

# Towns County Herald

## Legal Notices for September 27, 2023

**IN THE PROBATE COURT OF TOWNS COUNTY  
STATE OF GEORGIA**  
IN RE: ESTATE OF  
RICHARD W. EVERHART,  
DECEASED  
ESTATE NO. 2023-P-085  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

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

Sheryl A. Kennedy has petitioned to be appointed administrator of the estate of Richard W. Everhart 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 October 23, 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(Sept27,Oct4,11,18)

**IN THE PROBATE COURT OF TOWNS COUNTY  
STATE OF GEORGIA**  
IN RE: ESTATE OF  
STEVEN CARL DOXSIE,  
DECEASED  
ESTATE NO. 2023-P-084  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

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

Katherine Sherod has petitioned to be appointed administrator of the estate of Steven Carl Doxsie 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 October 23, 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(Sept27,Oct4,11,18)

**NOTICE TO DEBTORS AND CREDITORS  
STATE OF GEORGIA  
COUNTY OF TOWNS**

All creditors of the estate of Margaret L. McCamy, late of Towns County, 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.

This 18th day of September, 2023.  
Aurelia Marzullo, Executor  
1459 Brookcliff Drive  
Marietta, Georgia 30062  
DONALD B. DELOACH  
Caldwell, Carlson, Elliott & DeLoach, LLP  
Two Ravinia Drive  
Suite 1600

Atlanta, Georgia 30346  
(404) 843-1956

T(Sept27,Oct4,11,18)

**STATE OF GEORGIA  
COUNTY OF TOWNS**

**NOTICE TO DEBTORS AND CREDITORS  
RE: ESTATE OF DAREN ESCO KING**

All debtors and creditors of the estate of Daren Escó King, 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 14th day of September, 2023.

Rebecca King, Executor  
42 Highland Ridge West  
Blairsville, GA 30512  
Lawrence S. Sorgen,  
Attorney at Law  
P. O. Box 67  
Hiawassee, GA 30546  
(706) 896-4113

T(Sept20,27,Oct4,11)

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

IN RE: ESTATE OF  
BARBARA T. EVANS  
DECEASED  
ESTATE NO. 2023-P-081  
NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,

[For use if an heir is required to be served by publication]

TO: All known and unknown heirs

[List here all heirs having unknown addresses to be served by publication]

This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before October 16, 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(Sept20,27,Oct4,11)

**NOTICE OF REFERENDUM  
TO THE QUALIFIED VOTERS OF  
TOWNS COUNTY SCHOOL DISTRICT, GEORGIA**

NOTICE IS HEREBY GIVEN that on the 7th day of November, 2023, a special election will be held at the regular polling places in all the election districts of Towns County at which time there will be submitted to the qualified voters of Towns County for their determination the question of whether a special sales and use tax for educational purposes of one percent shall continue to be levied, imposed and collected on all sales and uses in Towns County for a period of time not to exceed twenty (20) calendar quarters and for the purpose of raising not more than \$15,000,000 of net proceeds by said tax, which shall go to the School District for the purpose of (i) adding to, remodeling, renovating, improving, and equipping existing school buildings, properties, and facilities including, but not limited to, stadium improvements, flooring, paving, HVAC, and bleachers; (ii) acquiring property, both real and personal; acquiring, constructing and equipping new school building and facilities; (iii) acquiring instructional and administrative technology improvements; (iv) acquiring band instruments; (v) acquiring school buses and other vehicles, transportation and maintenance equipment; (vi) acquiring instructional equipment to include textbooks vocational physical education, and fine arts equipment; (vii) acquiring real property; and (viii) acquiring safety and security technology and improvements, the maximum amount of the projects to be paid with sales and use tax proceeds will be \$15,000,000?

The ballots to be used at such referendum shall have written or printed thereon substantially the following:

\_\_\_\_\_ Yes

\_\_\_\_\_ No

Shall a one percent sales and use tax for educational purposes be imposed in the Towns County School District for a period of time not to exceed twenty (20) consecutive calendar quarters in order to raise not more than \$15,000,000 for the purpose of funding the following capital outlay projects: (i) adding to, remodeling, renovating, improving, and equipping existing school buildings, properties, and facilities including, but not limited to, stadium improvements, flooring, paving, HVAC, and bleachers; (ii) acquiring property, both real and personal; acquiring, constructing and equipping new school building and facilities; (iii) acquiring instructional and administrative technology improvements; (iv) acquiring band instruments; (v) acquiring school buses and other vehicles, transportation and maintenance equipment; (vi) acquiring instructional equipment to include textbooks vocational, physical education, and fine arts equipment; (vii) acquiring real property; and (viii) acquiring safety and security technology and improvements, the maximum amount of the projects to be paid with sales and use tax proceeds will be \$15,000,000?

