

Towns County Herald

Legal Notices for December 20, 2023

NOTICE TO DEBTORS AND CREDITORS

RE: ESTATE OF Harold Earnest Smith
All debtors and creditors of the estate of Harold Earnest Smith, 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 1 day of December, 2023.
Amy K. Simonton
78 Warrior Way
Sharpsburg, GA 30277
404-918-1142
†(Dec6,13,20,27)

NOTICE TO DEBTORS AND CREDITORS

RE: ESTATE OF Helga Katzenberger Peters
All debtors and creditors of the estate of Helga Katzenberger Peters, 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 27 day of November, 2023.
Susan Brandvold
1107 Morningside Park Dr.
Johns Creek, GA 30022
404-543-2204
†(Dec6,13,20,27)

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that we will sell or otherwise dispose of the contents of the following storage units to satisfy the delinquent storage lien placed in accordance with GA Statute for the past due rent and other charges. Auctions will be conducted online at StorageAuctions.net on Thursday December 21, 2023 and all contents will be sold to the highest bidder for the following self-storage units: Commerce Drive Storage. 706-781-4339. 86 Commerce Dr, Young Harris, GA 30582: Michelle Edwards Unit#68 -- household items. Online auction will conclude at 4:30pm; Dexter Adams Unit #75 -- household items. Online auction will conclude at 4:45pm.
†(Dec13,20)

TOWNS COUNTY SUPERIOR COURT

TRADE NAME REGISTRATION

Personally appeared the undersigned who on oath deposes and say that: Kristina Bryant, 144 N. Main St, Hiawassee, GA 30546 and is/are doing business in Towns County, Georgia, under the name of: Tradename Chatuge Med Spa & Fitness and that the nature of the business to be carried on at such address is Medical Spa Services.
†(Dec13,20)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF
JOHNNIE LOUISE LANGFORD,
DECEASED
ESTATE NO. 2023-P-101
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: All Interested parties and to whom it may concern:

LeeAnn Samples has petitioned to be appointed administrator of the estate of Johnnie Louise Langford 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 January 16, 2024.

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: Kerry L. Berrong
Clerk of the Probate Court
48 River St. Suite C
Hiawassee, GA 30546
Address
706-896-3467
Telephone Number
†(Dec20,27,Jan3,10)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF
BRIDGET MELISSA SHOOK,
DECEASED
ESTATE NO. 2023-P-100
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: All Interested parties and to whom it may concern:
Joshua Kirk Shook has petitioned to be appointed administrator of the estate of Bridget Melissa Shook, 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 January 16, 2024.

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
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†(Dec20,27,Jan3,10)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF
LINDA CAROL ARMSTRONG,
DECEASED
ESTATE NO. 2023-P-099
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: All Interested parties and to whom it may concern:

Paul Duane Armstrong has petitioned to be appointed administrator of the estate of Linda Carol Armstrong, 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 January 16, 2024.

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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By: Kristen C. Roberts
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†(Dec20,27,Jan3,10)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF
DEBORAH BELT SAYLOR,
DECEASED
ESTATE NO. 2023-P-098
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: All Interested parties and to whom it may concern:
Joel Allen Saylor has petitioned to be appointed administrator of the estate of Deborah Belt Saylor, 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 January 16, 2024.

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
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By: Kristen C. Roberts
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†(Dec20,27,Jan3,10)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF
JAMES HARRISON DELONG,
DECEASED
ESTATE NO. 2023-P-097
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: All Interested parties and to whom it may concern:
Belinda Candace Taylor has petitioned to be appointed administrator of the estate of James Harrison DeLong, 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 January 16, 2024.

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
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†(Dec20,27,Jan3,10)

