

# Towns County Herald

## Legal Notices for August 21, 2024

### NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Edward Arrowood 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 August, 2024

Name: Jacqueline Arrowood, Administrator  
Title: c/o Cassandra F. Ceron, Esq.  
Address: 1215 Hightower Trail, Ste. C100,  
Atlanta, GA 30350

T(Aug14,21,28,Sept4)

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of Diane G. Berrong  
All debtors and creditors of the Estate of Diane G. Berrong, 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 8 day of August, 2024

Sherry D Canterbury  
Rebecca D Landress  
Lisa I West

1150 B-N Road  
Hiwassee, GA 30546  
706-994-3150

T(Aug14, 21, 28, Sept4)

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of Daniel Miles Berrong  
All debtors and creditors of the Estate of Daniel Miles Berrong, 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 8 day of August, 2024

Sherry D Canterbury  
Rebecca D Landress  
Lisa I West

1150 B-N Road  
Hiwassee, GA 30546  
706-994-3150

T(Aug14, 21, 28, Sept4)

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of Sylvia Jean Small  
All debtors and creditors of the Estate of Sylvia Jean Small, 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 15 day of August, 2024

Linda Lee Miller  
796 Old Hwy 64W  
Hayesville, NC 28904  
828-557-9271

T(Aug21,28,Sept4,11)

### DEBTOR'S AND CREDITOR'S NOTICE

#### STATE OF GEORGIA

#### TOWNS COUNTY

All persons having claims against Sonnia Gassl Moneypenny, and her estate, are required to present the same to the undersigned, properly itemized and proven, within the time required by law. And all persons indebted to said deceased, or her estate, are requested to make immediate payment to the undersigned. This 16th day of August, 2024.

Kevin John Coleman  
Administrator with the Will Annexed  
Carl P. Dowling, P.C.

Attorney  
601 N. Belair Square, Suite 14 Evans, Georgia  
30809

Address  
(706) 922-8181  
Estate of Sonnia Gassl Moneypenny

T(Aug21,28,Sept4,11)

### IN THE SUPERIOR COURT OF TOWNS COUNTY

#### STATE OF GEORGIA

HOLCOMB LAND DEVELOPMENT, LLC,  
a Georgia Limited Liability Company,  
Petitioner,

v.

A TRACT OF LAND IN LAND LOT 51, 17th DISTRICT, 1st SECTION OF TOWNS COUNTY, GEORGIA, BEING LOT 3, CONTAINING 1.36 ACRES, MORE OR LESS; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: NORTHLAND TITLE PAWN, LLC, SOUTHSTATE BANK, NA, AS SUCCESSOR IN INTEREST TO CITIZENS SOUTH BANK, AS SUCCESSOR IN INTEREST TO BANK OF HIWASSEE, GEORGIA DEPARTMENT OF REVENUE, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORYRIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,

Respondents.

Civil Action No. 23-CV-00142 BL

#### NOTICE OF SUMMONS

TO: ALL PERSONS OR PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 51 of the 17th District, 1st Section, Towns County, Georgia, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 51, 17th District, 1st Section, Towns County, Georgia, being Lot 3, containing 1.36 acres, more or less, of Block "H" Lake Forest Estates, and being shown on a plat of survey done by Tamrok Associates, Inc., dated September 10, 1992 and filed and recorded at Plat Book 17, Page 37, Towns County, Georgia records. Said plat being incorporated herein by reference hereto.

The property is conveyed subject to all matters and conditions shown on the above referenced plat.

The property is conveyed subject to the restrictions for Block "H" Lake Forest Estates as recorded at Deed Book 93, Pages 617-619, Towns County, Georgia records.

As described in Deed Book 448, Page 670. Further described as Map & Parcel 19B170.

You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on September 28, 2023, and that by reason of an Order for Service by Publication entered by the Court on August 8, 2024, 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 T. Buckley Levins, Judge of said Court.

This \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Cecil Dye

Clerk of Superior Court, Towns County

T(Aug21,28,Sept4,11)

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of Margaret Ann Guthman

All debtors and creditors of the Estate of Margaret Ann Guthman, 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 15th day of August, 2024

Cheryl Rogers, Executrix  
702 Rising Moon Dr.  
Woodstock, GA 30075  
404-452-6608

T(Aug7,14, 21, 28)

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of Virginia Adams Badach

All debtors and creditors of the Estate of Virginia Adams Badach, 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 8 day of August, 2024

Brett Bradshaw (Attorney)  
57 Sears Way  
Blairsville, GA 30512  
706-835-1212

T(Aug14,21,28,Sept4)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF DOROTHY ANNE SILVER

All creditors of the estate of Dorothy Anne Silver, 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 said estate are required to make immediate payment to the Executor of the Estate of Dorothy Anne Silver listed herein below.

This 22nd day of July, 2024.

