

# Towns County Herald

## Legal Notices for March 23, 2022

### NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of BETTY ADELLE LONDON deceased of Towns County, Hiawassee, 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 Darlene London Merritt as Executor of the Estate Betty Adelle London.

This 21st day of February 2022.

DARLENE LONDON MERRITT, Executor  
Estate of Betty Adelle London

277 Sundown Way

Dawsonville, GA 30534

Submitted by:

Pamela Kendall Floyd, PC

Attorney for Estate

P.O. Box 1114

Hiawassee, GA 30546

(Mar2,9,16,23)

### NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA

COUNTY OF TOWNS

RE: ESTATE OF JAMES DON WILSON

All creditors of the estate of JAMES DON WILSON, 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 2nd day of March, 2022.

EXECUTOR(S): - James Paul Wilson

- David Kent Wilson

ADDRESS: c/o Eddy A. Corn, Attorney

253 Big Sky Drive

Hiawassee, GA 30546

PHONE: (706) 896-3451

(Mar2,9,16,23)

### IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

JAMES ERNEST SMITH, DECEASED

ESTATE NO. 2022-P-012

NOTICE

IN RE: The Petition for Appointment of a County Administrator for the Sole Purpose of Commencing or Continuing a Lawsuit Against an Estate in the above-referenced estate having been duly filed,

All interested persons are hereby notified to show cause, if any they have, on or before March 28, 2022, why said Petition should not be granted.

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: Michelle Smith

Clerk of the Probate Court

48 River St., Suite C

Hiawassee, GA 30546

Address

706-896-3467

Telephone Number

(Mar2,9,16,23)

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of Edward H. Denton

All debtors and creditors of the Estate of Edward H. Denton, 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 4th day of March, 2022

Edward H. Denton

116 St. Andrews Lane

Aledo, TX 76008

817-676-7610

(Mar9,16,23,30)

### IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE:

HOWARD DOUGLAS FILLEY, DECEASED

ESTATE NO. 2022-P-016

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT

The Petition of Pamela G. Filley, for a year's support from the estate of Howard Douglas Filley, Deceased, 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 April 4, 2022, 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.

David Rogers

Judge of the Probate Court

By: Michelle Smith

Clerk of the Probate Court

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(Mar9,16,23,30)

### NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Thomas N. Thompson 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 March, 2022

Charlene R. Thompson, Executor

c/o Audra Lynn, Esq.

1117 Perimeter Center West, Suite W501,

Atlanta, GA 30338

(Mar9,16,23,30)

### NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA

COUNTY OF TOWNS

RE: ESTATE OF GILBERT L. ZIEGLER

All creditors of the estate of Gilbert L. Ziegler 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 9th day of March, 2022.

EXECUTOR(S): - MATTHEW SHEPHERD

ADDRESS: c/o Eddy A. Corn, Attorney

253 Big Sky Drive

Hiawassee, GA 30546

PHONE: (706) 896-3451

(Mar9,16,23,30)

### NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of WENTWORTH CLARKE deceased of Towns County, Hiawassee, 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 KARL W. CLARKE as Executor of the Estate of Wentworth Clarke.

This 4th day of March 2022.

KARL W. CLARKET, Executor

Estate of Wentworth Clarke

4175 Ridgecrest Trail

Hiawassee, GA 30546

Submitted by:

Pamela Kendall Floyd, PC

Attorney for Estate

P.O. Box 1114

Hiawassee, GA 30546

(Mar9,16,23,30)

### NOTICE

Notice is given that articles of incorporation that will incorporate Michelle's Hair Design, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Corporation Code. The initial registered office of the corporation is located at 231 Chatuge Way, Hiawassee, Georgia 30546 and its initial registered agent at such address is Stephanie W. McConnell.

(Mar16,23)

### IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

MARENE DIANE SANDHAM, DECEASED

ESTATE NO. 2022-P-024

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

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

Cynthia S. Oglesby has petitioned to be appointed administrator(s) of the estate of Marene Diane Sandham, 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 April 18, 2022.

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: Michelle Smith

Clerk of the Probate Court

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(Mar23,30,Apr6,13)

### IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

CLYDE ROSS FULLER, DECEASED

ESTATE NO. 2022-P-021

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

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

Carolyn Rowland and Melvin D. Fuller has petitioned to be appointed administrator(s) of the estate of Clyde Ross Fuller, 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 April 18, 2022.

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

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(Mar23,30,Apr6,13)

### IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

SUSAN MARIE FARRIS, DECEASED

ESTATE NO. 2022-P-022

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

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

Delores Farris Stover has petitioned to be appointed administrator(s) of the estate of Susan Marie Farris, 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 April 18, 2022.

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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(Mar23,30,Apr6,13)

### STATE OF GEORGIA

COUNTY OF TOWNS

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of KENNETH J. CONFORTI

All debtors and creditors of the estate of Kenneth J. Conforti, 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 10th day of March, 2022.

Kenneth J. Conforti, Jr., Executor

732 Laurel Hill Rd.

Young Harris, GA 30582

Lawrence S. Sorgen, Esq.

Attorney at Law

P. O. Box 67

Hiawassee, GA 30546

(Mar23,30,Apr6,13)

### IN THE SUPERIOR COURT OF TOWNS COUNTY

STATE OF GEORGIA

RICKY EUGENE CATO,

Petitioner,

v.

