

# Towns County Herald

## Legal Notices for March 13, 2019

**STATE OF GEORGIA  
COUNTY OF TOWNS  
NOTICE TO DEBTORS AND CREDITORS**  
RE: ESTATE OF PATRICIA ANN LIGHT  
All debtors and creditors of the estate of Patricia Ann Light, 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 February, 2019.  
Mary Ann Richards, Executor  
2501 Culpepper Trace  
Bethlehem, GA 30620  
Lawrence S. Sorgen, Attorney for Executor  
P.O. Box 67  
Hiawassee, GA 30546  
T(Feb20,27,Mar6,13)B

**NOTICE OF SUMMONS  
SERVICE BY PUBLICATION**  
IN THE SUPERIOR COURT OF TOWNS COUNTY,  
CIVIL ACTION NO. 18-CV-149-SG  
RONALD K. WEINTRAUB VS BRITTANY NICOLE PARKER  
TO: BRITTANY NICOLE PARKER, DEFENDANT by order of service by publication dated February 12, 2019 you are hereby notified that Ronald K. Weintraub filed suit against you for Complaint for Damages on September 24, 2018. You are hereby required to file with the Superior Court of Towns County and serve upon Plaintiff's attorney, David E. Barrett, 108 Blue Ridge Hwy., Ste. 6, Blairsville, GA 30512 an answer in writing within sixty (60) days of the date of the order for publication.  
Witness the Honorable N. Stanley Gunter, Judge of said Court  
This the 31 day of January, 2019  
Cecil Dye,  
Clerk of Superior Court  
Towns County  
T(Feb20,27,Mar6,13)B

**NOTICE TO DEBTORS AND CREDITORS**  
All creditors of the Estate of Jean Jay Warren, a/k/a Jean J. Warren, late of Towns County, Georgia, 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.  
Jayne Warren Belk  
Jack Leonard McGinnis,  
Co-Executors of the Estate of Jean Jay Warren  
a/k/a Jean J. Warren  
Suzanne G. Mason, Esq.  
Abrams, Davis, Mason & Long  
1100 Peachtree Street NE, Suite 1600  
Atlanta, GA 30309  
T(Feb20,27,Mar6,13,20)B

**TOWNS COUNTY SUPERIOR COURT  
TRADE NAME REGISTRATION**  
Personally appeared the undersigned who on oath deposes and says that United's Table LLC, 273 Big Sky Drive, Hiawassee, GA 30546 is doing business in Towns County, Georgia under the name of: Daniel's Steakhouse and that the (nature of the business) to be carried on at such address is retail furniture store.  
This affidavit is made in compliance with GA Code Annotated, Title 10, Chapter 1, Section 490.  
T(Mar13,20)P

**IN THE PROBATE COURT OF TOWNS COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF  
STEVEN LEWIS TALBOT, DECEASED**  
ESTATE NO. 2019-19  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
TO: Kristi Redman Clapp and to whom it may concern:  
Kathleen A. Talbot has petitioned to be appointed Administrator of the estate of Steven Lewis Talbot deceased, of said County. 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 April 1, 2019.  
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(Mar6,13,20,27)B

**NOTICE TO CREDITORS AND DEBTORS**  
All creditors of the estate of LETA MAE GARRETT, a.k.a. LETA M. GARRETT, deceased of Towns County, Hiawassee, Georgia 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 to the undersigned Executor of the Estate of LETA MAE GARRETT, a.k.a. LETA M. GARRETT.  
This 25th day of February, 2019.  
Betsy Morgan, f.k.a. Betsy Garrett  
648 Kinsey Cove Road  
Hiawassee, Georgia 30546  
Pamela Kendall Floyd, PC  
Attorney for Estate  
P.O. Box 1114  
Hiawassee, GA 30546  
T(Mar6,13,20,27)B

**STATE OF GEORGIA  
COUNTY OF TOWNS  
NOTICE TO DEBTORS AND CREDITORS**  
RE: ESTATE OF HAROLD M. GANTNIER  
All debtors and creditors of the estate of Harold M. Gantnier, 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 27th day of February, 2019.  
Jacqueline Gantnier, Executor  
Address: P. O. Box 244  
Accord, NY 12404  
T(Mar6,13,20,27)B

