creek

Hiawassee, GA 30546

706-897-2838

T(Feb26,Mar5,12,19)

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF TOWNS

RE: ESTATE OF: Glenda Mae Parker

All creditors of the estate of Glenda Mae Parker, 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 19th day of February, 2025.

Cynthia P. Bradshaw and Christa B. Houser

Personal Representative

32 Wisteria Ct., Young Harris GA 30582 and

3247 Hummingbird Ln, Hiawassee GA 30546

Address

Phone

T(Feb26,Mar5,12,19)

TRADE NAME REGISTRATION

Georgia, Towns County

To Whom it may concern:

Please be advised that Manuel Spear, whose address is: 375N Main St, Hiawassee, GA 30546, and, whose address is, is/are the owner(s) of the certain business now being carried on at: VC Coffee LLC in the following trade name, to-wit: Veteran Coffee & Cafe LLC and that the nature of said business is: a coffee shop.

This statement is made in conformity with O.C.G.A. § 10-1-490 et. Seq. requiring the filing of such statement with the Clerk of Superior Court of this County

This 13 day of February 2025

T(Feb19,26)

CITATION

PROBATE COURT OF TOWNS COUNTY

RE: ESTATE OF JERRY ROBERT BRADSHAW, (FORMER) MINOR/WARD.

Date of Publication, if any: February 26, 2025

TO WHOM IT MAY CONCERN AND: All interested parties

The conservator of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 48 River St., Suite C, Hiawassee GA 30546 on or before March 31, 2025, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.

If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.

David Rogers

PROBATE JUDGE

By: Kerry L. Berrong

PROBATE CLERK/DEPUTY CLERK

48 River St., Suite C

Hiawassee, GA 30546

ADDRESS

706-896-3467

TELEPHONE

T(Feb26)

IN THE SUPERIOR COURT OF TOWNS COUNTY

STATE OF GEORGIA

RONALD L. MAST and,

TAMARA W. MAST,

Petitioners,

vs.

BOLDREWOOD, LLC, MIA PROPERTIES, LLC, ROBERT WILLIAM TULLIS, ARNALDO VILLAR and MARIA MERCEDES VILLAR AS CO-TRUSTEES OF THE ARNALDO AND MARIA VILLAR REVOCABLE TRUST DATED 7/15/17, THE PRESERVE AT CROOKED CREEK PROPERTY OWNERS' ASSOCIATION, INC., and all persons unknown who claim or might claim adversely to Lot 45B The Preserve at Crooked Creek, Land Lot 9, Parcel No. 0012 245, Towns County, Georgia.

Respondents.

CIVIL ACTION FILE NO.: SUCV2024000075

NOTICE OF SUMMONS

To: All persons unknown who claim or might claim adversely to Lot 45B The Preserve at Crooked Creek, Land Lot 9, Parcel No. 0012 245, Towns County, Georgia.

You are hereby notified that the above-styled action seeking to quiet title against all the world in certain real property located in Towns County was filed against you in said court on June 3, 2024 and that by reason of an order for service of summons by publication entered January 16, 2025 you are hereby commanded and required to file with the clerk of said court an answer to the complaint within sixty (60) days of the date of the order for service by publication.

Witness the Honorable Judge of said court.

This 29 day of January, 2025.

Prepared by Clerk of Superior Court of Towns

County, Georgia

Rebecca Kendrick

Attorney for Petitioner

State Bar No. 108938

PO Box 1286

Blairsville, GA 30514

706-400-5055

T(Feb5,12,19,26)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of BARBARA ANNE ROWAND, aka BARBARA ANN ROWAND, deceased of Young Harris, 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 Barbara Anne Rowand, aka Barbara Ann Rowand.

This 27th day of January 2025.

Paul J. Varner, III

Executor, Estate Barbara Anne Rowand

2930 Harold Dean Dr.

Marietta, GA 30066

T(Feb5,12,19,26)

NOTICE OF SALE UNDER POWER

GEORGIA, TOWNS COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Theresa A Rose and Timothy H Ledford to CitiFinancial Services, Inc., dated July 25, 2005, recorded in Deed Book 341, Page 827, Towns County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 738, Page 190, Towns County, Georgia Records, as last transferred to Limosa, LLC by assignment recorded in Deed Book 666, Page 642, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY-FOUR THOUSAND TWO HUNDRED EIGHTY-ONE AND 49/100 DOLLARS (\$84,281.49), 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 March, 2025, 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 the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 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), 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 any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Limosa LLC 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: Land Home Financial Services, Inc., 3611 South Harbor Blvd. Suite 100, Santa Ana, CA 92704, 877-557-9042.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Theresa A Rose and Timothy H Ledford or a tenant or tenants and said property is more commonly known as 352 Hickory Hill, Hiawassee, Georgia 30546. Should a conflict arise between the property address and the legal description the legal description will control.

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.

Limosa LLC

as Attorney in Fact for

Theresa A Rose and Timothy H Ledford

McCalla Raymer Leibert Pierce, LLP

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"

All that tract or parcel of land lying and being in the 1st Section, 18th District, and part of Land Lots 224 and 225, containing 1.0 acre, more or less, as shown on a plat of survey by B. Gregory, County Surveyor, dated 8/26/75 and recorded in Plat Book 6 page 64 Towns County records and more particularly described as follows: Beginning at a point in the intersection of two Roads, run thence along one Road S 40 E 45 feet to an iron pin on the Road; thence leaving said Road S 3 15 E 293 feet to an iron pin; thence N 65 W 60 feet to a point; thence N 63 W 99 feet to an iron pin; thence N 5 45 W 180 feet to an iron pin on a Road; thence along said Road N 42 E 47 feet to a point: thence N 63 E 84 feet to the point of beginning.

ALSO:

All that tract or parcel of land lying and being in the 18th District, First Section of Towns County, Georgia and being part of Land Lots 224 and 225, and being more particularly described as follows: Beginning at an Iron pin located on the northern line of a road; thence N 90 W 210 feet to an iron pin; thence S 11 45 E 200 feet to an iron pin; thence N 79 E 97 feet to a point; thence S 63 E 86 feet to an iron pin; thence N 5 45 W 219 feet to the point of beginning. Said tract containing 1.0 acres, more or less. Said tract being more particularly described on a plat of survey of same by B. Gregory, County Surveyor, dated 5/3/74 and recorded in Plat Book 3 page 65 Towns County records.

MR/ca 3/4/25

Our file no. 23-10625GA - FT17

T(Feb5,12,19,26)