

# Towns County Herald

## Legal Notices for November 1, 2023

**IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA**  
**IN RE: ESTATE OF MARY LYNN WARMAN, DECEASED**  
ESTATE NO. 2023-P-089  
**PETITION FOR LETTERS OF ADMINISTRATION NOTICE**  
TO: All interested parties and to whom it may concern:

Savannah Macaulay Tucker has petitioned to be appointed administrator of the estate of Mary Lynn Warman 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 November 20, 2023.

**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: Kristen C. Roberts  
Clerk of the Probate Court  
48 River St. Suite C  
Hiawassee, GA 30546  
Address  
706-896-3467  
Telephone Number  
T(Oct25,Nov1,8,15)

**STATE OF GEORGIA COUNTY OF TOWNS NOTICE TO DEBTORS AND CREDITORS**

**RE: ESTATE OF Merle Sutton**  
All debtors and creditors of the estate of Merle Sutton, 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 21st day of October, 2023.  
Tamra Worley  
12 Bunny Trail  
Carrollton, GA 30117  
770-866-0780  
T(Oct25,Nov1,8,15)

**STATE OF GEORGIA COUNTY OF TOWNS NOTICE TO DEBTORS AND CREDITORS**

**RE: ESTATE OF ANNE ELISE TILGHMAN**  
All debtors and creditors of the estate of Anne Elise Tilghman, 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 16th day of October, 2023.  
William Lloyd Tilghman, Executor  
P.O. Box 498  
Hiawassee, GA 30546  
Lawrence S. Sorgen  
Attorney at Law  
P. O. Box 67  
Hiawassee, GA 30546  
T(Oct25,Nov1,8,15)

**NOTICE TO DEBTORS AND CREDITORS**

**STATE OF GEORGIA COUNTY OF TOWNS**  
**RE: ESTATE OF: Sharon Kay Bourdeau**  
All creditors of the estate of Sharon Kay Bourdeau, deceased, late of Towns County, 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.  
This the 25th day of October, 2023.  
John Allen Bourdeau  
Personal Representative  
PO Box 562, Hiawassee GA 30546  
Address  
Phone  
T(Nov1,8,15,22)

**IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA**  
**IN RE: ESTATE OF JEANETTE NICHOLSON DOVER, DECEASED**  
ESTATE NO. 2023-P-032  
**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 November 13, 2023  
**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: Kristen C. Roberts  
Clerk of the Probate Court  
48 River St. Suite C  
Hiawassee, GA 30546  
Address  
706-896-3467  
Telephone Number  
T(Nov1)

**NOTICE TO CREDITORS AND DEBTORS**

All creditors of the Estate of Marion Newell Smith, Jr. aka Marion N. Smith, deceased of Venice, Sarasota County, Florida, but having owned real property located in Hiawassee, Towns County, 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 Nichole Marie Duhn (aka Nikki Duhn) as Executor of the Estate of Marion Newell Smith, Jr. aka Marion N. Smith.  
This 2nd day of October, 2023.  
Nichole Marie Duhn, Executor  
Estate of Marion Newell Smith, Jr. aka Marion N. Smith  
265 N. Havaha Rd.  
Venice, FL 34292  
Submitted by:  
Pamela Kendall Floyd, PC  
Attorney for Estate  
P.O. Box 1114  
Hiawassee, GA 30546  
T(Oct11,18,25,Nov1)

**IN THE SUPERIOR COURT OF TOWNS COUNTY STATE OF GEORGIA**

Christina Tilton, Plaintiff  
Joseph Tilton, Defendant  
Civil Action File No: 2023000083BL  
**NOTICE OF PUBLICATION**  
TO: Joseph Tilton  
By order for service by publication date September 28, 2023, you are hereby notified that on the 8th day of June, 2023, the Plaintiff Christina Tilton, filed her Complaint for Divorce.

You are required to file with the Clerk of the Superior Court, and serve upon plaintiff's attorney, Rosalind N. Henderson, PO Box 2132, Blairsville, Georgia 30512 an answer in writing within sixty (60) days of the date of the order for publication. If you fail to do so, judgement by default will be taken against you for the relief demanded in the Complaint.  
This the 8th day of October, 2023  
Rosalind N. Henderson, Attorney for Plaintiff  
Clerk of Towns County Superior Court, Cecil Dye  
T(Oct18,25,Nov1,8)

**NOTICE OF INTENT TO INCORPORATE**

Notice is given that the Articles of Organization which will incorporate QGE, LLC, a domestic limited liability company with an initial mailing address of 3941 Tom Wheeler Road, Hiawassee, GA 30546, has been delivered to the Secretary of State for filing in accordance with the applicable provisions of the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 3941 Tom Wheeler Road, Hiawassee, GA 30546 and its initial registered agent at such address is MICHAEL HENRY DENTON.  
PAMELA KENDALL FLOYD, P.C.  
Attorney at Law  
P.O. Box 1114  
Hiawassee, Georgia 30546  
T(Nov1,8)

