

Towns County Herald

Legal Notices for January 27, 2021

STATE OF GEORGIA

TOWNS COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: ESTATE OF CARL R. COONEY

All debtors and creditors of the estate of Carl R. Cooney, deceased, late of Towns County, Georgia, are hereby notified to render their demands and payments to the Executor of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Executor.

This 29th day of December, 2020.

BY: Cary D. Cox, P.C., Attorney at Law
Georgia Bar No. 192295
P. O. Box 748

Blairsville, GA 30514

T(Jan6,13,20,27)

STATE OF GEORGIA

COUNTY OF TOWNS

NOTICE TO CREDITORS

IN RE: ESTATE OF NANCY J. CALLAWAY, DECEASED

All creditors of the Estate of Nancy J. Callaway, 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 to me at 108 Blue Ridge Hwy., Ste 6, Blairsville, GA 30512.

This 29 day of December, 2020.

David E. Barrett

Nancy J. Callaway, Deceased

David E. Barrett, LLC

Attorney at Law

108 Blue Ridge Highway, Suite 6

Blairsville, GA 30512

706-745-0250

T(Jan6,13,20,27)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

MALCOLM M. NELSON, DECEASED

ESTATE NO. 2020-P-083

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

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

Coleby L. Nelson has petitioned to be appointed Administrator(s) of the estate of Malcolm M. Nelson, deceased, of said County. (The Petitioner has also applied for waiver of bond 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 1, 2021.

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: Michelle Smith

Clerk of the Probate Court

48 River St. Suite C

Hiawassee, GA 30546

Address

706-896-3467

Telephone Number

T(Jan6,13,20,27)

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Virginia Hall Dockery

All debtors and creditors of the Estate of Virginia Hall Dockery, 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 Day of , 20

Sandy Dockery Wood

483 Lower Bell Creek Road

Hiawassee, GA 30546

706-835-5028

T(Jan6,13,20,27)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of CHRISTIE LYNN SCHUSTER deceased of Towns County, Hiawassee, 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 Christie Lynn Schuster.

This 4th day of January, 2021.

Kathy Darracott, Executor

ESTATE OF CHRISTIE LYNN SCHUSTER

149 Owens Farm Lane

Woodstock, GA 30188

Submitted by:

Pamela Kendall Floyd, PC

Attorney for Estate

P.O. Box 1114

Hiawassee, GA 30546

T(Jan13,20,27,Feb3)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of GERALDINE ESTHER MAINE deceased of Towns County, Hiawassee, 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 Co-Executors of the Estate of Geraldine Esther Maine.

This 13th day of January, 2021.

Gloria A. Chambers, Co-Executor

ESTATE OF GERALDINE ESTHER MAINE

1303 Ramey Mnt. Rd.

Hiawassee, Georgia 30546

Phyllis Rand, Co-Executor

ESTATE OF GERALDINE ESTHER MAINE

1200 Rova Way

Hiawassee, Georgia 30546

Submitted by:

Pamela Kendall Floyd, PC

Attorney for Estate

P.O. Box 1114

Hiawassee, GA 30546

T(Jan20,27,Feb3,10)

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Franklin Leroy Galloway

All debtors and creditors of the Estate of Franklin Leroy Galloway, 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 12th day of January, 2021

Chris Galloway

2769 Whipoorwill Lane

Hiawassee, GA 30546

706-970-9831

T(Jan20,27,Feb3,10)

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ronnie Dale Plott

All debtors and creditors of the Estate of Ronnie Dale Plott, 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 13th day of January, 2021

Jeffery Dale Plott

113 Massey Lane

Athens, GA 30601

706-510-4148

T(Jan20,27,Feb3,10)

NOTICE TO DEBTORS AND CREDITORS

TO: All creditors of Bruce Cecil Garrett, late of Towns County, Georgia
On behalf of Bruce Cecil Garrett, now deceased you are hereby notified, pursuant to O.C.G.A. 53-7-92, to render in your demands and claims to and all persons who claim indebtedness by Bruce Cecil Garrett:

Bruce Cecil Garrett

c/o Mary Lou Garrett - Executrix of the Estate

Attorney J. Kevin Tharpe

405 Broad St. SE

Gainesville, GA 30501

T(Jan20,27,Feb3,10)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of CLIFFORD BENJAMIN BRADSHAW deceased of Towns County, Hiawassee, 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 Administrator with the Will Annexed for the Estate of Clifford Benjamin Bradshaw.

This 22nd day of January, 2021.