The several places for holding said referendum shall be at the regular and established voting precincts of the election districts of Towns County, Georgia, and the polls will be open from 7:00 a.m. to 7:00 p.m. on the date fixed for the referendum. All polling places will be open.

The last day to register to vote in this referendum shall be October 9, 2023, through 5:00 p.m.

Those residents of Towns County qualified to vote at such referendum shall be determined in all respects in accordance with the election laws of the State of Georgia.

This notice is given pursuant to a resolution of the Towns County Board of Education adopted on June 5th, 2023.

This 5th day of July, 2023.

Diandra Southern  
Election Supervisor, Towns County  
Board of Elections

T(Sept27,Oct4,11,18,25,Nov1)

**NOTICE TO DEBTORS & CREDITORS**

Re: Estate of Henry Wallace Allen  
All debtors and creditors of the Estate of Henry Wallace Allen, 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 28th day of August, 2023  
Henry Jonathon Allen  
916 Mauldin Rd.  
Sauttee Nacoochee, GA 30546  
706-499-5324

T(Sept6,13,20,27)

**NOTICE OF SALE UNDER POWER  
GEORGIA, TOWNS COUNTY**

By virtue of a Power of Sale contained in that certain Security Deed from R. MICHAEL SCHOMAKER AKA MICHAEL SHOMAKER and LOIS JEAN SCHOMAKER AKA LOIS SHOMAKER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS A NOMINEE FOR NATIONSTAR MORTGAGE LLC, dated April 21, 2015, recorded May 6, 2015, in Deed Book 565, Page 1, Towns County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Fifty-Nine Thousand Four Hundred and 00/100 dollars (\$59,400.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Nationstar Mortgage LLC, 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 October, 2023, 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 162 of the

18th District, 1st Section, Towns County, Georgia, being 1.29 acres described as follows:

To find the true point of beginning, start at the common corner of Land Lots 144, 143, 161 and 162 at a red painted rock, said point also being the northwest corner of Land Lot 162; proceed thence south 32 degrees 13 minutes 57 seconds east a distance of 1995.88 feet to a one-half inch rebar set; said point being the true point of beginning; thence south 79 degrees 54 minutes 39 seconds east a distance of 104.91 feet to a point; thence south 85 degrees 34 minutes 33 seconds east 52.25 feet to a point; thence south 88 degrees 46 minutes 59 seconds east 60.16 feet to an axle set; thence run south 22 degrees 48 minutes 01 seconds east a distance of 183.48 feet to a one-quarter inch rebar; thence south 81 degrees 02 minutes 14 seconds west 102.07 feet to a point; thence south 80 degrees 57 minutes 41 seconds west 236.46 feet to a car axle; thence north 10 degrees 59 minutes 06 seconds east 250.43 feet to a one-half inch rebar set, said point being the true point of beginning.

Said legal description being controlling, however the property is more commonly known as 3461 JORDAN 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 R. MICHAEL SCHOMAKER AKA MICHAEL SHOMAKER, LOIS JEAN SCHOMAKER AKA LOIS SHOMAKER, JOCK D FENDER, EVERETT ARROWOOD, 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: Nationstar Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 888-480-2432/833-685-8589. 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.

NATIONSTAR MORTGAGE LLC

as Attorney in Fact for  
R. MICHAEL SCHOMAKER AKA MICHAEL SHOMAKER, LOIS JEAN SCHOMAKER AKA LOIS SHOMAKER

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. NAT-19-05713-6

Ad Run Dates 09/06/2023, 09/13/2023, 09/20/2023, 09/27/2023

rlselaw.com/property-listing

T(Sept6,13,20,27)

**STATE OF GEORGIA  
COUNTY OF TOWNS**

**NOTICE**

Notice is given that the business operated at 2286 Herman Drake Rd, Young Harris, Georgia 30582 in the trade name of LAKEVIEW TRACTOR SERVICES, is owned and operated by James Travis Gibson, who's address is the same, and the statement related thereto required by the Official Code of Georgia 10-1-490 has been filed with the Clerk of Superior Court of Towns County, Georgia

James Travis Gibson  
DBA Lakeview Tractor Services

Owner  
2286 Herman Drake Road  
Young Harris, GA 30582

T(Sept20,27)