

# Towns County Herald

## Legal Notices for October 6, 2021

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of Hattie Jean Cearley  
All debtors and creditors of the Estate of Hattie Jean Cearley, 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 22nd day of September, 2021  
Jennifer H. Nichols  
7100 W Union Church Road  
Young Harris, GA 30582  
706-781-4631  
T(Sep129,Oct6,13,20)

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of  
All debtors and creditors of the Estate of Ossie Mae Jones, 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 September, 2021  
William T. Jones  
12024 Hwy 18  
Pine Mountain, GA 31822  
762-525-0832  
T(Sep122-Oct13)

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of  
All debtors and creditors of the Estate of Vernon Jones, 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 September, 2021  
William T. Jones  
12024 Hwy 18  
Pine Mountain, GA 31822  
762-525-0832  
T(Sep122-Oct13)

### IN THE PROBATE COURT OF TOWNS COUNTY

**STATE OF GEORGIA**  
IN RE: ESTATE OF  
**GENE BOYD PENLAND, DECEASED**  
ESTATE NO. 2021-P-063  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
TO: All Interested parties and to whom it may concern:  
Gregory Brian Penland has petitioned to be appointed administrator(s) of the estate of Gene Boyd Penland 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 October 25, 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(Sep129,Oct6,13,20)

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T(Sep129,Oct6,13,20)

### STATE OF GEORGIA

**COUNTY OF TOWNS**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: ESTATE OF MICHAEL DEAN SMITH  
All debtors and creditors of the estate of Michael Dean Smith, deceased, late of Towns County, Georgia, are hereby notified to render their demands and payments to the Executor of said Estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Executor.  
This 21st day of September, 2021.  
Melissa Jo Smith  
2112 JV Ledford Road  
Hiawassee, GA 30546  
Lawrence S. Sorgen  
Attorney at Law  
P. O. Box 67  
Hiawassee, GA 30546  
T(Sep129,Oct6,13,20)

### IN THE PROBATE COURT OF TOWNS COUNTY

**STATE OF GEORGIA**  
IN RE: ESTATE OF  
**SUSIE BELL FERGUSON, DECEASED**  
ESTATE NO. 2021-P-080  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
TO: All Interested parties and to whom it may concern:  
Alline Daly has petitioned to be appointed administrator(s) of the estate of Susie Bell Ferguson 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 October 25, 2021.  
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Gregory Brian Penland has petitioned to be appointed administrator(s) of the estate of Gene Boyd Penland 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 October 25, 2021.  
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### IN THE PROBATE COURT OF TOWNS COUNTY

**STATE OF GEORGIA**  
IN RE: ESTATE OF  
**DONALD ALLAN WASHBURN, DECEASED**  
ESTATE NO. 2021-P-081  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
TO: All Interested parties and to whom it may concern:  
Susan M. Reid has petitioned to be appointed administrator(s) of the estate of Donald Allan Washburn 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 October 25, 2021.  
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### IN THE PROBATE COURT OF TOWNS COUNTY

**STATE OF GEORGIA**  
IN RE: ESTATE OF  
**DANIEL P. JALBERT, DECEASED**  
ESTATE NO. 2020-P-065  
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 October 18, 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.  
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T(0c16)

Gregory Brian Penland has petitioned to be appointed administrator(s) of the estate of Gene Boyd Penland 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 October 25, 2021.  
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T(Sep115,22,29,0c16)

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T(Sep115,22,29,0c16)