IN THE SUPERIOR COURT OF TOWNS COUNTY

STATE OF GEORGIA

MICHAEL ANDERSON, in official capacity as TAX COMMISSIONER OF TOWNS COUNTY, GEORGIA,
Petitioner,
v.
WILLIAM G. CHASE AND/OR HIS OR HER KNOWN OR UNKNOWN HEIRS AT LAW, ANY AND ALL PARTIES THAT MAY CLAIM AN INTEREST IN THE EXCESS FUNDS GENERATED FROM THE FEBRUARY 1, 2022 TAX SALE FOR TAX PARCEL: 00050-00000-009-000.,
Respondents.
CIVIL ACTION FILE NO. SUCV2023000075
NOTICE OF SERVICE BY PUBLICATION
To Respondents - William G. Chase And/Or His Or Her Known Or Unknown Heirs At Law; Any And All Parties That May Claim An Interest In The Excess Funds Generated From The February 1, 2022 Tax Sale For Tax Parcel: 00050-00000-009-000: Please take notice that Petitioner MICHAEL ANDERSON, in official capacity as TAX COMMISSIONER OF TOWNS COUNTY ("Petitioner") has filed a Summons and Petition for Interpleader in the Superior Court of Towns County, Georgia in the above-captioned case.
Respondents are hereby commanded to file their Answer to the Petition within 60 days of the date of the Order Directing Service by Publication, or by January 30, 2024, with the Clerk of Superior Court of Towns County, 48 River Street, Hiawassee, GA 30546, and serve a copy of their Answer on Petitioner's counsel Bradley A. Hutchins, at Weissman PC, One Alliance Center, 4th Floor, 3500 Lenox Road, NE, Atlanta, Georgia 30326.
[Signatures on following page]
Witness, the Judge of Towns County Superior Court.
This, 8th day of December, 2023.
By: Cecil Dye
Clerk of Superior Court of Towns County, Georgia
Prepared by:
D. Andrew Folkner
Georgia Bar No. 695599
Bradley A. Hutchins
GA Bar No. 380682
Counsel for Petitioner Michael Anderson, in official capacity as Tax Commissioner of Towns County
Weissman PC
One Alliance Center, 4th Floor
3500 Lenox Road, NE
Atlanta, Georgia 30326
(404) 9264500 F 4600
†(Dec13,20,27,Jan3)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF
BON JERRY SUTTON,
DECEASED
ESTATE NO. 2023-P-094
NOTICE
IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-referenced estate having been duly filed,
[For use if an heir is required to be served by publication]
TO: Jackson Zachariah Wheeler
[List here all heirs having unknown addresses to be served by publication]
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before January 2, 2024.
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 Street, Suite C
Hiawassee, GA 30546
Address
706-896-3467
Telephone Number
†(Dec6,13,20,27)

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 Shirley Tressa Ditmore and Mark Thomas Ditmore to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Advanced Financial Services, Inc., dated February 18, 2005, and recorded in Deed Book 328, Page 524, Towns County, Georgia records, as last transferred to U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R1, Mortgage-Backed Notes, Series 2021-R1 by corrected Assignment recorded in Deed Book 708, Page 713, Towns County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$110,000.00, 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 January, 2024, to wit: January 2, 2024, the following described property:

All that tract or parcel of land lying and being in Land Lot 23, 17th District, 1st Section, Towns County, Georgia containing 2.34 acres as shown on a plat of survey by Blairsville Surveying Co. dated March 5, 2001 and recorded in Plat Book 27, Page 114, Towns County Records, which description on said plat is incorporated herein by reference.

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 2401 Lakeview Drive, Young Harris, GA 30582, 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): Shirley Tressa Ditmore, as to life estate, and Mark Thomas Ditmore, as remainderman 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 National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R1, Mortgage-Backed Notes, Series 2021-R1

as attorney in fact for
Shirley Tressa Ditmore and Mark Thomas Ditmore
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.

FC22-253

†(Dec6,13,20,27)

NOTICE

Notice is given that a notice of intent to dissolve UNION HILL UNITED METHODIST CHURCH OF HIAWASSEE, GEORGIA INC., a Georgia non-profit corporation with its registered office at 275 Bell Creek Cove Road, Hiawassee, GA, 30546, will be delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code.
†(Dec20,27)

STATE OF GEORGIA COUNTY OF TOWNS

NOTICE

Notice is hereby given that the business operated at 3676 US Hwy 76 Young Harris GA 30582, in the trade name of Young Harris Water Sports & RV, is owned and carried on by Hoffmann YHWS LLC whose address is 3676 US Hwy 76 Young Harris GA 30582 and the statement relating thereto required by Official Code of Georgia 10-1-490 has been filed with the Clerk of Superior Court of Towns County, Georgia. Guy Brandt, Partner of Berger Cohen & Brandt, 8000 Maryland Ave Ste 1550, Clayton MO 63105
†(Dec20,27)

STATE OF GEORGIA COUNTY OF TOWNS

NOTICE

Notice is hereby given that the business operated at 3676 US Hwy 76 Young Harris GA 30582, in the trade names of American Water Sports and Young Harris Water Sports, is owned and carried on by Hoffmann AWS LLC whose address is 3676 US Hwy 76 Young Harris GA 30582 and the statement relating thereto required by Official Code of Georgia 10-1-490 has been filed with the Clerk of Superior Court of Towns County, Georgia. Guy Brandt, Partner of Berger Cohen & Brandt, 8000 Maryland Ave Ste 1550, Clayton MO 63105
†(Dec20,27)