BY: George Francis Silver, Executor  
1131 Ridge Road  
Hiwassee, GA 30546

ATTORNEY: Pamela Kendall Floyd, PC  
Attorney for Estate  
PO Box 1114

Hiwassee, GA 30546

T(Jul31,Aug7,14, 21)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF CAROLYN J. FULTON

All creditors of the estate of CAROLYN J. FULTON 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 said estate are required to make immediate payment to the Co-Executors of the Estate of Carolyn J. Fulton listed herein below.

This 25th day of July 2024.

BY: Benny Kimsey, Co-Executor  
P.O. Box 34  
Hiwassee, GA 30546

Donald Kimsey, Co-Executor  
1935 Circle S Drive  
Young Harris, GA 30582

ATTORNEY: Pamela Kendall Floyd, PC  
Attorney for Estate  
PO Box 1114

Hiwassee, GA 30546

T(Jul31,Aug7,14, 21)

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of Clifford Nolan Burrell

All debtors and creditors of the Estate of Clifford Nolan Burrell, 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 23rd day of July, 2024

Natasha Templeton  
519 Grieve Rd  
Nashville, TN 37220  
213-304-6515

T(Jul31,Aug7,14, 21)

### SHERIFFS SALE FOR SEPTEMBER 3, 2024

TO BE HELD ON THE 1ST TUESDAY OF September, 2024, TO WIT: September 3, 2024, on the steps of the Towns County Courthouse, 48 River Street, Hiawassee, GA 30546, at 10: 00 a.m., during the legal hours of sale, at public out-cry for cash to the high bidder of bidders the following property:

TO WIT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 117, 18TH DISTRICT, 1 ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 0.64 ACRES, AND BEING LOT TWO AND PART OF LOT ONE OF VÆSTMORELAND SUBDIVISION AS SHOWN ON A PLAT SURVEY BY TAMROK ENGINEERING, INC., DATED APRIL 21, 1993 AND RECORDED m PLAT BOOK 18, PAGE 73, TOWNS COUNTY, GEORGIA RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF LAND LOTS 116, 117, 150 & 151 AND RUN THENCE S 16 42 48 E 833.42 FEET TO AN IRON PIN AND THE TRUE PONT OF BEGINNING, RUN THENCE N 10 27 57 E 34.96 FEET, N 11 44 30 E 50.25 feet, N 05 58 44 E 78.48 FEET, N 00 45 24 W 43.73 FEET, N 03 56 00 W 7.02 FEET; THENCE ALONG THE 1933 CONTOUR N 56 26 00 E 15.71 FEET, N 20 20 02 E 36.64 FEET, N 02 05 22 W 24.93 FEET; THENCE LEAVING THE 1933 CONTOUR S 63.33 00 E 141.79 FEET TO AN IRON PIN ON THE ROAD RIGHT OF WAY; THENCE ALONG THE ROAD S 17 09 42 W 80.16 FEET, S 24 06 W 58.60 FEET, S 38 57 58 W 49.81 FEET, S 55 37 48 W 58.16 FEET, S 72 17 48 W 51.05 FEET TO THE TRUE POINT OF BEGINNING.

ALSO CONVEYED HERewith IS ALL RIGHT, TITLE, AND INTEREST VÆICH THE PARTY OF THE FIRST HAS m AND TO THAT PROPERTY LYING BELOW THE 1933 FOOT ELEVATION CONTOUR LINE OF LAKE CHATUGE RESERVOIR AND LYING BETWEEN SAID CONTOUR LINE AND THE BRANCH ON THE WESTERN LINE OF PROPERTY NOW OR FORMERLY OF BURCH ON THE CENTERLINE OF A BRANCH AND LYING BETWEEN THE EXTENSIONS OF THE NORTHERN LINE OF LOT 2 AND THE SOUTHERN LINE OF LOT 1 OF THE WESTMORELAND SUBDIVISION, AND BEING ALL THAT PROPERTY CONVEYED TO DANNY BLYTHE BY SHELVA JEAN DRADER, ET AL. BY QUITCLAIM DEED DATED 07/06/89 AND RECORDED IN DEED BOOK 98, PAGE 167 IN THE TOWNS COUNTY, GEORGIA RECORDS. THE PROPERTY IS SUBJECT TO THE FLOWAGE EASEMENT OF THE TVA.

THE PROPERTY IS SUBJECT TO THE COVENANTS AND RESTRICTIONS AS THEY PERTAIN TO WESTMORELAND SUBDIVISION. TAX PARCEL ID NO. 0044A004.

Land Situated in the County of Towns in the State of GA

Levied upon as the property of The Estate of Joanne Furman in order to satisfy a FIFA execution issued from the Superior Court of Towns County in favor of Edgefield Holdings, LLC, vs. Joanne R. Furman as Defendant in case no. 21-CV-152BL, and will be sold at the levy sale subject to that certain Deed to Secure Debt recorded on May 22, 2006 at Deed Book 372, Page 418, Towns County records, pursuant to a Consent Order of the Superior Court of Towns County, entered on February 20, 2024, in Case No. SUCV2023000177.

The Estate of Joanne Furman and/or its tenants are currently in possession of the property.

T(Jul31,Aug7,14, 21, 28)