Towns County Herald

Legal Notices for March 30, 2022

NOTICE TO DEBTORS & CREDITORS
RE: Estate of Edward H. Denton
All debtors and creditors of the Estate of Edward H. Denton, 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 4th day of March, 2022
Edward H. Denton
116 St. Andrews Lane
Aledo, TX 76008
817-676-7610
T(Mar9,16,23,30)

IN THE PROBATE COURT OF TOWNS COUNTY
STATE OF GEORGIA
IN RE:
HOWARD DOUGLAS FILLEY, DECEASED
ESTATE NO. 2022-P-016
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of Pamela G. Filley, for a year's support from the estate of Howard Douglas Filley, 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 April 4, 2022, 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: Michelle Smith
Clerk of the Probate Court
48 River St., Suite C
Hiawassee, GA 30546
Address
706-896-3467
Telephone Number
T(Mar9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of Thomas N. Thompson 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 9th day of March, 2022
Charlene R. Thompson, Executor
c/o Audra Lynn, Esq.
1117 Perimeter Center West, Suite W501,
Atlanta, GA 30338
T(Mar9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: ESTATE OF GILBERT L. ZIEGLER
All creditors of the estate of Gilbert L. Ziegler 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 9th day of March, 2022.
EXECUTOR(S): - MATTHEW SHEPHERD
ADDRESS: c/o Eddy A. Corn, Attorney
253 Big Sky Drive
Hiawassee, GA 30546
PHONE: (706) 896-3451
T(Mar9,16,23,30)

NOTICE TO CREDITORS AND DEBTORS
All creditors of the Estate of WENTWORTH CLARKE 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 KARL W. CLARKE as Executor of the Estate of Wentworth Clarke.
This 4th day of March 2022.
KARL W. CLARKET, Executor
Estate of Wentworth Clarke
4175 Ridgecrest Trail
Hiawassee, GA 30546
Submitted by:
Pamela Kendall Floyd, PC
Attorney for Estate
P.O. Box 1114
Hiawassee, GA 30546
T(Mar9,16,23,30)

NOTICE OF CHANGE OF CORPORATE NAME
Notice is given that articles of amendment which will change the name of Vibracon Tools Inc. to WARREN CONCRETE, INC. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The registered office of the corporation is located at 2154 Rainbow Lane, Hiawassee Georgia 30546.
T(Mar30,Apr6)

NOTICE TO DEBTORS & CREDITORS
RE: Estate of Robbie Jean Mauldin
All debtors and creditors of the Estate of Robbie Jean Mauldin, 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 25th day of March, 2022
David Lynn Mauldin
PO Box 255
Hiawassee, GA 30546
706-781-7744
T(Mar30,Apr6,13,20)

NOTICE TO DEBTORS & CREDITORS
RE: Estate of Horace Arvil Mauldin
All debtors and creditors of the Estate of Horace Arvil Mauldin, 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 25th day of March, 2022
David Lynn Mauldin
PO Box 255
Hiawassee, GA 30546
706-781-7744
T(Mar30,Apr6,13,20)

IN THE PROBATE COURT OF TOWNS COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
JOHN LEE HOLMES, DECEASED
ESTATE NO. 2022-P-029
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: All Interested parties and to whom it may concern:
John Walter Holmes has petitioned to be appointed administrator(s) of the estate of John Lee Holmes 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 April 25, 2022.
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(Mar30,Apr6,13,20)

IN THE PROBATE COURT OF TOWNS COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
LESTER NEVILLE SMITH, DECEASED
ESTATE NO. 2022-P-028
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: All Interested parties and to whom it may concern:
Mariel Nichole Patrick & Anthony "Tony" Smith has petitioned to be appointed administrator(s) of the estate of Lester Neville Smith 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 April 25, 2022.
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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Judge of the Probate Court
By: Michelle Smith
Clerk of the Probate Court
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706-896-3467
T(Mar30,Apr6,13,20)

IN THE PROBATE COURT OF TOWNS COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
MARENE DIANE SANDHAM, DECEASED
ESTATE NO. 2022-P-024
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: All Interested parties and to whom it may concern:
Cynthia S. Oglesby has petitioned to be appointed administrator(s) of the estate of Marene Diane Sandham, 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 April 18, 2022.
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(Mar23,30,Apr6,13)

IN THE PROBATE COURT OF TOWNS COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
CLYDE ROSS FULLER, DECEASED
ESTATE NO. 2022-P-021
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: All Interested parties and to whom it may concern:
Carolyn Rowland and Melvin D. Fuller has petitioned to be appointed administrator(s) of the estate of Clyde Ross Fuller, 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 April 18, 2022.
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
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T(Mar23,30,Apr6,13)

