

Towns County Herald

Legal Notices for August 30, 2023

STATE OF GEORGIA COUNTY OF TOWNS

NOTICE TO DEBTORS AND CREDITORS

RE: ESTATE OF SAM CLYDE CRAPPS
All debtors and creditors of the estate of Sam Clyde Crapps, 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 August, 2023.
David Samuel Crapps, Executor
4530 River Park Blvd.
Owens Cross Roads, AL 35763
Lawrence S. Sorgen
Attorney at Law
P. O. Box 67
Hiawassee, GA 30546

T(Aug30,Sept6,13,20)

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF TOWNS

IN RE: SARA ENSLEY SMITH
All creditors of the Estate of SARA ENSLEY SMITH, deceased, late of Clark County, Nevada, and owning real property in Towns County, Georgia, are hereby notified to render their demands to the undersigned at the address listed below, and all persons indebted to said Estate are required to make immediate payment to the Administrator at the address listed below.

This 14th day of August, 2023.
Tracy L. Hicks
as Temporary Administrator
of the Estate of Sara Ensley Smith
Marc S. Kaufman
Attorney at Law
Marc Kaufman Law, LLC
4846 Lavonia Highway
Hartwell, Georgia 30643
(706) 376-6939

T(Aug23,30,Sept6,13)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of SHERRY JANE DRUMMOND 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 Russell Scott Drummond as Executor of the Estate of Sherry Jane Drummond.

This 14th day of August, 2023.
Russell Scott Drummond, Executor
Estate of Sherry Jane Drummond
4822 Itsey Trail
Hiawassee, GA 30546

T(Aug23,30,Sept6,13)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF
ARTHUR EDWARD WOLFE,
DECEASED

ESTATE NO. 2023-P-069
PETITION BY PERSONAL REPRESENTATIVE FOR
WAIIVER

OF BOND AND/OR GRANT OF CERTAIN POWERS
TO: All Interested parties and to whom it may concern:
Sam Knox has/have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. §53-12-261 in regard to the above estate. All interested persons 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 September 11, 2023.

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: Kristen C. Roberts
Clerk of the Probate Court
48 River St. Suite C
Hiawassee, GA 30546
Address
706-896-3467
Telephone Number

T(Aug16,23,30,Sept6)

IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF
JAMES TEDDY MCCONNELL,
DECEASED

ESTATE NO. 2003-PS-119
NOTICE
[For Discharge from Office and all Liability]

IN RE: Petition for Discharge of Personal Representative
TO: All Interested Parties, all and singular the heirs of said Decedent, the beneficiaries under the will 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 September 11, 2023
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: Kristen C. Roberts
Clerk of the Probate Court
48 River St. Suite C
Hiawassee, GA 30546
Address
706-896-3467
Telephone Number

T(Aug30)

NOTICE TO CREDITORS AND DEBTORS

All creditors of the Estate of VERNON FRANCIS KIMSEY, aka Vernon F. Kimsey 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 Vernon Francis Kimsey, aka Vernon F. Kimsey.

This 31d day of July 2023.
Diana L. Kimsey, Executor
405 Longview Cir.
Hiawassee, GA 30546
Submitted by:
Pamela Kendall Floyd, PC
Attorney for Estate
P.O. Box 1114
Hiawassee, GA 30546

T(Aug9,16,23,30)

STATE OF GEORGIA

COUNTY OF TOWNS

IN RE: ESTATE OF TOMMY LEO MCNABB, DECEASED

All creditors of the Estate of Tommy Leo McNabb, 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 to me.

This 8th day of August, 2023.
/s/ Robert Edward McNabb
Robert Edward McNabb
Executor of the Estate of Tommy Leo McNabb
/s/ Sherry Lynn McNabb
Sherry Lynn McNabb
Executor of the Estate of Tommy Leo McNabb
Kenneth J. Lewis
Attorneys for Plaintiffs
102 W. Athens Street
Winder, Georgia 30680
770-867-7446
megan@lewislawwins.com

T(Aug16,23,30,Sept6)

STATE OF GEORGIA

COUNTY OF TOWNS

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by JENNIFER A. MILLER AND DANNY R. MILLER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR EMBRACE HOME LOANS, INC. in the original principal amount of \$105,984.00 dated August 15, 2016 and recorded in Deed Book 585, Page 192, Towns County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 664, Page 644, Towns County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on September 05, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, AND BEING SHOWN AS TRACT ONE (1) ON A PLAT OF SURVEY BY NORTHSTAR LAND SURVEYING, INC., W. GARY KENDALL, G.R.L.S. NO. 2788, DATED MAY 2, 2000, LAST REVISED JANUARY 28, 2002, RECORDED IN PLAT BOOK 28, PAGE 54, TOWNS COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

SUBJECT TO THE ROAD EASEMENTS AS SHOWN ON SAID PLAT AND THE JOINT DRIVEWAY EASEMENT RECORDED IN DEED BOOK 242, PAGE 364, TOWNS COUNTY RECORDS.
Said property being known as: 726 BEARMEAT SPUR HIWASSEE, GA 30546

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are JENNIFER A. MILLER AND DANNY R. MILLER or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

Freedom Mortgage Corporation
951 W Yamato Road, Suite 175
Boca Raton, FL 33431
855-690-5900
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

