

# Towns County Herald

## Legal Notices for November 23, 2022

**IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA**  
IN RE: DAROLD LEDFORD, DECEASED  
ESTATE NO. 2022-P-104  
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

The Petition of Virginia Pauline Ledford, for a year's support from the estate of Darold Ledford, Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before December 12, 2022, 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 on or before the time stated in the preceding sentence. 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: Kerry L. Berrong  
Clerk of the Probate Court  
48 River St. Suite C  
Hiawassee, GA 30546  
Address  
706-896-3467  
Telephone Number  
T(Nov16,23,30,Dec7)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: Richard Steven Backus  
All creditors of the estate of Richard Steven Backus, 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 Personal Representative.

This 3rd day of November, 2022  
BY: Robert Kirkpatrick  
25022 Mae Hight Rd  
Brooksville, FL 34601  
Attorney: Richard Sarrell II  
144 Cleveland St  
Blairsville, GA 30512  
T(Nov9,16,23,30)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: Deborah Lou Backus  
All creditors of the estate of Deborah Lou Backus, 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 Personal Representative.

This 3rd day of November, 2022  
BY: Robert Kirkpatrick  
25022 Mae Hight Rd  
Brooksville, FL 34601  
Attorney: Richard Sarrell II  
144 Cleveland St  
Blairsville, GA 30512  
T(Nov9,16,23,30)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF W. Bart McPherson  
All creditors of the estate of W. Bart McPherson, 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 1st day of November, 2022.  
BY: Mary Elizabeth McPherson  
2181 West Dowers Ln.  
Fayetteville, AR 72704  
ATTORNEY: Daniel J. Davenport  
PO Box 923  
Blairsville, GA 30514  
T(Nov9,16,23,30)

**STATE OF GEORGIA COUNTY OF TOWNS NOTICE TO DEBTORS AND CREDITORS**  
RE: ESTATE OF ROGER J. DENTON ( a/k/a Roger Jimmy Denton)

All debtors and creditors of the estate of ROGER J. DENTON ( a/k/a Roger Jimmy Denton, 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 1st day of November, 2022.  
Chyanne Kyndle Boone, Executor  
380 Rolling Acres Rd.  
Hiawassee, GA 30546  
Lawrence S. Sorgen, Attorney at Law  
P. O. Box 67  
Hiawassee, GA 30546  
T(Nov9,16,23,30)

### IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: JACKIE PHIL HUNTER, SR., DECEASED  
ESTATE NO. 2022-P-103  
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

The Petition of Felicia Annette Hunter, for a year's support from the estate of Jackie Phil Hunter, Sr., Deceased, for Decedent's (Surviving Spouse), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before December 5, 2022, 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 on or before the time stated in the preceding sentence. 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(Nov9,16,23,30)

### NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A 501(c)(3) CHARITABLE ORGANIZATION

A Notice of intent to dissolve A Bridge to The Table, Inc., a Georgia 501(c)(3) organization with its registered office at 1302 Pioneer Trail, Hiawassee, GA, 30546, USA, has been delivered to the Secretary of State for filing in accordance with the Georgia Corporation Divisions Code.

T(Nov23,30)

### NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of PHILLIP ROGER BROWN, a.k.a. Phillip Brown, 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 Phillip Roger Brown, a.k.a. Phillip Brown.

This 15th day of November 15, 2022.  
Laura Brown, Executor  
Phillip Roger Brown, a.k.a. Phillip Brown  
468 Lapidary Lane  
Young Harris, GA 30582  
Submitted by:  
Pamela Kendall Floyd, PC  
Attorney for Estate  
P.O. Box 1114  
Hiawassee, GA 30546  
T(Nov23,30,Dec7,14)

### IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF JERRY OTIS SMITH, DECEASED  
ESTATE NO. 2022-P-075  
NOTICE

[For Discharge from Office and all Liability]  
IN RE: Petition for Discharge of Temporary Administrator  
TO: All Interested Parties, all and singular the heirs of said Decedent, 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 December 5, 2022.

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(Nov23)

### IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF HELEN LENORE MULCAHY, DECEASED  
ESTATE NO. 2019-20  
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 December 5, 2022.