IN THE PROBATE COURT OF TOWNS COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
SUSAN MARIE FARRIS, DECEASED
ESTATE NO. 2022-P-022
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: All Interested parties and to whom it may concern:
Delores Farris Stover has petitioned to be appointed administrator(s) of the estate of Susan Marie Farris, 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 April 18, 2022.
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(Mar23,30,Apr6,13)

STATE OF GEORGIA
COUNTY OF TOWNS
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of KENNETH J. CONFORTI
All debtors and creditors of the estate of Kenneth J. Conforti, 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 10th day of March, 2022.
Kenneth J. Conforti, Jr., Executor
732 Laurel Hill Rd.
Young Harris, GA 30582
Lawrence S. Sorgen, Esq.
Attorney at Law
P. O. Box 67
Hiawassee, GA 30546
T(Mar23,30,Apr6,13)

IN THE SUPERIOR COURT OF TOWNS COUNTY
STATE OF GEORGIA
RICKY EUGENE CATO,
Petitioner,
v.
A TRACT OF LAND IN LAND LOTS 22, 23, 34 AND 35, 19TH DISTRICT, 1ST SECTION OF TOWNS COUNTY, GEORGIA, CONTAINING 25.293 ACRES AS SHOWN ON PLAT BOOK 39, PAGE 179, TOWNS COUNTY GEORGIA RECORDS, AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: ESTATE OF ROBERT M. CHASTAIN, HEIRS KNOWN OR UNKNOWN, ESTATE OF WANDA CHASTAIN, HEIRS KNOWN OR UNKNOWN, ESTATE OF JURA CHASTAIN GIONET, HEIRS KNOWN OR UNKNOWN, ESTATE OF BESSIE CHASTAIN TIPTON ADAMS, HEIRS KNOWN OR UNKNOWN, BOBO ADAMS, ESTATE OF WADE CHASTAIN, HEIRS KNOWN OR UNKNOWN, CAROL JEAN CHASTAIN, VIRGINIA CHASTAIN ELLER, ESTATE OF TRUIETT CHASTAIN, HEIRS KNOWN OR UNKNOWN, LEWIS CARL CHASTAIN, BARBARA J. CHASTAIN SMITH, WILMA LEE CHASTAIN HUNTLY, ROBERT W. CHASTAIN, ALL THE WORLD AND ALL PERSONS KNOWN OR UNKNOWN WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,
Respondents.
Civil Action No. 22-CV-018-RG
NOTICE OF SUMMONS
TO: ALL PERSONS, KNOWN OR UNKNOWN AND ALL THE WORLD who may claim adversely to Petitioners' title of those tracts of land contained in Land Lots 22, 23, 34 and 35 of the 19th Land District, 1st Section of Towns County, Georgia, being more fully described as follows:
All that tract or parcel of land lying and being in Land Lots 22, 23, 34 and 35 of the 19th Land District, 1st Section of Towns County, Georgia, containing 25.293 acres, more or less, as shown on a Plat of Survey recorded in Towns County, Georgia records in Plat Book 39, Page 179, reference to said plat is being made for a more full and complete description.
Subject to existing restrictions, easements and rights of way for public roads and highways and public utilities, if any, extending into, through, over, or across the above described property.
This being the same property recorded in Deed Book 502, Page 849, Towns County, Georgia deed records.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on February 15, 2022, and that by reason of an Order for Service by Publication entered by the Court on March 8, 2022, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).
Witness the Honorable Raymond George, Judge of said Court.
This 8th day of March, 2022.
Cecil Dye
Clerk of Superior Court, Towns County
T(Mar16,23,30,Apr6)

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 Kathryn Brazauskas to Bank of America, N. A. dated October 5, 2005 and recorded on October 7, 2005 in Deed Book 350, Page 22, Towns County, Georgia Records, and later assigned to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2018-RPL5 by Assignment of Security Deed recorded on October 15, 2021 in Deed Book 686, Page 83, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Sixty-Four Thousand Six Hundred And 00/100 Dollars ($64,600.00), with interest thereon as set forth 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 April 5, 2022 the following described property:
All that tract or parcel of land lying and being in Land Lot 8 & 9, 17th District, 1st Section of Towns County, GA, being Lot 22, containing 0.832 acres, more or less, of Standing Meadows Subdivision, Phase II as shown on a plat of survey by James L. Alexander, RLS, dated February 4, 2005 and filed and recorded at Plat Book 34, Page 86 & 87 in Towns County, GA records, said plat being incorporated by reference herein.
Subject to all matters and conditions as shown on above referenced plat of survey.
Subject to those Declaration of Reservations, Covenants and Restrictions for Standing Meadows Subdivision, Phase II filed and recorded February 18, 2005 at Deed Book 327, Page 470 in the Towns County, Georgia records
Subject to all rights of way and easements as shown on above referenced plat of survey.
Parcel ID: 00120-00000-122-000
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, Rushmore Loan Management Services, LLC, as servicer for U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2018-RPL5, can be contacted at 888-504-7300 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, 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 John Brazauskas, heir of the Estate of Kathryn Brazauskas or tenant(s); and said property is more commonly known as 22 Standing Meadows Drive nka 2433 Standing Meadows Drive, 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.
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2018-RPL5 as Attorney in Fact for Kathryn Brazauskas
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
404-474-7149
MTG File No.: GA2022-00100
T(Mar9,16,23,30)