Clifford Bradshaw, Jr., Administrator

ESTATE OF CLIFFORD BENJAMIN BRADSHAW

2581 Upper Bell Creek Road

Hiawassee, Georgia 30546

Submitted by:

Pamela Kendall Floyd, PC

Attorney for Estate

P.O. Box 1114

Hiawassee, GA 30546

T(Jan27,Feb3,10,17)

NOTICE OF SALE UNDER POWER

GEORGIA, TOWNS COUNTY

By virtue of the power of sale contained in Security Deed dated August 1, 2018 from Twelve Trees Capital, LLC, a Georgia limited liability company (“Grantor”), to First Tennessee Bank National Association, n/k/a First Horizon Bank (“Bank”), recorded August 13, 2018 in Book 616, page 415 in the Office of the Clerk of the Superior Court of Towns County, Georgia (the “Security Deed”), the Security Deed having been given to secure the obligations of Grantor to Bank, including, without limitation, the obligations evidenced by a promissory note from Grantor to Bank in the original principal amount of \$712,500.00 (the “Note”), the undersigned will sell at public outcry to the highest and best bidder for cash before the door of the Towns County Courthouse in Hiawassee, Georgia on the first Tuesday in February, 2021, February 2, 2021, between the legal hours of sale, all or parts of real property known and designated as Towns County Map Parcel Number H002-152, located at 25 River Street, Hiawassee, Georgia 30546, and more particularly described as follows (the “Property”):
All that tract or parcel of land lying and being in the 18th District, 1st Section, Towns County, Georgia, and being part of Lot of Land Number 112, and being a part of Lot Number One (1) according to the plat of the Town of Hiawassee, Georgia, and being what is locally known as the T. J. Hooper Old Store House lot and being better known now as the J. L. Hooper Drug Store, said lot being 40 feet fronting Public Square and running back 100 feet, including building located on said lot.

Also, ten (10) feet off of Lot Number One (1) in the plat of Hiawassee, Georgia, and running back 100 feet. Said ten (1) feet being in the side of said lot adjoining Lot Two (2) in the plat of said Town and fronting the Public Square and also front the Street on back of said lot. Also conveyed as above mentioned ten (10) feet of Lot Number Two (2) in the plan of Hiawassee, Georgia, and running back 100 feet and being on the side of said lot. Adjoining Lot Number One (1) in the plat of said Town and fronting the Public Square and fronting the Street on the back. The property hereby described making one contiguous parcel of land and fronting Public Square twenty (20) feet and running back 100 feet the street on the back and being ten (10) feet off of each lot.

Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.

Being the same property conveyed to Twelve Trees Capital, LLC by Warranty Deed dated August 1, 2018, recorded August 13, 2018 in Deed Book 616, page 413 in the Office of the Clerk of the Superior Court of Towns County, Georgia. The obligations secured by the Security Deed have been and are hereby declared due and payable because of default under the terms of the Security Deed and the Note, including, but not limited to, the failure to make payments when due. Those obligations remaining in default, this sale will be made for the purpose of applying the proceeds to the payment of those obligations secured by the Security Deed, accrued interest and expenses of the sale, and all other payments provided for under the Security Deed, notice of intention to collect attorneys’ fees having been given as provided by law, and the remainder, if any, shall be applied as provided by law.

The Property will be sold as the property of Twelve Trees Capital, LLC, which, to the best of Bank’s knowledge and belief, is the party in possession of the Property.

The Property will be sold “as is”, without express or implied warranties of any kind, subject to (a) all unpaid real and personal property ad valorem taxes and governmental assessments, and (b) all prior restrictions, rights-of-way and assessments of record, if any, appearing of record prior to the date of the Security Deed and those appearing after the date of the Security Deed and consented to of record by Bank, as applicable.

The name, address, and telephone number of the individual or entity with full authority to negotiate, amend, and modify the terms of the Note and the Security Deed are as follows: Jeanna McWilliams, Senior Vice President, 211 Franklin Road, Suite 300, Brentwood, TN 37027, telephone 629-208-2021. However, such individual or entity is not required by law to negotiate, amend, or modify the terms of the Note or the Security Deed.

First Horizon Bank, f/k/a First Tennessee Bank National Association, attorney in fact for Twelve Trees Capital, LLC, c/o Cameron Kapperman, Esq. (GA Bar No. 371109), Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C., 633 Chestnut Street, Suite 1900, Chattanooga, Tennessee 37450 (phone 423-756-2010).

T(Jan6,13,20,27)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

DAVID LAMAR ROPER, DECEASED

ESTATE NO. 2019-95

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 February 9, 2021.

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: Michelle Smith

Clerk of the Probate Court

48 River St. Suite C

Hiawassee, GA 30546

Address

706-896-3467

Telephone Number

T(Jan27)