

Towns County Herald

Legal Notices for August 28, 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)

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 Just Right Maintenance LLC conducting a business as Just Right Upholstery in the City of Young Harris, County of Towns in the State of Georgia, under the name of and that the nature of the business is Upholstery Fabrication and Repair, and that the names and address of the persons, firms or partnership owning and carrying on said trade or business are:

Abbie Teachout, Mark Teachout

T(Aug28,Sept4)

IN THE SUPERIOR COURT OF FORSYTH COUNTY STATE OF GEORGIA

IN RE: Step-Parent Adoption by EMMA

SHADBURN McPHERSON for the

Adoption of Everleigh Sage Pritchett

(YOB 2020), female minor child,

Petitioner.

Civil Action File No: 23CV-1579-1

NOTICE OF PUBLICATION

To: Ashton Bookholt

Last Known Address: 6321 US-76, Young Harris, Georgia 30582

Pursuant to O.C.G.A. 19-8-10(c)(1) and by order for service by publication dated August 13th, 2024, you are hereby notified that on the 26th day of September 2023, EMMA SHADBURN MCPHERSON filed a PETITION FOR STEP-PARENT ADOPTION AND TO TERMINATE PARENTAL RIGHTS and on the 6th day of August 2024, EMMA SHADBURN MCPHERSON filed an AMENDED PETITION FOR STEP-PARENT ADOPTION AND TO TERMINATE PARENTAL RIGHTS. You are required to file with the Clerk of the Forsyth County Superior Court, and to serve upon Petitioner's attorney, Lydia J. Sartain at 303 Jesse Jewell Parkway, SE, Suite 410, Gainesville, GA 30501, a response in writing within sixty (60) days of the date of the order for publication.

Witness, the Honorable Jeffrey S. Bagley, Chief Judge of Superior Court of Forsyth County. This 21 day of August, 2024.

Greg G. Allen

Clerk of Forsyth Superior Court

T(Aug28,Sept4,11)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Bruce Louis Redford, Jr

All creditors of the estate of Bruce Louis Redford, Jr., 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 Personal Representative.

This 23rd day of August 2024.

BY: Margo Renee' VanLandingham

609 Flat Shoals Avenue

Atlanta, Georgia 30316

ATTORNEY: Kenya L. Patton

44 Blue Ridge Street, Suite B

Blairsville, GA 30512

T(Aug28,Sept4,11,18)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Paul Reed Moser, Jr

All creditors of the estate of Paul Reed Moser, Jr, 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 23rd day of August, 2024.

BY: Sidney Moser

51 Harmony Dr

Hiwassee, GA 30546

ATTORNEY: Richard W. Sarrell II

PO Box 517

Blairsville, GA 30514

T(Aug28,Sept4,11,18)

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 HIAWASSEE, 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)

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, Hiwassee, 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 VESTMORELAND 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 POINT 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 VAEICH 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)