

# Towns County Herald

## Legal Notices for April 10, 2024

### PUBLIC SERVICE ANNOUNCEMENT PUBLIC HEARING

To hear public comments to repeal the Towns County Board of Health Body Art Code and Regulations Two Public Hearings will be held on:

April 22, 2024  
2:00-3:00 pm

Location:

Towns County Health Dept.  
1104 Jack Dayton Circle

Young Harris, GA 30582

And

April 24, 2024

2:00-3:00 pm

Location:

Towns County Health Dept.  
1104 Jack Dayton Circle

Young Harris, GA 30582

T(Mar20,27,Apr3,10)

### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: ESTATE OF: David Paul Hering

All creditors of the estate of David Paul Hering, 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 21st day of March, 2024.

Robin L. Hering

104 Hiwassee Park Dr.

Hiwassee, GA 30546

706-970-1966

T(Mar27,Apr3,10,17)

### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: ESTATE OF: John Jefferson Waldroup

All creditors of the estate of John Jefferson Waldroup, 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 21st day of March, 2024.

Barbara Viola Dyer Waldroup

Personal Representative

PO Box 215, Hiwassee GA 30546

Address

Phone

T(Mar27,Apr3,10,17)

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of Monroe Ledford

All debtors and creditors of the Estate of Monroe Ledford, 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 21 day of March, 2024

Haley Barrett

7474 Upper Hightower Rd.

Hiwassee, GA 30546

706-897-5895

T(Mar27,Apr3,10,17)

### NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of DONALD COPPEDGE MAYNARD, deceased 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 Executor of the Estate of Donald Coppedge Maynard.

This 19th day of March, 2024.

Kymberly Maynard Madden

Executor Estate Donald Coppedge Maynard

472 Schofield Dr.

Powder Springs, GA 30127

Submitted by:

Pamela Kendall Floyd, PC

Attorney for Estate

P.O. Box 1114

Hiwassee, GA 30546

T(Mar27,Apr3,10,17)

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

IN RE: ESTATE OF

JANE HUNTER HENSON,

DECEASED

ESTATE NO. 2024-P-026

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

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

Traci Michele Thurman has petitioned to be appointed administrator of the estate of Jane Hunter Henson, 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 22, 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

Hiwassee, GA 30546

Address

706-896-3467

Telephone Number

T(Mar27,Apr3,10,17)

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

IN RE: ESTATE OF

PATSY DORIS NICHOLSON,

DECEASED

ESTATE NO. 2023-P-108

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

TO: All Interested parties and to whom it may concern:  
Barbara Hyatt has petitioned to be appointed administrator of the estate of Patsy Doris Nicholson, 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 22, 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(Mar27,Apr3,10,17)

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

IN RE: ESTATE OF

CLARENCE LEE SKINNER,

aka CLARENCE LEE SKINNER JR.

DECEASED

ESTATE NO. 2024-P-003

NOTICE

IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-referenced estate having been duly filed,

TO:Richard Skinner, Lisa Skinner, Dwayne Skinner

[List here all heirs having unknown addresses to be served by publication]

This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before April 22, 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(Mar27,Apr3,10,17)

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

IN RE:

DAKKOTA SHILOH KLINK,

A Female Child, DOB: 02/07/07

CAFN: SUCV2024000040

NOTICE OF PETITION

TO CHANGE NAME OF MINOR

Kenneth Jordan filed a petition in the Towns County Superior Court on March 28, 2024 to change the name of the minor child from DAKKOTA SHILOH KLINK to DAKKOTA SHILOH JORDAN. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

This the 28th day of March 2024

Rosalind N. Henderson, Attorney for Petitioner

ROSALIND HENDERSON LAW

PO Box 2132

Blairsville, GA 30514

rosalind@rosalindhendersonlaw.com

T(Apr3,10,17,24)

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

IN RE: ESTATE OF

WILLIS PAUL MCCONNELL,

DECEASED

ESTATE NO. 2010-58

NOTICE

[For Discharge from Office and all Liability]

IN RE: Petition for Discharge of Personal Representative

TO: Lisa Henson, all interested parties, all and singular the 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 April 29, 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

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Clerk of the Probate Court

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Hiwassee, GA 30546

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Telephone Number

T(Apr3,10,17,24)

### NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of ELIZABETH ANN CARR, deceased, a resident of Towns County, Georgia, 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 22nd day of March, 2024.