NOTICE OF SALE UNDER POWER
GEORGIA, TOWNS COUNTY.
By virtue of the power of sale contained in Security Deed dated August 1, 2018 from Twelve Trees Capital, LLC, a Georgia limited liability company ("Grantor"), to First Tennessee Bank National Association, n/k/a First Horizon Bank ("Bank"), recorded August 13, 2018 in Book 616, page 415 in the Office of the Clerk of the Superior Court of Towns County, Georgia (the "Security Deed"), the Security Deed having been given to secure the obligations of Grantor to Bank, including, without limitation, the obligations evidenced by a promissory note from Grantor to Bank in the original principal amount of $712,500.00 (the "Note"), the undersigned will sell at public outcry to the highest and best bidder for cash before the door of the Towns County Courthouse in Hiawassee, Georgia on the first Tuesday in April, 2022, April 5, 2022, between the legal hours of sale, all or parts of real property known and designated as Towns County Map Parcel Number H002-152, located at 25 River Street, Hiawassee, Georgia 30546, and more particularly described as follows (the "Property"):
All that tract or parcel of land lying and being in the 18th District, 1st Section, Towns County, Georgia, and being part of Lot of Land Number 112, and being a part of Lot Number One (1) according to the plat of the Town of Hiawassee, Georgia, and being what is locally known as the T. J. Hooper Old Store House lot and being better known now as the J. L. Hooper Drug Store, said lot being 40 feet fronting Public Square and running back 100 feet, including building located on said lot.
Also, ten (10) feet off of Lot Number One (1) in the plat of Hiawassee, Georgia, and running back 100 feet. Said ten (1) feet being in the side of said lot adjoining Lot Two (2) in the plat of said Town and fronting the Public Square and also front the Street on back of said lot. Also conveyed as above mentioned ten (10) feet of Lot Number Two (2) in the plan of Hiawassee, Georgia, and running back 100 feet and being on the side of said lot. Adjoining Lot Number One (1) in the plat of said Town and fronting the Public Square and fronting the Street on the back. The property hereby described making one contiguous parcel of land and fronting Public Square twenty (20) feet and running back 100 feet the street on the back and being ten (10) feet off of each lot.
Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.
Being the same property conveyed to Twelve Trees Capital, LLC by Warranty Deed dated August 1, 2018, recorded August 13, 2018 in Deed Book 616, page 413 in the Office of the Clerk of the Superior Court of Towns County, Georgia.
The obligations secured by the Security Deed have been and are hereby declared due and payable because of default under the terms of the Security Deed and the Note, including, but not limited to, the failure to make payments when due. Those obligations remaining in default, this sale will be made for the purpose of applying the proceeds to the payment of those obligations secured by the Security Deed, accrued interest and expenses of the sale, and all other payments provided for under the Security Deed, notice of intention to collect attorneys' fees having been given as provided by law, and the remainder, if any, shall be applied as provided by law.
The Property will be sold as the property of Twelve Trees Capital, LLC, which, to the best of Bank's knowledge and belief, is the party in possession of the Property.
The Property will be sold "as is", without express or implied warranties of any kind, subject to (a) all unpaid real and personal property ad valorem taxes and governmental assessments, and (b) all prior restrictions, rights-of-way and assessments of record, if any, appearing of record prior to the date of the Security Deed and those appearing after the date of the Security Deed and consented to of record by Bank, as applicable.
The name, address, and telephone number of the individual or entity with full authority to negotiate, amend, and modify the terms of the Note and the Security Deed are as follows: Jeanna McWilliams, Senior Vice President, 211 Franklin Road, Suite 300, Brentwood, TN 37027, telephone
629-208-2021. However, such individual or entity is not required by law to negotiate, amend, or modify the terms of the Note or the Security Deed.
First Horizon Bank, f/k/a First Tennessee Bank National Association, attorney in fact for Twelve Trees Capital, LLC, c/o Gillian Grace Furqueron, Esq. [Georgia Provisional Bar No. 13045P pursuant to Supreme Court of Georgia order "Provisional Admission to the Practice of Law in Georgia" section 3-2(c)] (phone 423-209-4150), provisionally admitted in Georgia and supervised by Cameron S. Hill, Esq. (Georgia Bar No. 353447), 633 Chestnut Street, Suite 1900, Chattanooga, Tennessee 37450.
T(Mar9,16,23,30)