

Towns County Herald

Legal Notices for December 9, 2020

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of CARL DAVID CANNON, JR. 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 Carl David Cannon, Jr.

This 13th day of November, 2020.

Loretta E. Cannon, Executor
ESTATE OF CARL DAVID CANNON, JR.

P.O. Box 666
Hiawassee, Georgia 30546

Submitted by:
Pamela Kendall Floyd, PC
Attorney for Estate

P.O. Box 1114
Hiawassee, GA 30546

T(Nov18,25,Dec2,9)

IN THE SUPERIOR COURT OF TOWNS COUNTY STATE OF GEORGIA

In Re: JACKIE DENISE TAYLOR:

Civil Action No.: 2020-CV-157-BL

NOTICE OF PETITION TO CHANGE NAME

A petition has been filed in the Superior Court of Towns County, Georgia, by JACKIE DENISE TAYLOR on the 13 day of November, 2020, praying for a change in her name from JACKIE DENISE TAYLOR to JACQUELINE DENISE TAYLOR. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.

This 13 day of November, 2020.

Kris-Ann Poe

Attorney for Petitioner

Georgia Bar No. 675217

231 Chatuge Way

Hiawassee, GA 30546

(706) 896-4118

T(Nov18,25,Dec2,9)

IN THE SUPERIOR COURT OF TOWNS COUNTY STATE OF GEORGIA

In Re: JACKIE GREGE TAYLOR:

Civil Action No.: 2020-CV-156-BL

NOTICE OF PETITION TO CHANGE NAME

A petition has been filed in the Superior Court of Towns County, Georgia, by JACKIE GREGE TAYLOR on the 13 day of November, 2020, praying for a change in her name from JACKIE GREGE TAYLOR to GREG JACKIE TAYLOR. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.

This 13 day of November, 2020.

Kris-Ann Poe

Attorney for Petitioner

Georgia Bar No. 675217

231 Chatuge Way

Hiawassee, GA 30546

(706) 896-4118

T(Nov18,25,Dec2,9)

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF

FRANKLIN LEROY GALLOWAY, DECEASED

ESTATE NO. 2020-P-068

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

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

Franklin Christopher Galloway has petitioned to be appointed Administrator of the estate of Franklin Leroy Galloway 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 December 21, 2020.

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

T(Nov25,Dec2,9,16)

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF

CARL R. COONEY, DECEASED

ESTATE NO. 2020-P-070

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

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

Kimberly J. Cooney has petitioned to be appointed Administrator of the estate of Carl R. Cooney 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 December 21, 2020.

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

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T(Nov25,Dec2,9,16)

STATE OF GEORGIA

COUNTY OF TOWNS

NOTICE TO DEBTORS AND CREDITORS

RE: DANIEL P. JALBERT

All debtors and creditors of the estate of Daniel P. Jalbert, 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 19th day of November, 2020.

Armand F. Jalbert, Jr. Executor

136 Red Stone Road

Chilhowie, VA 14319

Lawrence S. Sorgen

Attorney at Law

P. O. Box 67

Hiawassee, GA 30546

T(Nov25,Dec2,9,16)

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of

All debtors and creditors of the Estate of Betty Jo Sampson, 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 19th day of November, 2020

Denise DeGrom

190 Meadow Brooks Lane, YH 30582

404-218-5779

T(Nov25,Dec2,9,16)

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

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

By: Michelle Smith

Clerk of the Probate Court

48 River St. Suite C

Hiawassee, GA 30546

Address

706-896-3467

Telephone Number

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)