### IN THE SUPERIOR COURT OF TOWNS COUNTY

**STATE OF GEORGIA**  
**NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER**  
**PETITIONER:**  
Vs:  
R. MICHAEL SCHOMAKER and LOIS JEAN SCHOMAKER and their successors and assigns and ALL OTHER PERSONS AND ENTITIES WHO CLAIM ADVERSELY TO PETITIONER'S TITLE TO CERTAIN REAL PROPERTY LYING AND BEING IN LAND LOT 162, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, being known as 3461 Jordan Road, Hiawassee, GA 30546,  
RESPONDENTS:  
CIVIL ACTION: FILE NUMBER: SUCV2021000011  
NOTICE OF PUBLICATION  
TO: Estate of Lois Jean Schomaker, Heirs Known or Unknown, existence of probate estate or appointed Personal Representative, unknown  
You are hereby notified that the above-styled action seeking to establish title to the below-described property, against all the world, was filed on the 20th day of January, 2021 in the Superior Court of Towns County, Georgia and that by reason of Order for Service By Publication, dated August 26, 2021, you are hereby commanded to be and appear at said Court within thirty (30) days from the date of the last service by publication to answer said Petition and file pleadings before the Court. Said real property is described as follows:  
The land (hereinafter the "Subject Property") to which Petitioner seeks to establish title is: ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 162 of the 18th District, 1st Section, Towns County, Georgia, being 1.29 acres described as follows:  
To find the true point of beginning, start at the common corner of Land Lots 144, 143, 161 and 162 at a red painted rock, said point also being the northwest corner of Land Lot 162; proceed thence south 32 degrees 13 minutes 57 seconds east a distance of 1995.88 feet to a one-half inch rebar set; said point being the true point of beginning; thence south 79 degrees 54 minutes 39 seconds east a distance of 104.91 feet to a point; thence south 85 degrees 34 minutes 33 seconds east 52.25 feet to a point; thence south 88 degrees 46 minutes 59 seconds east 60.16 feet to an axle set; thence run south 22 degrees 48 minutes 01 seconds east a distance of 183.48 feet to a one-quarter inch rebar; thence south 81 degrees 02 minutes 14 seconds west 102.07 feet to a point; thence south 80 degrees 57 minutes 41 seconds west 236.46 feet to a car axle; thence north 10 degrees 59 minutes 06 seconds east 250.43 feet to a one-half inch rebar set, said point being the true point of beginning.  
Witness the Honorable T. Buckley Levins, Judge, Superior Court of Towns County, Georgia, this 26th day of August, 2021.  
CECIL R. DYE, CLERK  
SUPERIOR COURT OF TOWNS CTY.  
ENOTAH JUDICIAL CIRCUIT  
PRESENTED BY:  
MOORE INGRAM JOHNSON & STEELE, LLP  
JOYCE W. HARPER, ESQ.  
STATE BAR NUMBER: 328325  
G. PHILLIP BEGGS, ESQ.  
STATE BAR NUMBER: 004693  
T(Sep115,22,29,0c16)

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By: Michelle Smith  
Clerk of the Probate Court  
48 River St. Suite C  
Hiawassee, GA 30546  
Address  
706-896-3467  
Telephone Number  
T(Sep115,22,29,0c16)

Gregory Brian Penland has petitioned to be appointed administrator(s) of the estate of Gene Boyd Penland 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 October 25, 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.  
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### STATE OF GEORGIA

**COUNTY OF TOWNS**  
IN RE: ESTATE OF PATRICIA SORRELLS PAGE WINE, DECEASED  
NOTICE TO CREDITORS  
All creditors of the Estate of Patricia Sorrells Page Wine, 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 30th day of September, 2021.  
David E. Barrett  
Patricia Sorrells Page Wine, Deceased  
David E. Barrett, LLC  
Attorney at Law  
108 Blue Ridge Highway, Suite 6  
Blairsville, GA 30512  
706-745-0250  
T(0c16,13,20,27)

### STATE OF GEORGIA

**COUNTY OF TOWNS**  
**NOTICE OF SALE UNDER POWER**  
**IN SECURITY DEED**  
By virtue of a Power of Sale contained in that certain Security Deed dated August 7, 2020, from VIKING POLE BARN INC., to NORTHEAST GEORGIA INVESTMENTS, LLC, recorded in Deed Book 653, Page 649, and re-recorded in Deed Book 656, Page 572, to reflect the correct name of the Grantee, NORTHEAST GEORGIA INVESTMENTS, LLC, Towns County, Georgia records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Six Thousand and No/100 (\$306,000.00) Dollars with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Towns County, Georgia, within the legal hours of sale on the first Tuesday in November, 2021, the following described property:  
All that tract or parcel of land lying and being in Land Lot 24, 17th District, 1st Section, Towns County, Georgia, containing 7.595 acres as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, RS 2763, dated 4/12/2016, and recorded in Plat Book 41, page 253, Towns County records, which description on said plat is hereby incorporated by reference and made a part hereof.  
The property is subject to matters as shown on said plat of survey.  
Said property is commonly known as: 1619 US Highway 17 N. Young Harris, GA 30582  
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including bur not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of sale, including attorney's fees and all other payments provided for under the terms of the Security Deed and Note.  
Said property will be sold subject to the following items which may affect the title to said property; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public unities which would constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Viking Pole Barns, Inc., or tenant.  
CARY D. COX  
as Attorney In