

# Towns County Herald

## Legal Notices for December 23, 2020

**IN THE PROBATE COURT OF TOWNS COUNTY  
STATE OF GEORGIA**  
IN RE: ESTATE OF  
**RONNIE DALE PLOTT, DECEASED**  
ESTATE NO. 2020-P-079  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

TO: All Interested parties and to whom it may concern:

Jeffery Dale Plott has petitioned to be appointed Administrator(s) of the estate of Ronnie Dale Plott deceased, of said County. (The Petitioner has also applied for waiver of bond 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 11, 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(Dec16,23,30,Jan6)

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

RE: DONALD H. MONROE

All debtors and creditors of the estate of Donald H. Monroe, 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 8th day of December, 2020.

Ann Crocker-Monroe, Executor  
350 Lapidary Lane  
Young Harris, GA 30582  
Lawrence S. Sorgen  
Attorney at Law  
P. O. Box 67  
Hiawassee, GA 30546

T(Dec16,23,30,Jan6)

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

RE: MITCHELL CRAIG RHINEHARDT

All debtors and creditors of the estate of Mitchell Craig Rhinehardt, 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 8th day of December, 2020.

H. L. Rhinehardt, Executor  
4991 U.S. Hwy. 76  
Young Harris, GA 30582  
Lawrence S. Sorgen  
Attorney at Law  
P. O. Box 67  
Hiawassee, GA 30546

T(Dec16,23,30,Jan6)

**IN THE PROBATE COURT OF Towns COUNTY**

**STATE OF GEORGIA**

IN RE: ESTATE OF

Harriette Adams, DECEASED

ESTATE NO. 2020-P-046

NOTICE TO DEBTORS AND CREDITORS

All Creditors of the Estate of Harriette Adams, late of Towns County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.

This 20th day of November, 2020.

\_\_\_\_\_/s/ Todd A. Larsen / \_\_\_\_\_

Todd A. Larsen, Esq.  
Attorney for Executor  
914 Church Street  
Decatur, Georgia 30030

T(Dec2,9,16,23)

**IN THE PROBATE COURT OF TOWNS COUNTY**

**STATE OF GEORGIA**

IN RE: ESTATE OF

EDWARD JACKSON SMITH, JR., DECEASED

ESTATE NO. 2018-49

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 January 4, 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: Kerry L. Berrong

Clerk of the Probate Court

48 River St. Suite C

Hiawassee, GA 30546

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Telephone Number

T(Dec23)

**IN THE PROBATE COURT OF TOWNS COUNTY**

**STATE OF GEORGIA**

IN RE: ESTATE OF

JAMES HARVEY RUSSELL, DECEASED

ESTATE NO. 2020-P-049

PETITION BY PERSONAL REPRESENTATIVE FOR

WAIVER

OF BOND AND/OR GRANT OF CERTAIN POWERS

NOTICE

Sara Gentry Hunt has petitioned for waiver of bond and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. 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 19, 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(Dec23,30,Jan6,13)

**IN THE PROBATE COURT OF TOWNS COUNTY**

**STATE OF GEORGIA**

IN RE: ESTATE OF

GERALDINE ESTHER MAINE, a.k.a GERALDINE

E. MAINE

DECEASED

ESTATE NO. 2020-P-076

NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,

TO: All Unknown Heirs

[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 4, 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

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Clerk of the Probate Court

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T(Dec9,16,23,30)

**NOTICE OF SALE UNDER POWER**

**GEORGIA, TOWNS COUNTY**

By virtue of the Power of Sale contained in that certain Security Deed given from Lillian B. Penner to Countrywide Bank, FSB, dated 09/08/2008, recorded 09/16/2008 in Deed Book 440, Page 822, Towns County, Georgia records, and as last assigned to Nationstar Mortgage LLC DBA Champion Mortgage Company by virtue of assignment recorded in Deed Book 660, Page 744, Towns County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of ONE HUNDRED EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$187,500.00), 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 January 2021 by Nationstar Mortgage LLC d/b/a Champion Mortgage Company, as Attorney in Fact for Lillian B. Penner, all property described in said Security Deed including but not limited to the following described property: ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF TOWNS, STATE OF GEORGIA, BEING KNOWN AND DESIGNATED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 14, 17TH DISTRICT, 1ST SECTION TOWNS COUNTY, GEORGIA, CONTAINING 0.53 ACRES, AND BEING LOT FIVE (5) OF NORTH MEADOW SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY TAMROK ENGINEERING, INC., R.S. # 1626, DATED DECEMBER 9, 1988, AS RECORDED IN PLAT BOOK 11, PAGE 196, TOWNS COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE PART THEREOF. THE PROPERTY IS CONVEYED SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THIS PROPERTY IS CONVEYED SUBJECT TO THE RESTRICTIONS OF RECORD PERTAINING TO NORTH MEADOW SUBDIVISION AS RECORDED IN DEED BOOK 96, PAGE 345-346, TOWNS COUNTY RECORDS. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

Said property being known as 3777 N MEADOW CIR, YOUNG HARRIS, GA 30582 according to the present numbering system in Towns County. The indebtedness secured by said Security Deed has been declared due because of default under the terms of said Security Deed and Note. 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 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: any superior Security Deeds of record; 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 utilities which 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 Lillian Penner or tenant(s). The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, and (2) final confirmation and audit of the status of the loan. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Champion Mortgage Company, 8950 Cypress Waters Blvd., Coppell, TX 75019, 1-855-683-3095. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-9500.

T(Dec9,16,23,30)