# Towns County Herald

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## Legal Notices for February 13, 2013


**NOTICE TO DEBTORS AND CREDITORS**
**STATE OF GEORGIA**
**COUNTY OF TOWNS**
RE: Estate of Stanley W. Roseberry
All debtors and creditors of the estate of Stanley W. Roseberry, 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 17th day of January, 2013.
Jo-Ann B. Roseberry, Executor
2071 Pine Lake Road
Hiawassee, GA 30546
404-731-1764
TUnch13,20,Feb6,13,28

**NOTICE TO DEBTORS AND CREDITORS**
**STATE OF GEORGIA**
**COUNTY OF TOWNS**
RE: Estate of Dorothy Louise Mathis
All debtors and creditors of the estate of Dorothy Louise Mathis, 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 15th day of January, 2013.
Ralph Mathis, Executor
1419 Summit Trail
Hiawassee, GA 30546
TUnch13,20,Feb6,13,28

**NOTICE OF INTENT TO INCORPORATE**
Notice is given that the Articles of Organization which will incorporate THE PRESERVE AT HIAWASSEE, LLC, PROPERTY OWNERS' ASSOCIATION, INC., will be delivered to the Secretary of State for filing in accordance with the applicable provisions of the Georgia Nonprofit Corporation Code. The initial registered office of the corporation will be located at 573 New Forest Road, Young Harris, Georgia 30582, and its initial registered agent at such address is Richard Cranford.
TUnch1,8,15,22

**IN THE SUPERIOR COURT**
**OF TOWNS COUNTY**
**STATE OF GEORGIA**
**COMMUNITY & SOUTHERN BANK, Petitioner**
v.
GREGORY A. DEMUTH, Respondent
CIVIL ACTION FILE
NO. 12-CV-2040-B
NOTICE OF PUBLICATION FOR GREGORY A. DEMUTH
By Order for service by publication dated the 22nd day of January, 2013, you are hereby notified that on September 27, 2012, Community & Southern Bank, filed a petition for Confirmation and Approval of Foreclosure Sale against Respondent Gregory A. Demuth. The Respondent is in default in payments due under a promissory note.
You are required to file with the Clerk of the Superior Court of Towns County, Georgia, and to serve upon petitioner's attorney, Jason Godwin, Busch, Slipkoff& Schuh, LLP, 3330 Cumberland Boulevard, Suite 300, Atlanta, Georgia 30339, an answer in writing within sixty (60) days of the date of this order for publication.
This February 1, 2013.
Jo Ann Brooks
Clerk of the Superior Court
Towns County, Georgia
TUnch13,20,Feb6,13

**IN THE SUPERIOR COURT**
**OF TOWNS COUNTY**
**STATE OF GEORGIA**
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This February 1, 2013.
Jo Ann Brooks
Clerk of the Superior Court
Towns County, Georgia
TUnch13,20,Feb6,13

**REQUEST FOR BIDS**
Request for Bid (RFB) - General Contractor Services and Site Additions, Improvements to the existing City Hall in the City of Young Harris, Georgia
Bid Synopsis
The City of Young Harris is soliciting competitive sealed proposals from qualified General Contractors for the Addition and Renovation of the existing City Hall at 1076 Main St, Young Harris, Georgia. This is an anticipated cost range of between $25,000 and $50,000. The City of Young Harris in accordance with Title VI of the Civil Rights Act of 1964 and Title VI, 49 CFR, USC 2000d-42 and Title 49, Code of Federal Regulations, Section 26, Office of the Secretary part 21, Nondiscrimination in State of Georgia programs issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to the submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, or national origin in consideration for an award.
Sealed bids will be received at the City Hall at 1076 Main City Hall, Attn: Bid # 5187 Maple Street, Young Harris, Georgia 30582 (706-379-3171) by no later than 1:50 pm (EST) on February 15th, 2013. A complete set of documents, sets of construction drawings and a CD of PDF files (drawings specification) is $50 and is non-refundable (payable to the City of Young Harris). All questions, clarifications and requests for shall be directed to Rick LaRosa, Principal, R Design Works, P.O. Box 441, Morganton, Georgia 30560 (PH) 706-374-4304, email, rick@rdesignworks.com in writing by 5 PM (EST) on February 25th, 2013.
Bid Date: 02/15/2013
Bid End Date: 02/15/2013
TUnch13,20

