

Towns County Herald

Legal Notices for January 24, 2024

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA

COUNTY OF TOWNS

RE: ESTATE OF Harold George Wilkinson
All creditors of the estate of Harold George Wilkinson, 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 28th day of December, 2023.

EXECUTOR(S):- Linda Ingram

ADDRESS: c/o Eddy A. Corn, Attorney

253 Big Sky Drive

Hiawassee, GA 30546

PHONE: (706) 896-3451

T(Jan3,10,17,24)

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 R. Michael Schomaker and Lois Jean Schomaker to Mortgage Electronic Registration Systems, Inc. as nominee for Nationstar Mortgage LLC dated April 21, 2015 and recorded on May 6, 2015 in Deed Book 565, Page 1, and further amended and modified by that certain Amended Order and Final Judgment entered on November 3, 2022, in Case No. SUCV2021000011, Towns County, Georgia Records, and later assigned to Nationstar Mortgage LLC by Assignment of Security Deed recorded on October 14, 2019 in Deed Book 636, Page 536, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Fifty-Nine Thousand Four Hundred And 00/100 Dollars (\$59,400.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before Towns Recreation Center, 900 N Main Street, Hiawassee, GA 30546, within the legal hours of sale on February 6, 2024 the following described property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 162 of the 18th District, 1st Section, Towns County, Georgia, being 1.29 acres described as follows:

To find the true point of beginning, start at the common corner of Land Lots 144, 143, 161 and 162 at a red painted rock, said point also being the northwest corner of Land Lot 162; proceed thence South 32 degrees 13 minutes 57 seconds East a distance of 1995.88 feet to a one-half inch rebar set; said point being the true point of beginning; thence south 79 degrees 54 minutes 39 seconds East a distance of 104.91 feet to a point; thence South 85 degrees 34 minutes 33 seconds East 52.25 feet to a point; thence South 88 degrees 46 minutes 59 seconds East 60.16 feet to an axle set; thence run South 22 degrees 48 minutes 01 seconds East a distance of 183.48 feet to a one-quarter inch rebar; thence South 81 degrees 02 minutes 14 seconds West 102.07 feet to a point; thence South 80 degrees 57 minutes 41 seconds West 236.46 feet to a car axle; thence North 10 degrees 59 minutes 06 seconds East 250.43 feet to a one-half inch rebar set, said point being the true point of beginning.

Tax ID #: 0058 042

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, Nationstar Mortgage LLC, as servicer for Nationstar Mortgage LLC, can be contacted at 888-480-2432 or by writing to 8950 Cypress Water Blvd, Coppell TX 75019, 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 R. Michael Schomaker or tenant(s); and said property is more commonly known as 3461 Jordan Road, 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.

Nationstar Mortgage LLC as Attorney in Fact for R. Michael Schomaker and Lois Jean Schomaker

McMichael Taylor Gray, LLC

3550 Engineering Drive, Suite 260

Peachtree Corners, GA 30092

404-474-7149

MTG File No.: GA2023-00381

T(Jan10,17,24,31)

NOTICE OF TERMINATION OF

PARENTAL RIGHTS AND ADOPTION

TO: Unknown biological father of a child born February 5, 2016, in Union County, Georgia. You are hereby notified that on October 13, 2023, a Petition for Adoption was filed by the Petitioner in the Superior Court of Towns County, Georgia, Case No. A23-9, seeking to terminate your parental rights in and to D.M., a minor female child, and the Petitioner seeking to adopt such minor child. Be advised that you will lose all rights to said child and will neither receive notice nor be entitled to object to the adoption of the child, unless within 30 days of receipts of this notice, you file (1) a petition to legitimate said child pursuant to O.C.G.A. Section 19-7-22, and (2) file notice of the filing of the petition to legitimate with the Court in which the adoption case is pending, Towns County Superior Court, 48 River Street, Hiawassee, Georgia 30546, and (3) provide notice to Petitioner's attorney, Kris-Ann Poe, 231 Chatuge Way, Hiawassee, Georgia 30546, (706) 896-4118. If you do not file a Petition to Legitimate the child and do not file a notice of the filing of the Petition to Legitimate the child with the Towns County Superior Court within thirty days of your receipt of this notice, you will lose all rights to the child and you will not be entitled to object to the termination of your rights. As this summons is served by publication, a copy of the Petition can be obtained from the Clerk of this Court during business hours at the address above.

This 5th day of January, 2024.

JUDGE T. BUCKLEY LEVINS

Towns County Juvenile Court

Enotah Judicial Circuit

T(Jan10,17,24,31)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Thomas Swofford Plunkett

All creditors of the estate of Thomas Swofford Plunkett, 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 5th day of January, 2024.

BY: Debra L. Plunkett

5451 Willow Springs Road

Young Harris, GA 30582

ATTORNEY: Kenya L. Patton

44 Blue Ridge Street, Suite B

Blairsville, GA 30512

T(Jan10,17,24,31)

IN THE SUPERIOR COURT OF TOWNS COUNTY

STATE OF GEORGIA

MICHAEL ANDERSON, in official capacity as

TAX COMMISSIONER OF TOWNS COUNTY,

GEORGIA,

Petitioner,

v.