**NOTICE OF REFERENDUM TO THE QUALIFIED VOTERS OF TOWNS COUNTY SCHOOL DISTRICT, GEORGIA**

**NOTICE IS HEREBY GIVEN** that on the 7th day of November, 2023, a special election will be held at the regular polling places in all the election districts of Towns County at which time there will be submitted to the qualified voters of Towns County for their determination the question of whether a special sales and use tax for educational purposes of one percent shall continue to be levied, imposed and collected on all sales and uses in Towns County for a period of time not to exceed twenty (20) calendar quarters and for the purpose of raising not more than \$15,000,000 of net proceeds by said tax, which shall go to the School District for the purpose of (i) adding to, remodeling, renovating, improving, and equipping existing school buildings, properties, and facilities including, but not limited to, stadium improvements, flooring, paving, HVAC, and bleachers; (ii) acquiring property, both real and personal; acquiring, constructing and equipping new school building and facilities; (iii) acquiring instructional and administrative technology improvements; (iv) acquiring band instruments; (v) acquiring school buses and other vehicles, transportation and maintenance equipment; (vi) acquiring instructional equipment to include textbooks vocational, physical education, and fine arts equipment; (vii) acquiring real property; and (viii) acquiring safety and security technology and improvements, the maximum amount of the projects to be paid with sales and use tax proceeds will be \$15,000,000?

The ballots to be used at such referendum shall have written or printed thereon substantially the following:

\_\_\_\_ Yes  
\_\_\_\_ No

Shall a one percent sales and use tax for educational purposes be imposed in the Towns County School District for a period of time not to exceed twenty (20) consecutive calendar quarters in order to raise not more than \$15,000,000 for the purpose of funding the following capital outlay projects: (i) adding to, remodeling, renovating, improving, and equipping existing school buildings, properties, and facilities including, but not limited to, stadium improvements, flooring, paving, HVAC, and bleachers; (ii) acquiring property, both real and personal; acquiring, constructing and equipping new school building and facilities; (iii) acquiring instructional and administrative technology improvements; (iv) acquiring band instruments; (v) acquiring school buses and other vehicles, transportation and maintenance equipment; (vi) acquiring instructional equipment to include textbooks vocational, physical education, and fine arts equipment; (vii) acquiring real property; and (viii) acquiring safety and security technology and improvements, the maximum amount of the projects to be paid with sales and use tax proceeds will be \$15,000,000?

The several places for holding said referendum shall be at the regular and established voting precincts of the election districts of Towns County, Georgia, and the polls will be open from 7:00 a.m. to 7:00 p.m. on the date fixed for the referendum. All polling places will be open.

The last day to register to vote in this referendum shall be October 9, 2023, through 5:00 p.m.

Those residents of Towns County qualified to vote at such referendum shall be determined in all respects in accordance with the election laws of the State of Georgia.

This notice is given pursuant to a resolution of the Towns County Board of Education adopted on June 5th, 2023.

This 5th day of July, 2023.  
Diandra Southern  
Election Supervisor, Towns County  
Board of Elections  
T(Sept27,Oct4,11,18,25,Nov1)

**NOTICE OF SALE UNDER POWER GEORGIA, TOWNS COUNTY**

By virtue of a Power of Sale contained in that certain Security Deed from B ANGIE B, INC. to CIVIC FINANCIAL SERVICES, LLC, dated December 16, 2021, recorded January 4, 2022, in Deed Book 691, Page 8, 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 Ninety-Five Thousand and 00/100 dollars (\$395,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Civic Real Estate Holdings III, LLC, there will be sold at public outcry to the highest bidder for cash at the Towns Recreation Center, 900 N Main Street, Hiawassee, GA 30546, within the legal hours of sale on the first Tuesday in November, 2023, all property described in said Security Deed including but not limited to the following described property:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 4, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, AND CONTAINING 0.274 ACRES, MORE OR LESS AND BEING SHOWN ON A PLAT OF SURVEY BY NORTHSTAR LAND SURVEYING, INC., W. GARY KENDALL R.L.S. #2788, DATED DECEMBER 16, 2003 RECORDED IN PLAT BOOK 29, PAGE 198, TOWNS COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.**

Said legal description being controlling, however the property is more commonly known as 491 HOGSED RD, HIAWASSEE, GA 30546.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is B ANGIE B, INC. , or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Fay Servicing, LLC, Loss Mitigation Dept., 425 S. Financial Place Suite 2000, Chicago, IL 60605, Telephone Number: 800-495-7166. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

**CIVIC REAL ESTATE HOLDINGS III, LLC**

as Attorney in Fact for  
**B ANGIE B, INC.**

**THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

Telephone Number: (877) 813-0992 Case No. **FAY-23-03558-2**  
Ad Run Dates 10/11/2023, 10/18/2023, 10/25/2023, 11/01/2023  
rselaw.com/property-listing

T(Oct11,18,25,Nov1)