FREEDOM MORTGAGE CORPORATION,
as Attorney-in-Fact for
JENNIFER A. MILLER AND DANNY R. MILLER
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd.
Suite 450
Alpharetta, GA 30004
Phone: 470.321.7112
Firm File No. 20-081265 - DaG

T(Aug9,16,23,30)

NOTICE TO DEBTORS & CREDITORS

Re: Estate of PATRICIA LEE MORRISON
All debtors and creditors of the Estate of PATRICIA LEE MORRISON, 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 3rd day of August, 2023
PAMELA A. MORRISON, Executor of the Estate of PATRICIA LEE MORRISON
364 HIDDEN LAKEVIEW CIRCLE
HIWASSEE, GA 30546
772-538-1325

T(Aug9,16,23,30)

NOTICE TO DEBTORS & CREDITORS

Re: Estate of WILLIAM ARNOLD MORRISON
All debtors and creditors of the Estate of WILLIAM ARNOLD MORRISON, 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 3rd day of August, 2023
PAMELA A. MORRISON, Executor of the Estate of WILLIAM ARNOLD MORRISON
364 HIDDEN LAKEVIEW CIRCLE
HIWASSEE, GA 30546
772-538-1325

T(Aug9,16,23,30)

DELINQUENT PROPERTY TAX SALE

Under and by virtue of certain tax Fi. Fa.'s issued by the Tax Commissioner of Towns County, Georgia, in favor of the State of Georgia and County of Towns, against the following named persons and the property as described next to their respective name(s). They will be sold for cash or certified funds at public outcry, at the Temporary Courthouse, 900 North Main Street, Towns County, Georgia, between the legal hours of sale, on the first Tuesday in September, 2023, the same being September 5th, 2023, and continuing on September 6th, 2023, if necessary between the legal hours of sale, 10:00 AM and 4:00 PM. The below listed and described properties, or as much thereof as will satisfy the State and County tax execution on the respective individual and property. The property (ies) hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in Towns County, State of Georgia. The years for which said Fi. Fa.'s are issued and levied are stated opposite the name of the owner in each case. Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer costs, all taxes, advertising costs and recording fees. Any mobile home(s) situated on the parcels are excluded from sale unless otherwise noted. Any mobile home included will be considered a fixture of the property. All redemption rights given to the land will apply to the mobile home.

Map & Parcel: 00070032000
Defendant in Fi-Fa: Williams, Michael M
Current Record Holder: Heirs Known & Unknown of Williams, Michael M Deceased
Amount Due: \$625.38
Tax Years Due: 2022, 2021, 2020, 2019, 2018, 2017

Deed Book: 483/674
Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 5 & 6, 17th District, 1st Section, being 0.628 acres, more or less. As shown in Plat Book 38, Page 92. Or as further described in Deed Book 483, Page 674. Being known as Tax Map & Parcel 00070032000, Towns County, Georgia.
Map & Parcel: 0019C014000
Defendant in Fi-Fa: Burdette, Larry & Ann
Current Record Holder: Burdette, Larry & Ann
Amount Due: \$791.74
Tax Years Due: 2022, 2021, 2020, 2019, 2018

Deed Book: 53/610
Legal Description: All that tract of land being in the: State of Georgia, County of Towns, 17th District, 1st Section, being 0.40 acres, more or less. Being Lot 20, of Rainey Mountain Property Subdivision. Or as further described in Deed Book 53, Page 610. Being known as Tax Map & Parcel 0019C014000, Towns County, Georgia.
Map & Parcel: 00200101000
Defendant in Fi-Fa: Walden, Betty A & Tiffany
Current Record Holder: Purvis, Tiffany M
Amount Due: \$1,089.71
Tax Years Due: 2022, 2021, 2020, 2019, 2018, 2017

Deed Book: 523/240
Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 96, 17th District, 1st Section, being 1.83 acres, more or less. Being Lot 1, of Rocky Know Estates Subdivision. As shown in Plat Book 38, Page 294. Or as further described in Deed Book 523, Page 240. Being known as Tax Map & Parcel 00200101000, Towns County, Georgia.
Map & Parcel: 00490030A01
Defendant in Fi-Fa: JPMorgan Chase Bank Nat
Current Record Holder: JPMorgan Chase Bank National Association
Amount Due: \$426.90
Tax Years Due: 2022, 2021, 2020, 2019, 2018

Deed Book: 577/39
Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 295, 18th District, 1st Section, being 0.70 acres, more or less. Being Tract 1. As shown in Plat Book 30, Page 69. Or as further described in Deed Book 577, Page 39. Being known as Tax Map & Parcel 00490030A01, Towns County, Georgia.
Map & Parcel: 00700109A00
Defendant in Fi-Fa: Owenby, Christy Lea & Amb
Current Record Holder: Owenby, Christy Lea & Owenby, Amber Dawn
Amount Due: \$796.36
Tax Years Due: 2022, 2021, 2020, 2019, 2018, 2017, 2016

Deed Book: 145/769
Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 127, 18th District, 1st Section, being 0.75 acres, more or less. Or as further described in Deed Book 145, Page 769. Being known as Tax Map & Parcel 00700109A00, Towns County, Georgia.

Michael Anderson
Towns County Tax Commissioner
* Deed Book: Refers to Deed Records located in the Towns County Courthouse, Clerk of Superior Court's Office where property is more fully described. 4C-2-26

T(Aug9,16,23,30)