**IN THE PROBATE COURT**
**COUNTY OF TOWNS**
**STATE OF GEORGIA**
IN RE: Estate of Elton Don Ledford, Deceased
Estate No. 2013-6
**LETTERS OF ADMINISTRATION**
**NOTICE**
To: Any interested parties known and unknown
Margaret Ledford has petition to be appointed Administrator(s) of the estate of Elton Don Ledford, deceased, of said County. The Petitioner has also applied for waiver of bond and/or payout of certain assets 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 March 19, 2013. All objections must be signed under oath before a notary public or before a deputy clerk of court, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the address/telephone number for the required amount of filing fees. If no 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 Ogburn, Probate Judge
By: Bonnie Sue Dixon,
Probate/Deputy Clerk
48 River Street, Suite C
Hiawassee, GA 30546
706-896-3467
TUnch13,20,Feb6

**IN THE PROBATE COURT**
**COUNTY OF TOWNS**
**STATE OF GEORGIA**
IN RE: Estate of Debra N. Rogers, Deceased
Estate No. 2012-78
PETITION FOR LETTERS OF ADMINISTRATION
**NOTICE**
Notice to heir whose current address is unknown, Guardian ad litem of Melissa Lynn Rogers
Jerry Rogers has petition to be appointed Administrator(s) of the estate of Debra N. Rogers, deceased, of said County. The Petitioner has also applied for waiver of bond and/or payout of certain assets 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 March 19, 2013. All objections must be signed under oath before a notary public or before a deputy clerk of court, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If no 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, Probate Judge
By: Bonnie Sue Dixon,
Probate/Deputy Clerk
48 River Street, Suite C
Hiawassee, GA 30546
706-896-3467
TUnch13,20,Feb6

**APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, AND NAMES OF OWNERS**
**STATE OF GEORGIA**
**COUNTY OF TOWNS**
The undersigned does hereby certify that Daniel Warren, conducting a business as 2486 Hwy. 76, in the City of Hiawassee, County of Towns, in the State of Georgia, under the name of TownePark.com, and that the names and addresses of the person, persons, or firm interested in carrying on said trade or business are: Daniel Warren, 2011 Locust Trailer, Hiawassee, GA 30546, 706-851-9007.
TUnch13,20

**NOTICE OF SALE UNDER POWER**
**GEORGIA, TOWNS COUNTY**
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING 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 Vicki Harris and Kelly Wynn Harris to JPMorgan Chase Bank, National Association to secure the payment of a note in the original principal amount of $168,300.00, with interest thereon as set forth therein, which said Security Deed was dated April 29, 2010, recorded in Deed Book 472, Page 444, Towns County, Georgia, conveying the after-described property to secure a Note to the holder of the Security Deed given by Vicki Harris (THREE THOUSAND AND 0/100 DOLLARS ($167,280.00), with interest thereon as set forth therein, there will be sold at public auction to the highest bidder for cash before the courthouse door of Towns County, Georgia, within the legal hours of sale on the first Tuesday in March, 2013, the following described property:All that tract or parcel of land lying and being in Land Lot Number 95 and 96 of Towns County, Georgia, containing 3.212 acres and being all of Lot 2 on plat of survey entitled: "Survey for Joe Tipton" prepared by Richard Scott and Associates, Inc. dated August 13, 1993, and recorded in Plat Book 12 Page 26, Office of Clerk, Superior Court, Towns County, Georgia, said plat being incorporated herein by reference. The conveyed hereunth is a right of ingress and egress over and across the roadway shown on said plat. Subject to and together with the roadway shown on said plat. Subject to restrictive covenants as recorded in Deed Book 258, Page 351, Towns County, Georgia records. Subject to all matters shown on said plat of survey. Also hereunth is a non-exclusive perpetual easement for ingress and egress utilities along Red Bud Lane as shown on said plat. Subject to the lien of a security deed securing said Security Deed has been assigned to JPMorgan Chase Bank, National Association and the Security Deed 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 (not to exceed 15 percent of