

Towns County Herald

Legal Notices for November 8, 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(Oct18,25,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
Carrallton, 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 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)

STATE OF GEORGIA COUNTY OF TOWNS

IN RE: ESTATE OF EDDIE ROBERT PALMER, DECEASED
NOTICE TO CREDITORS
All creditors of the Estate of Eddie Robert Palmer, 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 31st day of October, 2023.
David E. Barrett
Attorney for the Estate of Eddie Robert Palmer, Deceased
David E. Barrett, LLC
Attorney at Law
108 Blue Ridge Highway, Suite 6
Blairsville, GA 30512
706-745-0250
T(Nov8,15,22,29)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Michael Anthony Stephens
All creditors of the estate of Michael Anthony Stephens, 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, 2023.
BY: Patrick Youngblood
6486 Stephens Road
Young Harris, GA 30582
ATTORNEY: Janna D. Akins, Esquire
Akins & Davenport, PC
PO Box 923
Blairsville, GA 30514
T(Nov8,15,22,29)

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM PROPERTY

Take notice that:
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in Lot of Land No. 259 in the 18th District, First Section being Lot Two (2), Block B, Section 1, of the Bald Mountain Park as shown being recorded in Plat Book 1, Page 265, in the Towns County Superior Court Clerk's Office, As described in Deed Book 72, Page 248. Further described as Map & Parcel 34B69 will expire and be forever foreclosed and barred on and after the day of December 2, 2023, or thirty days after legal service of this notice, whichever is later.

The tax deed to which this notice relates is dated the 1st day of November, 2022 between Michael Anderson, Ex-Officious Sheriff of Towns County.
The property may be redeemed at any time before the day of December 2, 2023, or thirty days after legal service of this notice, whichever is later, by payment of the redemption price as fixed and provided by law to the under- signed at the following address:
Arnold Milnes, Box 154, Hiawassee, GEORGIA 30546. Please be governed accordingly.
T(Nov8,15,22,29)

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM PROPERTY

Take notice that:
The right to redeem the following described property, to wit:
All that tract or parcel of land and any structures, lying in the State of Georgia, Towns County, Land Lot No. 259, 18th District, 1st Section, being Lot 1, Block B, of the Bald Mountain Park subdivision, Section 1. as shown in Plat Book 1, Page 265, Also described in Deed Book 64, Page 452. Known as Map & Parcel 34B68. Towns County, Ga. Property will expire and be forever foreclosed and barred on and after the day of December 2, 2023, or thirty days after legal service of this notice, whichever is later. The tax deed to which this notice relates is dated the 1st day of November, 2022 between Michael Anderson, Ex-Officious Sheriff of Towns County.
The property may be redeemed at any time before the day of December 2, 2023, or thirty days after legal service of this notice, whichever is later, by payment of the redemption price as fixed and provided by law to the under- signed at the following address:
Arnold Milnes, Box 154, Hiawassee, GEORGIA 30546. Please be governed accordingly.
T(Nov8,15,22,29)

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM PROPERTY

Take notice that:
The right to redeem the following described property, to wit:
All that tract of land being in the State of Georgia, County of Towns, land Lot 259, 18th District, 1st Section, being 0.14 acres, more or less. Being Lot 46, Block A, of Bald Mountain Park Subdivision, Section 1. As shown in Plat Book 1, Page 265. Or as further described in Deed Book 76, Page 197. Being known as Tax Map & Parcel 34B67, Towns County, Georgia. will expire and be forever foreclosed and barred on and after the day of December 2, 2023, or thirty days after legal service of this notice, whichever is later. The tax deed to which this notice relates is dated the 1st day of November, 2022 between Michael Anderson, Ex-Officious Sheriff of Towns County.
The property may be redeemed at any time before the day of December 2, 2023, or thirty days after legal service of this notice, whichever is later, by payment of the redemption price as fixed and provided by law to the under- signed at the following address:
Arnold Milnes, BOX 154, Hiawassee, GEORGIA 30546. Please be governed accordingly. Payment can be made to Arnold Milnes as listed above and/or call 727-946-3562
T(Nov8,15,22,29)

