

Towns County Herald

Legal Notices for April 7, 2021

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Kasey Lamar Hiland
All debtors and creditors of the Estate of , 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 March, 2021
Allison Hiland
Name
2695 Plainview Road
Maysville, GA 30558
Address
678-491-2971
Phone Number
T(Mar24,31,Apr7,14)

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Paris Dennis Handy
All debtors and creditors of the Estate of Paris Dennis Handy, 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 March, 2021
Dorothy Handy
Name
234 Crane Creek Road
Young Harris, GA 30582
Address
706-379-3064
Phone Number
T(Mar24,31,Apr7,14)

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Lowen P. Dockery
All debtors and creditors of the Estate of Lowen P. Dockery, 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 March, 2021
Sandra Dockery Wood
Name
483 Lower Bell Creek Road
Hiawassee, GA 30546
Address
706-835-5028
Phone Number
T(Mar24,31,Apr7,14)

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF TOWNS
RE: ESTATE OF James L. Melton
All creditors of the estate of James L. Melton, 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 to the undersigned.
This the 15th day of March, 2021.
James L. Melton, II and Lisa Baxter
Personal Representative
440 White St. Hiawassee GA 30546
and PO Box 447 Blairsville GA 30514
Address
Phone
T(Mar24,31,Apr7,14)

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF TOWNS
RE: ESTATE OF Barbara Reedy Atkins
All creditors of the estate of Barbara Reedy Atkins, 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 to the undersigned.
This the 15th day of March, 2021.
John Boyd Atkins
Personal Representative
101 Roberts Court Palatka FL 32177
Address
386-328-9553
Phone
T(Mar24,31,Apr7,14)

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF TOWNS
RE: ESTATE OF PHYLLIS KAY BELL
All creditors of the estate of PHYLLIS KAY BELL, deceased, late of Towns County, Georgia, are hereby notified to render their demands against said estate to the undersigned according to law, and all persons indebted to said estate are required to make immediate payments to the undersigned.
This the 17th day of March, 2021.
Gregory Hutcheson
Executor
PO Box 657
Clarksville, GA 30523
T(Mar31,Apr7,14,21)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
CLIFF EDWARD SCOTT, DECEASED
ESTATE NO. 2020-P-004
NOTICE
[For Discharge from Office and all Liability]
IN RE: Petition for Discharge of Personal Representative
TO: Sarah Scott, Zachary Scott, all interested parties, 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 April 12, 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(Mar17,24,31,Apr7)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the estate of HOWARD O. WATKINS, JR., 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 HOWARD O. WATKINS, JR. .
This 8th day of March, 2021.
HOWARD OTIS WAKINS, III, Executor
Estate of Howard O. Watkins, Jr.
2815 Stonington Place
Frontenac, MO 63131
Pamela Kendall Floyd, PC
Attorney for Estate
P.O. Box 1114
Hiawassee, GA 30546
T(Mar17,24,31,Apr7)

NOTICE OF SUPERIOR COURT

OF TOWNS COUNTY
Ava Rose Quinones, a minor child, BNF Sheila Rose McKinney,
Superior Court of Towns County; CAFN: SU-CV-2021-6-BL
TO: Any interested party,
By Order of the Court for Service by Publication dated March 9, 2021, you are hereby notified that on January 12, 2021, Sheila Rose McKinney, filed a Petition for Name Change in re: Ava Rose Quinones. You are required to file any objections with the Clerk of the Superior Court, and to serve upon Plaintiff's Attorney Michelle Vaughan, P.O. Box 1657, Blairsville, Georgia, 30514, an Answer in writing within thirty (30) days of April 8, 2021.
T(Mar17,24,31,Apr7)

NOTICE

Notice is given that articles of incorporation that will incorporate Turpin Sales, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Corporation Code. The initial registered office of the corporation is located at 231 Chatuge Way, Hiawassee, Georgia 30546 and its initial registered agent at such address is Stephanie W. McConnell.
T(Apr7,14)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA
IN RE:
ALLORA JEANNE COUTURE, DECEASED
ESTATE NO. 2021-P-022
NOTICE OF PETITION TO FILE FOR YEAR'S REPORT
The Petition of Richard L. Couture, for a year's support from the estate of Allora Jeanne Couture , 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 19, 2021, 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(Mar24,31,Apr7,14)

IN THE SUPERIOR COURT OF TOWNS COUNTY

STATE OF GEORGIA
BRENDA Y. HELD,
Plaintiff,
v.
EARL W. ANDERSON,
Defendant.
CIVIL ACTION Case No. 21-CV-31-BL
NOTICE OF SUMMONS -- SERVICE BY PUBLICATION
TO: EARL WAYNE ANDERSON, Defendant
Named Above:
You are hereby notified that the above-styled action seeking a divorce was filed against you in said court on March 9, 2021, and that by reason of an order for service of summons by publication entered by the Court on March 18, 2021, you are hereby commanded and required to file with the clerk of said court and serve upon Kris-Ann Poe, Attorney for Plaintiff, whose address is 231 Chatuge Way, Hiawassee, Georgia 30546, an answer to the complaint within sixty (60) days of the date of the order for service by publication. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint.
Witness the Honorable T. Buckley Levins, Judge of said Court.
This the 22nd day of March, 2021.
Cecil Dye, Clerk of Superior Court
Towns County, Enotah Judicial Circuit
T(Mar24,31,Apr7,14)