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(Nov23)

### PUBLIC NOTICE TO ALL VOTERS OF TOWNS COUNTY

TOWNS COUNTY BOARD OF ELECTIONS AND REGISTRATION AUDIT  
NOVEMBER 17, 2022

On November 17, 2022, Towns County elections officials will be participating in a state-wide risk-limiting audit of the 2022 General Election/Special Election as ordered by the Georgia Secretary of State. The audit will be conducted at the Towns County Civic Center in Hiawassee, Georgia and will commence at 11:00 a.m. until completed. The audit is open to the public, and all interested persons are encouraged to attend.

The Office of the Towns County Board of Elections and Registration and Towns County Civic Center are both located in the same building at 67 Lakeview Circle; Hiawassee, Georgia 30546. This building is adjacent to the county courthouse (currently under construction) and behind the public library/"Old Rock Jail."

AUTH: Towns County Board of Elections and Registration  
T(Nov16,23)

### APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME

The undersigned hereby certifies that it is conducting a business in the City of Young Harris, County of Towns, State of Georgia under the name of: Venture Group Associates and that the nature of the business is Construction / Contractor - Construct new residential properties and that said business is composed of the following individual: Johnny L. morris, 681 Cheryl Drive, Young Harris, Georgia 30582.

T(Nov16,23)

### NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of Lewis Anthony Caputa, a.k.a. Lewis A. Caputa, 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 Lewis Anthony Caputa, a.k.a. Lewis A. Caputa,

This 26th day of October 2022.  
MARY J. McNELIS, Executor  
Lewis Anthony Caputa, a.k.a. Lewis A. Caputa, 10354 Foggy Bottom Rd.  
Pensacola, FL 32507  
Submitted by:  
Pamela Kendall Floyd, PC  
Attorney for Estate  
P.O. Box 1114  
Hiawassee, GA 30546  
T(Nov2,9,16,23)

### STATE OF GEORGIA COUNTY OF TOWNS

**NOTICE TO DEBTORS AND CREDITORS**  
RE: MILDRED J. SIMMONS

All debtors and creditors of the estate of MILDRED J. SIMMONS, 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 \_\_\_ day of \_\_\_, 2022.  
Eileen M. Schlaier, Executor  
1710 Faulkner Court  
Mahwah, NJ 07430  
Lawrence S. Sorgen  
Attorney at Law  
P. O. Box 67  
Hiawassee, GA 30546  
T(Nov2,9,16,23)

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

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Mary Ruble and Dennis Ruble to 3rd Financial Service Corporation, dated May 18, 2005, and recorded in Deed Book 335, Page 761, Towns County, Georgia records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity, but solely as owner trustee of BRAVO Residential Funding Trust 2021-C by Assignment recorded in Deed Book 704, Page 722, Towns County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$90,000.00, with interest at the rate specified therein, there will be sold by the undersigned 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 December, 2022, to wit: December 6, 2022, the following described property:

All that tract or parcel of land lying and being in the 18th District, First Section, Towns County, Georgia, being a part of Land Lot 147 and being Lot Number Forty-Four (44) of plat of Konahetah Village Subdivision as per plat of same by Farley Collins & Associates, Registered Engineers, a copy of same being recorded in Plat Book 1, Page 113, Towns County Land Records.

The Grantor Grants to Grantee a water line easement running accross Lots Thirty-nine (39) and Forty-six (46) which was previously obtained from Robert And Wanita Coles.

The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 1578 Rogers Road, Hiawassee, GA 30546, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Mary Ruth Ruble or tenant or tenants.

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed.

Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is:  
Select Portfolio Servicing, Inc.  
Attention: Loss Mitigation Department  
3217 S. Decker Lake Drive  
Salt Lake City, Utah 84119  
1-888-818-6032

The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.

This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being

U.S. Bank Trust National Association, not in its individual capacity, but solely as owner trustee of BRAVO Residential Funding Trust 2021-C as attorney in fact for  
Mary Ruble and Dennis Ruble  
Richard B. Maner, P.C.

180 Interstate N Parkway, Suite 200  
Atlanta, GA 30339  
404.252.6385

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
FC22-163

T(Nov9,16,23,30)