NOTICE OF FORECLOSURE SALE UNDER POWER

TOWNS COUNTY, GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by R. Michael Schomaker and Lois Jean Schomaker to Mortgage Electronic Registration Systems, Inc. as nominee for Nationstar Mortgage LLC dated April 21, 2015 and recorded on May 6, 2015 in Deed Book 565, Page 1, and further amended as modified by that certain Amended Order and Final Judgment entered in Case No. SUCV2021000011, in Case Towns County, Georgia Records, and later assigned to Nationstar Mortgage LLC by Assignment of Security Deed recorded on October 14, 2019 in Deed Book 636, Page 536, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Fifty-Nine Thousand Four Hundred And 00/100 Dollars (\$59,400.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash at Towns Recreation Center, 900 N Main Street, Hiawassee, GA 30546, within the legal hours of sale on December 5, 2023 the following described property:

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.
Tax ID #: 0058 042

The debt secured by said Security Deed 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 Security Deed. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Your mortgage servicer, Nationstar Mortgage LLC, as servicer for Nationstar Mortgage LLC, can be contacted at 888-480-2432 or by writing to 8950 Cypress Water Blvd, Coppell TX 75019, to discuss possible alternatives to avoid foreclosure.

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

To the best knowledge and belief of the undersigned, the parties in possession of the property are R. Michael Schomaker or tenant(s); and said property is more commonly known as 3461 Jordan Road, Hiawassee, GA 30546. 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. Nationstar Mortgage LLC as Attorney in Fact for R. Michael Schomaker and Lois Jean Schomaker
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
404-474-7149
MTG File No.: GA2023-00381
T(Nov8,15,22,29)

NOTICE OF SALE UNDER POWER

IN SECURITY DEED STATE OF GEORGIA, COUNTY OF TOWNS

On December 29, 2003, James M. Nolin, II and Joan S. Goldman executed a Security Deed to Stephens Federal Bank, n/k/a Oconee Federal Savings & Loan Association, successor by merger, securing a note of even date for Fifty-Eight Thousand and No/100 Dollars (\$58,000.00), said security deed being recorded in Deed Book 292, Pages 751-771, Towns County Records, as subsequently modified. Said security deed conveyed the property hereinafter described.

By virtue of the power of sale contained in said security deed to Stephens Federal Bank, n/k/a Oconee Federal Savings & Loan Association, successor by merger, there will be sold by the undersigned at public outcry to the highest bidder for cash, before the Towns County Courthouse door in Hiawassee Georgia, during the legal hours of sale, being 10 a.m. until 4 p.m. Eastern Time, on the first Tuesday in December, the same being December 5, 2023 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, containing 1.24 acres and being Lot Five (5) as shown on plat of survey by B. Keith Rochester & Associates, Inc., dated February 4, 1988, recorded in Plat Book 12, Page 170, Towns County, Georgia records which description on said plat is incorporated herein by reference and made a part hereof.

The property conveyed subject to all matters and conditions as shown on the above referenced plat of survey.

Also conveyed herewith is a perpetual easement for ingress and egress to the above described property along the 15 foot wide road easement as shown on said plat. Said easement to run from State Road #75.

Lots One through Five as shown on said plat are restricted against single wide mobile homes.

The debt secured by said security deed and note has been and is hereby declared due and payable because of default for non-payment as required by the note and security deed. The debt having been declared due and payable and remaining unpaid, and the terms in the note and security deed remaining in default, this sale will be made for the purpose of paying the principal, accrued interest and attorney's fees pursuant to the note and security deed, plus all expenses of this sale.

Said property will be sold as the property of James M. Nolin, II and Joan S. Goldman and subject to outstanding ad valorem taxes and/or easements and/or restrictive covenants appearing of record, if any. The undersigned will comply with Georgia law, O.C.G.A. Section 44-14-162.2, prior to conducting the sale.

To the best knowledge and belief of the undersigned, equitable title to said property is now held by James M. Nolin, II and Joan S. Goldman.

The entity with full authority to negotiate, amend and modify all terms of the mortgage with the Debtor is Oconee Federal Savings & Loan Association, successor by merger to Stephens Federal Bank, Phone Number (864) 882-2765.

The undersigned will execute a deed to the purchaser at said sale as provided in the aforementioned deed to secure debt to Stephens Federal Bank, n/k/a Oconee Federal Savings & Loan Association, successor by merger. Dated this 2nd day of November, 2023.

Oconee Federal Savings & Loan Association, successor by merger to Stephens Federal Bank, Attorney-in-fact for James M. Nolin, II and Joan S. Goldman
Sanders, Ranck & Skilling, P.C.
P. O. Box 1005
Toccoa, GA 30577
706-886-7533
Attorney for Oconee Federal Savings & Loan Association
T(Nov8,15,22,29)