**STATE OF GEORGIA  
COUNTY OF TOWNS  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Kenneth Greene Manley, Sr., All debtors and creditors of the estate of Kenneth Greene Manley, Sr., deceased, late of Towns County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 25th day of February, 2019.  
By: Brenda Marshall Johnson and Kenneth Manley, Jr., Co-Executors  
A. Reid Turner, III  
Attorney at Law  
P.O. Box 932  
Griffin, GA 30224  
(770) 228-9600  
T(Mar6,13,20,27)B

**TOWNS COUNTY SUPERIOR COURT  
STATE OF GEORGIA**  
Civil Action Case No. 19-CV-26JP  
NOTICE OF PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)  
Dana N. Meaders filed a petition in the Towns County Superior Court on February 25, 2019, to change the name(s) of the following minor child(ren) from: Asiah Lashay Stewart to: Asiah Lashay Meaders.  
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA Section 19-12-1(f)(2) and (3).  
Dated: 2-25-19  
Dana Meaders, Petitioner  
3153 Baldview Road  
Hiawassee, GA 30546  
T(Mar6,13,20,27)P

**TOWNS COUNTY SUPERIOR COURT  
STATE OF GEORGIA**  
Civil Action Case No. 19-CV-25JP  
NOTICE OF PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)  
Dana N. Meaders filed a petition in the Towns County Superior Court on February 25, 2019, to change the name(s) of the following minor child(ren) from: Sean Tyler Stewart to: Sean Tyler Meaders.  
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA Section 19-12-1(f)(2) and (3).  
Dated: 2-25-19  
Dana Meaders, Petitioner  
3153 Baldview Road  
Hiawassee, GA 30546  
T(Mar6,13,20,27)P

**IN THE PROBATE COURT OF TOWNS COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF  
MARTHA JO ROWLAND, DECEASED**  
ESTATE NO. 2019-11  
NOTICE  
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,  
TO: Michael Ray Rowland  
[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 March 25, 2019.

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(Feb27,Mar6,13,20)B

**NOTICE OF LEGAL  
STATE OF GEORGIA  
COUNTY OF TOWNS**  
The Towns County Water and Sewage Authority has declared for surplus a 2004 Dodge Ram ¾ ton 4WD truck with service body. The Authority will accept sealed bids at the Authority Office located at 1224 Jack Dayton Circle, Young Harris, GA 30582 or by mail at P.O. Box 8, Young Harris, GA 30582. Bids will be accepted until 3 PM on Tuesday, March 19th, 2019. Late bids will NOT be accepted. Please make sure to include a name, phone number, and bid amount on your sealed bid. The truck is being sold AS IS with NO Warranty. Acceptance of the bid is final. The Authority reserves the right to reject any and all bids. The truck can be inspected by appointment by calling (706) 896-4372 and scheduling a time for inspection. Bid opening will be at the monthly Board meeting of the Authority on Tuesday, March 19th, 2019 at 6 PM. If your bid is accepted, you will be contacted the following day.  
T(Feb27,Mar6,13)B

**STATE OF GEORGIA  
COUNTY OF TOWNS  
NOTICE TO DEBTORS AND CREDITORS**  
RE: The Estate of Shirley Meskan a.k.a Shirley Mae Meskan  
All debtors and creditors of the estate of Shirley Meskan a.k.a Shirley Mae Meskan, 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 7th day of March, 2019.  
Turner Guidry, Executor  
Address: 869 Day Lily Drive  
Hayesville, NC 28904  
T(Mar13,20,27,Apr3)B

**NOTICE TO DEBTORS & CREDITORS**  
RE ESTATE OF Lola Mildred Curtis  
All creditors of the estate of Lola Mildred Curtis, 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.  
This 7th Day of March, 2019  
Betty Faye Bradley  
PO Box 396  
Hayesville, NC 28904  
828-389-6193  
T(Mar13,20,27,Apr3)B

