

Towns County Herald

Legal Notices for April 24, 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 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)

**APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS
STATE OF GEORGIA
COUNTY OF TOWNS**

The undersigned does hereby certify that Warren Concrete Inc. conducting a business as Vibracon Tools in the City of Hiawassee, County of Towns in the State of Georgia, under the name of Vibracon Tools and that the nature of the business is Tool Manufacturer and that the names and addresses of the persons, firms or partnership owning and carrying on said trade or business are Warren Concrete, Inc., 2154 Rainbow Lane, Hiawassee, GA 30546.
T(Apr17,24)

**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.

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Judge of the Probate Court
By: Kristen C. Roberts
Clerk of the Probate Court
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T(Apr3,10,17,24)

**IN THE PROBATE COURT OF TOWNS COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
GLORIA MARSHALL KING,
DECEASED**
ESTATE NO. 2022-P-092
NOTICE

[For Discharge from Office and all Liability]
IN RE: Petition for Discharge of Personal Representative
TO: 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 May 6, 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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By: Kristen C. Roberts
Clerk of the Probate Court
48 River St. Suite C
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Telephone Number
T(Apr24)

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 Estate 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.

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T(Apr3,10,17,24)

**IN THE PROBATE COURT OF TOWNS COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
BETTY ANN CAMPBELL,
DECEASED**
ESTATE NO. 2023-P-058
NOTICE

[For Discharge from Office and all Liability]
IN RE: Petition for Discharge of Personal Representative
TO: 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 May 6, 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(Apr24,May1,8,15)

**STATE OF INDIANA
IN THE MARION SUPERIOR COURT**

SS:
COUNTY OF MARION
CAUSE NUMBER:
49D14-2401-JT-000744
49D14-2401-JT-000745

**IN THE MATTER OF THE TERMINATION
OF THE PARENT-CHILD RELATIONSHIP:
LC - DOB 9/12/2012
RC - DOB 12/11/2013**

**AND
JESSICA CROY (MOTHER)
RYAN CHRISTIAN CROY (FATHER) AND
ANY UNKNOWN ALLEGED FATHERS
SUMMONS FOR SERVICE BY PUBLICATION &
NOTICE OF TERMINATION OF PARENTAL RIGHTS
HEARING**

TO:
Jessica Croy
Ryan Christian Croy and
Any Unknown Alleged Father
Whereabouts unknown
NOTICE IS HEREBY GIVEN to the above noted parent whose whereabouts are unknown, as well as Any Unknown Alleged Fathers, whose whereabouts are also unknown, that the Indiana Department of Child Services has filed a Petition for Involuntary Termination of your Parental Rights, and that an adjudication hearing has been scheduled with the Court. **YOU ARE HEREBY COMMANDED** to appear before the Judge of the Marion Superior Court, 675 Justice Way, Indianapolis, IN 46203 - 317-327-4740 for a(n) Termination Hearing on 7/25/2024 at 1:00 PM and to answer the Petition for Termination of your Parental Rights of said children.
Meeting number (access code): 2358 760 7084;
Meeting password: 49D16MAG1 (49316624 from phones)
Join by phone 1-844-992-4726
https://mscourts.webex.com/mscourts/j.php?MTID=m9a956b4181aa56248b3569fd4cc3e367

You are further notified that if the allegations in said petition are true, and/or if you fail to appear at the hearing, the Juvenile Court may terminate your parent-child relationship; and if the Court terminates your parent-child relationship you will lose all parental rights, powers, privileges, immunities, duties and obligations including any rights to custody, control, visitation, or support in said children; and if the Court terminates your parent-child relationship, it will be permanently terminated, and thereafter you may not contest an adoption or other placement of said children.

You are entitled to representation by an attorney, provided by the State if applicable, throughout these proceedings to terminate the parent-child relationship. If you have been appointed an attorney in the Child in Need of Services action involving the above-named child(ren), that attorney may not be automatically appointed to represent you in these proceedings. You must appear at the hearing currently scheduled in this matter and request that the Court appoint an attorney to represent you in these proceedings to terminate the parent-child relationship. **YOU MUST RESPOND** by appearing in person or by an attorney within thirty (30) days after the last publication of this notice, and in the event you fail to do so, adjudication on said petition and termination of your parental rights may be entered against you, in your absence, without further notice.

Lela Rae, 33819-29
Attorney, Indiana Department of Child Services
T(Apr24,May1,8)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Charles G. Hall
All creditors of the estate of Charles G. Hall, 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 12th day of April, 2024.
BY: Carolyn Hall
7825 Gumlog Road
Young Harris, GA 30582
ATTORNEY: Rebecca Kendrick
PO Box 1286
Blairsville, GA 30514
T(Apr17,24,May1,8)

**NOTICE OF INTENT TO VOLUNTARILY
DISSOLVE A CORPORATION**

Notice is given that a notice of intent to dissolve Exclusive Services & Pallet Co., Inc., a Georgia corporation, with its registered office at 2044 Townsend Mill Road, Young Harris, Georgia 30582, will be delivered to the Georgia Secretary of State for filing in accordance with the Georgia Business Corporation Code. Any persons with claims against Exclusive Services & Pallet Co., Inc. may submit such claims to: V. Kevin Lang, Fortson, Bentley and Griffin, P.A., 2500 Daniell's Bridge Road, Building 200, Suite 3-A, Athens, Georgia 30606. Except for claims that are contingent at the time of the filing of the notice of intent to dissolve or that arise after the filing of the notice of intent to dissolve, a claim against the corporation not otherwise barred will be barred unless a proceeding to enforce the claim is commenced within two years after the publication of the notice.
T(Apr24,May1)

**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 HIAWASSEE (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, HIAWASSEE (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, Hiawassee (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, Hiawassee, 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 after-described 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 Towns Parks and Recreation Building, 900 N Main Street, Hiawassee, GA 30546 (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 Tamrok 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, Hiawassee, 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 assessments, liens, 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. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial 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 immediately above.

LAKEVIEW LOAN SERVICING, LLC as agent and Attorney in Fact for William P Banister Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7637.

**1095-013A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1095-013A
T(Apr10,17,24,May1)**