

# Towns County Herald

## Legal Notices for July 6, 2022

### STATE OF GEORGIA

#### COUNTY OF TOWNS

##### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Betty Lee Carpenter  
All debtors and creditors of the estate of Betty Lee Carpenter, 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 21st day of June, 2022.

Carol D. Sturtz, Executor  
1065 Sky Hawk Mountain Rd.  
Hiawassee, GA 30546  
Lawrence S. Sorgen  
Attorney at Law  
P. O. Box 67  
Hiawassee, GA30546

T(Jun29,Jul6,13,20)

##### NOTICE TO DEBTORS AND CREDITORS

State of Georgia  
County of Towns

All creditors of the estate of Charles Leon Windham, Jr., deceased, late of Towns County, Georgia, are hereby notified to render an account of 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 21st day of June, 2022.

Wynde Windham Brooks, Administrator of the Estate of Charles Leon Windham, Jr.  
c/o Talley Richardson & Cable, P.A.  
ATTN: Craig L. Burnsed  
P.O. Box 197  
Dallas, Georgia 30132

T(Jun29,Jul6,13,20)

##### IN THE PROBATE COURT OF TOWNS COUNTY

#### STATE OF GEORGIA

##### IN RE:

JOHN GONSALVES, JR.,  
DECEASED

ESTATE NO. 2022-P-064

##### NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Barri Lynn Gonsalves, for a year's support from the estate of John Gonsalves, Jr. 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 July 25, 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(Jun29,Jul6,13,20)

##### NOTICE

online auction with Lockerfox on July 12 through the 19th.

Baldwin. 264 Charlie Davis Road  
B04. Cody Trail  
D09. Whitney Bennett  
F10. Angel Jordan  
H08. Kelly Griffis  
I11. Charles Myers

NT(Jun29,Jul6)

##### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Thomas Jerry Jenkins

All debtors and creditors of the Estate of Thomas J. Jenkins, 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 7th day of June, 2022  
Thomas W. Jenkins

PO Box 1181  
Young Harris, GA 30582

706-897-1880

T(Jun15,22,29,Jul6)

#### STATE OF GEORGIA

#### UNION COUNTY

##### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Mary F. Killon

All debtors and creditors of the estate of Mary F. Killon, 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 law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 7th day of June, 2022

By: Jeanne M. Taylor  
57 Enota Village Drive  
Young Harris, Georgia 30582  
Attorney: Kenya L. Patton  
44 Blue Ridge Street, Suite B  
Blairsville, GA 30512

T(Jun15,22,29,Jul6)

##### IN THE PROBATE COURT OF TOWNS COUNTY

#### STATE OF GEORGIA

IN RE: ESTATE OF  
CHARLES EARL PATTERSON, JR.,  
DECEASED

ESTATE NO. 2022-P-058

##### PETITION FOR LETTERS OF ADMINISTRATION NOTICE

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

Deborah Lynn Patterson has petitioned to be appointed administrator(s) of the estate of Charles Earl Patterson, Jr. , 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 July 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(Jun22,29,Jul6,13)

##### NOTICE TO DEBTORS & CREDITORS

RE: Estate of Susan Marie Farris

All debtors and creditors of the Estate of Susan Marie Farris, 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 30 day of June, 2022

Delores Stover  
1477 Duck Blind Dr  
Saint Johns, FL 32259

904-945-0746

T(Jul6,13,20,27)

##### NOTICE TO DEBTORS AND CREDITORS

IN RE: May F. Nichols

All creditors of the estate of May F. Nichols, 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 Personal Representative.

This 27th day of June, 2022

BY: Laurie Main  
311 Santa Fe Ct

Lexington, KY 40509

Attorney: Richard Sarrell II  
144 Cleveland St

Blairsville, GA 30512

T(Jul6,13,20,27)

##### NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of SANDRA FAY WAGES deceased of Towns County, Young Harris, 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 Sabrina Barnes as Executor of the Estate of Sandra Fay Wages.

This 30th day of June, 2022.

Sabrina Barnes, Executor

Estate of Sandra Fay Wages

P.O. Box 38

Hiawassee, GA 30546

Submitted by:

Pamela Kendall Floyd, PC

Attorney for Estate

P.O. Box 1114

Hiawassee, GA 30546

T(Jul6,13,20,27)

##### NOTICE OF SALE UNDER POWER

#### GEORGIA, TOWNS COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from GERALD L KELLER to BANK OF AMERICA, NA, dated August 9, 2016, recorded August 31, 2016, in Deed Book 585, Page 473, Towns County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Thousand and 00/100 dollars (\$100,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to BANK OF AMERICA, N.A., there will be sold at public outcry to the highest bidder for cash at the Towns County Courthouse, within the legal hours of sale on the first Tuesday in August, 2022, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 282 AND 283, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 3.0 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY B. GREGORY, COUNTY SURVEYOR, DATED JULY 1985, RECORDED IN PLAT BOOK 9 PAGE 236, TOWNS COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST RIGHT OF WAY OF

GEORGIA HIGHWAY 17 AND 75, SAID POINT

BEING

NORTH 1584 FEET NORTH FROM THE JUNCTION OF OWL CREEK ROAD AND GEORGIA HIGHWAY 17 AND 75, RUN THENCE N 90 E 600 FEET TO THE TRUE POINT OF BEGINNING, RUN THENCE N 90 E 400 FEET; THENCE N 21 30 W 328 FEET TO AN IRON PIN, THENCE S 90 W 400 FEET TO AN IRON PIN, THENCE S 21 30 E 328 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY, SAID EASEMENT TO RUN ALONG THE ESTABLISHED PRESENT ROAD WHICH RUNS FROM GA HIGHWAY 17-75 TO THE ABOVE DESCRIBED PROPERTY.

Said legal description being controlling, however the property is more commonly known as 2497 WALLS MTN ROAD, HIWASSEE, GA 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. 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 (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: 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; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is GERALD L KELLER, RHEBA KELLER, or tenants(s).

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.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

BANK OF AMERICA, N.A.

as Attorney in Fact for

GERALD L KELLER

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

Telephone Number: (877) 813-0992 Case No. BAC-22-03009-1

Ad Run Dates 07/06/2022, 07/13/2022, 07/20/2022, 07/27/2022

rselaw.com/property-listing

T(Jul6,13,20,27)