**NOTICE TO DEBTORS & CREDITORS**  
RE ESTATE OF Charles Nelson Maynard  
All creditors of the estate of Charles Nelson Maynard, 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.  
This 16th Day of July, 2018  
Brenda Maynard  
3242 Holland Court  
Young Harris, GA 30582  
706-896-5035  
T(Mar13)B

**IN THE PROBATE COURT OF TOWNS COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF  
DESTINY GRACE MCNABB, MINOR**  
ESTATE NO. 2019-18  
NOTICE  
Date of second publication, if any March 13, 2019  
TO: Father of the above-named Minor  
You are hereby notified that Cynthia Darlene Haynes has filed a Petition seeking to be appointed temporary guardian of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner as temporary guardian, must be in writing, setting forth the grounds of any such objections, and be filed with this Court ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia 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.  
NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner as guardian, or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is 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(Mar13)B

**IN THE PROBATE COURT OF TOWNS COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF  
JOSEPH ROBERT HOLTON, JR., DECEASED**  
ESTATE NO. 2016-8  
NOTICE  
[For Discharge from Office and all Liability]  
IN RE: Petition for Discharge of Personal Representative  
TO: All Interested Parties and 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 MARCH 25, 2019.  
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(Mar13)B

**IN THE PROBATE COURT OF TOWNS COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF  
JOSEPH ROBERT HOLTON, JR., DECEASED**  
ESTATE NO. 2016-8  
NOTICE  
[For Discharge from Office and all Liability]  
IN RE: Petition for Discharge of Personal Representative  
TO: All Interested Parties and 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 MARCH 25, 2019.  
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(Mar13)B

**IN THE PROBATE COURT OF TOWNS COUNTY  
STATE OF GEORGIA  
IN RE:  
RALPH EDWIN GRADY, DECEASED**  
ESTATE NO. 2019-21  
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT  
The Petition of Jean K. Grady, for a year's support from the estate of Ralph Edwin Grady, 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 March 25, 2019, 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(Feb27,Mar6,13,20)B

**STATE OF GEORGIA  
COUNTY OF TOWNS  
NOTICE OF SALE UNDER POWER**  
Because of a default under the terms of the Security Deed executed by Amanda L. Land and Jimmy Land to Mortgage Electronic Registration Systems, Inc., as nominee for Transland Financial Services, Inc. dated May 20, 2004, and recorded in Deed Book 306, Page 771, as last modified in Deed Book 579, Page 167, Towns County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, NA, securing a Note in the original principal amount of \$77,900.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 2, 2019, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: (Incorrectly shown in the security deed as: All that certain tract or parcel of land lying and being in parts of Land Lots 162 and 153, of the 17th District, 1st Section, Towns County, Georgia, consisting of 1.0 acre, more or less, and being that part of a tract conveyed to Levena McClure from George McClure as indicated by Warranty Deed recorded in Book Q, Page 529, Towns County, Georgia records. Said part lies between Townsend Mill road and Brasstown Creek and is the remainder of the tract conveyed by said deed after the conveyance of 1/2 acre, more or less, from Luvena McClure to George McClure, Jr.  
The property conveyed by this Security Deed includes that General Manufactured Housing, Inc. mobile home, Sizzler III Model #32-7676SIZ, Serial #GMHGA4310128439AB, which has been, or will be permanently affixed to the real property described above. The foregoing manufactured/mobile home, for all intents and purposes, is real property and is considered a permanent fixture and improvement to the land. It is not considered personal property. Being the same lands conveyed unto Jimmy Land by Warranty Deed from Luvena McClure, dated February 2, 1981, filed of record February 21, 1981, in Rook 68, Page 634, in the Office of the Clerk of Superior Court, Towns County, Georgia.)  
The correct legal description being:  
All that tract or parcel of land lying and being in Land Lot 152, of the 17th District, 1st Section, of Towns County Georgia, and being more particularly described as follows:  
BEGINNING at the TRUE POINT OF BEGINNING a point located on the Southeastern Right-of-way of Townsend Mill Road, a 50 foot right-of-way, said point being located North 71°40'43" East, and a distance of 12.38 feet from a 24" Poplar Tree; thence leaving said Right-of-way a bearing of North 71°40'43" East, and a distance of 177.48 feet to an Iron Pin Found, a 1/2" Open Top Pipe; thence a bearing of South 26°50'04" East, a distance of 114.88 feet to a 15" Walnut tree; thence a bearing of South 26°50'04" East, a distance of 32.28 feet to a point, located in the centerline of Brasstown Creek; thence running upstream along and with the centerline of said creek a bearing of South 77°53'26" West, a distance of 242.56 feet to a point; thence a bearing of South 72°49'59" West, a distance of 166.49 feet to a point, said point located at the intersection of said creek with a small branch; thence leaving said creek and following the centerline of the said branch, a bearing of North 10°53'27" West, a distance of 20.60 feet to a point, said point located at the intersection of said branch with the Southeastern Right-of-way of Townsend Mill Road; thence along and with said Right-of-way, a bearing of North 57°29'09" East, a distance of 6.92 feet to a point; thence 221.33 feet along a curve, said curve having a chord of North 46°25'51" East 219.96 feet and a radius of 573.56 feet to a point, being the POINT OF BEGINNING.  
Said tract contains 0.8749 Acres.  
Said property is known as 1838 Townsend Mill Road, Young Harris, GA 30582, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, 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.  
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.  
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 secured creditor.  
The property is or may be in the possession of Amanda Lynn Evans, a/k/a Amanda L. Land and Jimmy Land, a/k/a Jimmy Lee Land, successor in interest or tenant(s).  
Wells Fargo Bank, N.A. as Attorney-in-Fact for Amanda L. Land and Jimmy Land  
File no. 08-009068  
SHAPIRO PENDERGAST & HASTY, LLP\*  
Attorneys and Counselors at Law  
211 Perimeter Center Parkway, N.E., Suite 300  
Atlanta, GA 30346  
770-220-2535/JP  
shapiroandhasty.com  
\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
T(Mar6,13,20,27)B