CLIFTON E STRICKLAND AND/OR HIS OR HER

KNOWN OR UNKNOWN HEIRS AT LAW, JOYE G

STRICKLAND AND/OR HIS OR HER KNOWN OR

UNKNOWN HEIRS AT LAW, CLIFTON E. STRICK-

LAND, JR. AND/OR HIS OR HER KNOWN OR

UNKNOWN HEIRS AT LAW, ANY AND ALL PART-

IES THAT MAY CLAIM AN INTEREST IN THE

EXCESS FUNDS GENERATED FROM THE NO-

VENBER 1, 2022 TAX SALE FOR PROPERTY LO-

CATED AT 468 GANDER GAP RAD (TAX PARCEL:

00348068),

Respondents.

CIVIL ACTION FILE NO. SUCV2023000080

NOTICE OF SERVICE BY PUBLICATION

To Respondents - Clifton E. Strickland And/Or

His Or Her Known Or Unknown Heirs At Law;

Joye G Strickland And/Or His Or Her Known

Or Unknown Heirs At Law; Clifton E. Strick-

land, Jr. And/Or His Or Her Known Or Unknown

Heirs At Law; and Any And All Parties That May

Claim An Interest In The Excess Funds Gener-

ated From The November 1, 2022 Tax Sale For

Property Located At 468 Gander Gap Rad (Tax

Parcel: 00348068): Please take notice that Pet-

itioner MICHAEL ANDERSON, in official capacity

as TAX COMMISSIONER OF TOWNS COUNTY

("Petitioner") has filed a Summons and Peti-

tion for Interpleader in the Superior Court of

Towns County, Georgia in the above-captioned

case.

Respondents are hereby commanded to file

their Answer to the Petition within 60 days

of the date of the Order Directing Service by

Publication, or by February 19, 2024, with the

Clerk of Superior Court of Towns County, 48

River Street, Hiawassee, GA 30546, and serve

a copy of their Answer on Petitioner's counsel

Bradley A. Hutchins, at Weissman PC, One Al-

liance Center, 4th Floor, 3500 Lenox Road, NE,

Atlanta, Georgia 30326.

Witness, the Judge of Towns County Superior

Court.

This, 3rd day of January, 2024.

By: Cecil Dye

Clerk of Superior Court of Towns County, Georgia

Prepared by:

D. Andrew Folkner

Georgia Bar No. 695599

Bradley A. Hutchins

GA Bar No. 380682

Counsel for Petitioner Michael Anderson,

in official capacity as Tax Commissioner

of Towns County

Weissman PC

One Alliance Center, 4th Floor

3500 Lenox Road, NE

Atlanta, Georgia 30326

(404) 9264500 | F 4600

T(Jan10,17,24,31)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

FRANCES P. MILLER,

DECEASED

ESTATE NO. 2023-P-107

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

TO: All Interested parties and to whom it may

concern:

Mary A. Day has petitioned to be appointed

administrator of the estate of Frances P. Miller,

deceased, of said county. The Petitioner has

also applied for waiver of bond, waiver of re-

ports, 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 February 5, 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. Con-

tact 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(Jan10,17,24,31)

NOTICE

Notice is given that articles of incorporation

that will incorporate DBL&J, 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.

T(Jan17,24,31)

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Linda Carol Armstrong

All debtors and creditors of the Estate of Linda

Carol Armstrong, 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 19 day of January 2024

Paul D. Armstrong

1105 Konaketah Rd.

Hiawassee, GA 30546

706-994-7771

T(Jan24,31,Feb7,14)

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Debra Belt Saylor

All debtors and creditors of the Estate of Debra

Belt Saylor, 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 19 day of January 2024

Allen Saylor

1256 Dogwood Trail

Hiawassee, GA 30546

706-896-1382

T(Jan24,31,Feb7,14)

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Eleonore M. York

All debtors and creditors of the Estate of Ele-

onore M. York, 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 18 day of January 2024

Lynn S. Burns

PO Box 1067

Young Harris, GA 30582

904-294-2839

T(Jan24,31,Feb7,14)

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Hilda T. McGriff

All debtors and creditors of the Estate of Hilda

T. McGriff, 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 18 day of January 2024

Mark S. McGriff

725 North Park Lane

Alpharetta, GA 30004

404-934-2426

T(Jan24,31,Feb7,14)

NOTICE OF FORECLOSURE

OF EQUITY OF REDEMPTION

TO: WILLIAM CARLTON EDWARDS aka CARL-

TON WILLIAM EDWARDS, ESTATE OF WILLIAM

CARLTON EDWARDS aka CARLTON WILLIAM

EDWARDS, HEIRS KNOWN OR UNKNOWN, AND

OTHER PARTIES KNOWN OR UNKNOWN, WHO

HAVE OR CLAIM ANY ADVERSE OR POSSES-

SORY RIGHT, TITLE OR INTEREST IN THE PROP-

ERTY BELOW.

RE: FORECLOSURE OF EQUITY OF REDEMPTION

FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et

seq.).

TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46

to Foreclose the Equity of Redemption for Tax

Sale Deed.

The right to redeem the following described

property, to wit:

All that tract or parcel of land situate, lying

and being in Section 1, District 17, Land Lots

8 & 29, Towns County, Georgia, containing

3.747 acres, more or less, as shown on a plat

of survey entitled "Survey for William Carlton

Edwards," dated October 18, 2006, by T. Kirby

& Associates, Inc., Tony Q. Kirby, R.L.S., as re-

corded in Plat Book 37, Page 21 in the Office

of the Clerk, Superior Court, Towns County,

Georgia, said plat being incorporated by refer-

ence herein.

Subject to matters shown on the above refer