

# Towns County Herald

## Legal Notices for July 20, 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. Stutz, 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)

#### NOTICE

Notice is hereby given that the business operated at 834 Lower Bell Creek Rd, Hiawassee, Georgia, 30546, in the trade name of Tranquille Resort, is owned and carried on by A and I Real Estate Holdings and Renovations, LLC whose address is 2781 Mathew's St SE, Smyrna, Georgia 30080, and the statement related thereto required by Official Code of Georgia 10-1-490 has been filed with the Clerk of Superior Court of Towns County, Georgia.

Daniel T. Boster  
Tranquille Resort Property Manager  
834 Lower Bell Creek Rd  
Hiawassee, GA 30546  
T(Jul13,20)

#### NOTICE

NOTICE IS HEREBY GIVEN that we will sell or otherwise dispose of the contents of the following storage units to satisfy the delinquent storage lien placed in accordance with GA Statute for the past due rent and other charges:  
Location 1: Hiawassee Storage located at 1330 St HWY 75 Hiawassee, GA 30546. (305) 898-3959: AI Polizzi Unit#215 – household & restaurant items. Auction will be conducted online at StorageAuctions.net, concluding on Thursday, July 21st at 4:30pm. Location 2: Commerce Drive Storage 86 Commerce Dr Young Harris, GA 30582. (706)781-4339: Patricia Smithwick Unit#25 – household items. Auction will be conducted online at StorageAuctions.net, concluding on July 21st at 4:45pm. Contents will be sold to the highest bidder.  
T(Jul13,20)

### 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 SUP-  
PORT

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)

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

IN RE: ESTATE OF  
PATRICIA SORRELLS PAGE WINE,  
DECEASED  
ESTATE NO. 2021-P-067  
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 August 8, 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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Hiawassee, GA 30546  
Address  
706-896-3467  
Telephone Number  
T(Jul13,20,27,Aug3)

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

IN RE: ESTATE OF  
LAURA ANN DESROSNIERS,  
DECEASED  
ESTATE NO. 2022-P-065  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

TO: All Interested parties and to whom it may concern:  
Deborah Kay Campbell has petitioned to be appointed administrator(s) of the estate of Laura Ann Desrosiersm 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 August 8, 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(Jul13,20,27,Aug3)

### STATE OF GEORGIA COUNTY OF TOWNS

#### NOTICE TO DEBTORS AND CREDITORS

RE: MICHAEL J. ACKLAND,  
All debtors and creditors of the estate of Michael J. Ackland, 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 13th day of July, 2022.

Pamela Sue Leslie  
63 Hilltop Drive  
Hayesville, NC 28904  
Lawrence S. Sorgen  
Attorney for Executor  
P. O. Box 67  
Hiawassee, GA 30546  
T(Jul20,27,Aug3,10)

#### 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 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, HIAWASSEE, 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  
rslaw.com/property-listing  
T(Jul6,13,20,27)