**NOTICE OF SALE UNDER POWER  
GEORGIA, TOWNS COUNTY**  
This is an attempt to collect a debt and any information obtained will be used for that purpose.  
Under and by virtue of Power of Sale contained in the Security Deed from Tricia Beck and Wesley Beck, to Mortgage Electronic Registration Systems, Inc., as nominee for Poplar Financial Services, LLC, dated May 5, 2006, filed for record May 18, 2006, recorded at Deed Book 372, Page 121, Towns County, Georgia Records, in the original principal amount of \$125,800.00 as later assigned to Vanderbilt Mortgage and Finance, Inc., together with a Promissory Note of equal date and value 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 at TOWNS COUNTY, Georgia, within the legal hours of sale on the first TUESDAY in April, 2019, the following described property:  
All that tract or parcel of land lying and being in the 18th District, 1st Section, Land Lot 292, of Towns County, Georgia, containing 1.70 acres as shown on a plat of survey by Tim Cable Sureveying, Timothy Prescott Cable, RLS, dated 8-20-97, and recorded in Plat Book 23, Page 31, of the Towns County Records, said plat being incorporated herein by reference; together with all that land lying between the Southern line of said tract and the center line of Owl Creek Road (County Road 18), subject to the road right of way.  
Said legal description is controlling; property address is commonly known as 475 Owl Creek Road, Hiawassee, Georgia 30546.  
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when due. 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 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: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; any outstanding taxes, including but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in possession of the property is Tricia Beck and Wesley Beck and /or tenant(s).  
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. VANDERBILT MORTGAGE AND FINANCE, INC. and its counsel are acting as debt collectors. Any information obtained will be used for that purpose.  
VANDERBILT MORTGAGE AND FINANCE, INC., as Attorney-in-Fact for Tricia Beck and Wesley Beck. For information on modifying or altering the loan or acquiring further information about this Security Deed:  
Contact: Jason Godwin  
Godwin Law Group  
3985 Steve Reynolds Blvd, Bldg D  
Norcross, GA 30093  
Phone: 770-448-9925  
Email: jgodwin@godwinlawgroup.com  
T(Mar6,13,20,27)B