IN THE SUPERIOR COURT OF TOWNS COUNTY

STATE OF GEORGIA
DENISE RUDDER and
DANIEL RUDDER,
Plaintiffs,
v.
NATALIE RUDDER CHILDS and
JERAMIE GENE CHILDS
Defendants.
Civil Action File Number: 2021-CV-00004 RG
NOTICE OF SUMMONS
TO: NATALIE RUDDER CHILDS, WHEREABOUTS UNKNOWN
TO: JERAMIE GENE CHILDS, WHEREABOUTS UNKNOWN
A Complaint for Custody was filed in the Superior Court of Towns County, Georgia by Plaintiffs DENISE RUDDER and DANIEL RUDDER on February 11, 2021.
You are hereby notified that the above-styled action is seeking Custody and you are therefore given notice of said suit and are directed to file any response within thirty (30) days of the Order for Publication entered by the Court on March 10, 2021. You are hereby commanded and required to file with the Clerk of said Court and serve upon Janna D. Akins, Plaintiffs' attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia 30514, an answer to the Complaint.
Witness the hand of the Honorable Raymond George, Superior Court Judge, Towns County, this 15 day of March, 2021.
Cecil Dye, Clerk of Superior Court
T(Mar31,Apr7,14,21)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
SYLVIA JOANNE HAUTALA-YIANARIDIS, DECEASED
ESTATE NO. 2021-P-030
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: All Interested parties and to whom it may concern:
John Steve Yianaridis has petitioned to be appointed administrator(s) of the estate of Sylvia Joanne Hautala-Yianaridis, 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 May 3, 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(Apr7,14,21,28)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the estate of ELLIS GROVER ROGERS., 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 ELLIS GROVER ROGERS.
This 2nd day of April, 2021.
SHERYL TENCH, Executor
Estate of ELLIS GROVER ROGERS
421 Fairview Church Road
Blairsville, GA 30512
Pamela Kendall Floyd, PC
Attorney for Estate
P.O. Box 1114
Hiawassee, GA 30546
T(Apr7,14,21,28)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
ADALYN CLAIR ROGERS, MINOR
ESTATE NO. 2021-P-033
NOTICE
Date of mailing, if any _____
Date of second publication, if any April 14, 2021
TO: De'Anna Joyce Underwood
You are hereby notified that Ge'Anna Joyce Diaz has filed a Petition seeking to be appointed temporary guardian(s) of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or 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(s) as guardian(s), 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: Michelle Smith
Clerk of the Probate Court
48 River St., Suite C
Hiawassee, GA 30546
Address
706-896-3467
Telephone Number
T(Apr7,14)

NOTICE OF SALE UNDER POWER,

TOWNS COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Glyn Dale Pollard and Mary Sue Pollard to Wells Fargo Bank, N.A. dated 3/13/2009 and recorded in Deed Book 451 Page 389 Towns County, Georgia records; as last transferred to or acquired by Nationstar Mortgage LLC d/b/a Champion Mortgage Company, conveying the after-described property to secure a Note in the original principal amount of \$448,500.00, 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 (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 4, 2021 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 35 AND 50, 19TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 1.20 ACRES, AND BEING LOT B-THREE (B-3) OF THE HIWASSEE WILDERNESS SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY TAMROK ENGINEERING, INC., TOMMY J. PHILLIPS, R.S. #1626, DATED AUGUST 13, 1991 AS RECORDED IN PLAT BOOK 25, PAGE 3, TOWNS COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.
SAID PROPERTY IS CONVEYED SUBJECT TO THE CERTAIN RESTRICTIVE COVENANTS FOR HIWASSEE WILDERNESS, DATED NOVEMBER 4, 1977 AND RECORDED IN DEED BOOK 60, PAGE 605 TOWNS COUNTY RECORDS.
ALSO, CONVEYED IS AN UNOBSERVED RIGHT OF INGRESS AND EGRESSES ALONG THE SUBDIVISION ROADS TO THE PROPERTY HEREIN CONVEYED. THE LOT IS CONVEYED SUBJECT TO AN UNOBSERVED RIGHT OF INGRESS AND EGRESSES ALONG A FORTY (40) FOOT EASEMENT AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHESTER & ASSOCIATES, AS RECORDED IN PLAT BOOK 5, PAGE 308, TOWNS COUNTY RECORDS. ALSO, THE RIGHT TO ERECT PUBLIC UTILITIES OVER, THROUGH OR UNDER SAID PROPERTY. SAID EASEMENTS SHALL NOT BE CONSTRUED TO BE A COVENANT RUNNING WITH THE LAND AND SHALL NOT BE DEFEATED FOR LACK OF USE OR MAINTENANCE.
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 the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 8780 Hiawassee Wilderness Tr, Hiawassee, GA 30546 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate/Heirs of Glyn Dale Pollard and Estate/Heirs of Mary Sue Pollard or tenant or tenants.
Champion Mortgage LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Champion Mortgage LLC
Loss Mitigation
PO Box 91322
Seattle, WA 98111-9422
Phone 855-683-3095
Fax 866-621-1036
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
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 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 non-judicial 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 immediately above.
Nationstar Mortgage LLC d/b/a Champion Mortgage Company as agent and Attorney in Fact for Glyn Dale Pollard and Mary Sue Pollard
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1341-603A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1341-603A
T(Apr7,14,21,28)