Michelle Chaudhuri

Executor of the Estat e of

Elizabeth Ann Carr

1892 GA Hwy 138 SE

Conyers, GA 30013

T(Apr3,10,17,24)

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

IN RE: ESTATE OF

DEBORAH ROGERS NICHOLSON,

DECEASED

ESTATE NO. 2024-P-032

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

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

Misty Nicholson Kerr has petitioned to be appointed administrator of the estate of Deborah Rogers Nicholson, 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 29, 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

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Telephone Number

T(Apr3,10,17,24)

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

IN RE: ESTATE OF

JOHN NORRGAARD TESCHKE,

DECEASED

ESTATE NO. 2024-P-018

PETITION BY PERSONAL REPRESENTATIVE FOR

WAIVER

OF BOND AND/OR GRANT OF CERTAIN POWERS

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

Theresa Parker has/have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. §53-12-261 in regard to the above estate. 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 April 15, 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(Mar20,27,Apr3,10)

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

MICHAEL ANDERSON, in official capacity as  
TAX COMMISSIONER OF TOWNS COUNTY,  
GEORGIA,  
Petitioner,

v.  
NORTHLAND TITLE PAWN, LLC, KAY LITRELL,  
AS TRUSTEE OF THE NANCY K. SLAGLE IRREVOCABLE TRUST FKA NANCY K SLAGLE REVOCABLE LIVING TRUST AGREEMENT DATED 8/9/01, AS AMENDED, SCBT D/B/A CBT, A DIVISION OF SCBT A/K/A SOUTH STATE BANK, CYNTHIA P. BRADSHAW , MARY BETH WRIGHT , INTERNAL REVENUE SERVICE C/O RYAN K. BUCHANAN, U.S. ATTORNEY FOR THE NORTHERN DISTRICT OF GA, GEORGIA DEPARTMENT OF REVENUE C/O DAVID M. CURRY, STATE REVENUE COMMISSIONER, CITIZENS SOUTH BANK AS SUCCESSOR IN INTEREST TO BANK OF HIWASSEE (SOUTHSTATE BANK, NATIONAL ASSOCIATION (INC.)), ANY AND ALL PARTIES THAT MAY CLAIM AN INTEREST IN THE EXCESS FUNDS GENERATED FROM THE FEBRUARY 1, 2022 TAX SALE FOR PROPERTY LOCATED AT 2485 US HIGHWAY 76, HIWASSEE (TAX PARCEL: 19B170),

Respondents.

CIVIL ACTION FILE NO. SUCV2023000069

NOTICE OF SERVICE BY PUBLICATION

To Respondents - Any And All Parties That May Claim An Interest In The Excess Funds Generated From The February 1, 2022 Tax Sale For Property Located At 2485 Us Highway 76, Hiwassee (Tax Parcel: 19B170): Please take notice that Petitioner MICHAEL ANDERSON, in official capacity as TAX COMMISSIONER OF TOWNS COUNTY ("Petitioner") has filed a Summons and Petition 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 May 27, 2024, with the Clerk of Superior Court of Towns County, 48 River Street, Hiwassee, GA 30546, and serve a copy of their Answer on Petitioner's counsel Bradley A. Hutchins, at Weissman PC, One Alliance Center, 4th Floor, 3500 Lenox Road, NE, Atlanta, Georgia 30326.

Witness, the Judge of Towns County Superior Court.

This, 2nd day of April, 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(Apr10,17,24,May1)

### NOTICE OF SALE UNDER POWER, TOWNS COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by William P Banister to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Community Mortgage, Inc., its successors and assigns dated 6/13/2018 and recorded in Deed Book 613 Page 693 Towns County, Georgia records; as last transferred to or acquired by LAKEVIEW LOAN SERVICING, LLC , conveying the afterdescribed property to secure a Note in the original principal amount of \$185,407.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Towns County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 7, 2024 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in the 18th District, 1st Section, Land Lot 187, Towns County, Georgia, being Lot One (1), containing 0.93 acres, more or less, and being more particularly described on a plat of survey by Tamrock Engineering, Inc., Tommy J. Phillips, R.S., dated August 9, 1993 and recorded at Plat Book 18, Page 78, Towns County, Georgia records, which description on said plat is incorporated herein by reference hereto. The property is subject to the road easements and all other matters and conditions as shown on the above referenced plat of survey. The grantor grants to grantee a perpetual 20' foot road right of way for ingress and egress to the property to begin on Fodder Creek Road and run to the property along Lovingood Lane as shown on the above referenced plat of survey.

The property is also conveyed subject to Blue Ridge Mountain EMC easement recorded in Deed Book 121, Page 304, 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 is commonly known as 2280 Lovingood Road, Hiwassee, GA 30546 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): William P Banister and Cassandra I. Banister or tenant or tenants.

Flagstar Bank, N.A. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Flagstar Bank, N.A.

Loss Mitigation 5151 Corporate Drive Mail Stop: S-142-3 Troy, MI 48098 (800) 393-4887 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any