A TRACT OF LAND IN LAND LOTS 22, 23, 34 AND 35, 19TH DISTRICT, 1ST SECTION OF TOWNS COUNTY, GEORGIA, CONTAINING 25.293 ACRES AS SHOWN ON PLAT BOOK 39, PAGE 179, TOWNS COUNTY GEORGIA RECORDS, AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: ESTATE OF ROBERT M. CHASTAIN, HEIRS KNOWN OR UNKNOWN, ESTATE OF WANDA CHASTAIN, HEIRS KNOWN OR UNKNOWN, ESTATE OF JURA CHASTAIN GIONET, HEIRS KNOWN OR UNKNOWN, ESTATE OF BESSIE CHASTAIN TIPTON ADAMS, HEIRS KNOWN OR UNKNOWN, BOBO ADAMS, ESTATE OF WADE CHASTAIN, HEIRS KNOWN OR UNKNOWN, CAROL JEAN CHASTAIN, VIRGINIA CHASTAIN ELLER, ESTATE OF TRUIETT CHASTAIN, HEIRS KNOWN OR UNKNOWN, LEWIS CARL CHASTAIN, BARBARA J. CHASTAIN SMITH, WILMA LEE CHASTAIN HUNTLY, ROBERT W. CHASTAIN, ALL THE WORLD AND ALL PERSONS KNOWN OR UNKNOWN WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.

Civil Action No. 22-CV-018-RG

NOTICE OF SUMMONS

TO: ALL PERSONS, KNOWN OR UNKNOWN AND ALL THE WORLD who may claim adversely to Petitioners' title of those tracts of land contained in Land Lots 22, 23, 34 and 35 of the 19th Land District, 1st Section of Towns County, Georgia, being more fully described as follows:

All that tract or parcel of land lying and being in Land Lots 22, 23, 34 and 35 of the 19th Land District, 1st Section of Towns County, Georgia, containing 25.293 acres, more or less, as shown on a Plat of Survey recorded in Towns County, Georgia records in Plat Book 39, Page 179, reference to said plat is being made for a more full and complete description. Subject to existing restrictions, easements and rights of way for public roads and highways and public utilities, if any, extending into, through, over, or across the above described property.

This being the same property recorded in Deed Book 502, Page 849, Towns County, Georgia deed records.

You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on February 15, 2022, and that by reason of an Order for Service by Publication entered by the Court on March 8, 2022, 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 Raymond George, Judge of said Court.

This 8th day of March, 2022.

Cecil Dye

Clerk of Superior Court, Towns County

(Mar16,23,30,Apr6)

### NOTICE OF FORECLOSURE SALE UNDER POWER

TOWNS COUNTY, GEORGIA

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Kathryn Brazauskas to Bank of America, N. A. dated October 5, 2005 and recorded on October 7, 2005 in Deed Book 350, Page 22, Towns County, Georgia Records, and later assigned to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2018-RPL5 by Assignment of Security Deed recorded on October 15, 2021 in Deed Book 686, Page 83, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Sixty-Four Thousand Six Hundred And 00/100 Dollars (\$64,600.00), 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, within the legal hours of sale on April 5, 2022 the following described property:

All that tract or parcel of land lying and being in Land Lot 8 & 9, 17th District, 1st Section of Towns County, GA, being Lot 22, containing 0.832 acres, more or less, of Standing Meadows Subdivision, Phase II as shown on a plat of survey by James L. Alexander, RLS, dated February 4, 2005 and filed and recorded at Plat Book 34, Page 86 & 87 in Towns County, GA records, said plat being incorporated by reference herein.

Subject to all matters and conditions as shown on above referenced plat of survey. Subject to those Declaration of Reservations, Covenants and Restrictions for Standing Meadows Subdivision, Phase II filed and recorded February 18, 2005 at Deed Book 327, Page 470 in the Towns County, Georgia records

Subject to all rights of way and easements as shown on above referenced plat of survey.

Parcel ID: 00120-00000-122-000

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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2018-RPL5, can be contacted at 888-504-7300 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure.

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

To the best knowledge and belief of the undersigned, the parties in possession of the property are John Brazauskas, heir of the Estate of Kathryn Brazauskas or tenant(s); and said property is more commonly known as 22 Standing Meadows Drive nka 2433 Standing Meadows Drive, Hiawassee, GA 30546.

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.

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2018-RPL5 as Attorney in Fact for Kathryn Brazauskas

McMichael Taylor Gray, LLC

3550 Engineering Drive, Suite 260

Peachtree Corners, GA 30092

404-474-7149

MTG File No.: GA2022-00100

(Mar9,16,23,30)

### NOTICE OF SALE UNDER POWER

GEORGIA, TOWNS COUNTY.

By virtue of the power of sale contained in Security Deed dated August 1, 2018 from Twelve Trees Capital, LLC, a Georgia limited liability company ("Grantor"), to First Tennessee Bank National Association, n/k/a First Horizon Bank ("Bank"), recorded August 13, 2018 in Book 616, page 415 in the Office of the Clerk of the Superior Court of Towns County, Georgia (the "Security Deed"), the Security Deed having been given to secure the obligations of Grantor to Bank, including, without limitation, the obligations evidenced by a promissory note from Grantor to Bank in the original principal amount of \$712,500.00 (the "Note"), the undersigned will sell at public outcry to the highest and best bidder for cash before the door of the Towns County Courthouse in Hiawassee, Georgia on the first Tuesday in April, 2022, April 5, 2022, between the legal hours of sale, all or parts of real property known and designated as Towns County Map Parcel Number H002-152, located at 25 River Street, Hiawassee, Georgia 30546, and more particularly described as follows (the "Property"):

All that tract or parcel of land lying and being in the 18th District, 1st Section, Towns County, Georgia, and being part of Lot of Land Number 112, and being a part