

North Georgia News

Legal Notices for October 16, 2024

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Joy Hedy Kajan
All creditors of the estate of Joy Hedy Kajan, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 13th day of September, 2024.
BY: Jennifer W. Basile
44 Dogwood Lane
Hewitt, NJ 07421
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Oct25,Oct29,16)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

In re: the Name Change of:
Reagan Brooke Forsyth, Child
KYNDAL BROOKE STANLEY,
Petitioner
v.
RYAN FORSYTH,
Respondent.
CIVIL ACTION FILE NO.: SUCV2024000269
NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD

Notice is hereby given that KYNDAL BROOKE STANLEY, by and through the undersigned, filed her Petition in the Superior Court of Union County, Georgia, on or about September 3, 2024, praying for a change in the name of a minor child from REAGAN BROOKE FORSYTH to REAGAN BROOKE STANLEY.
Notice is hereby given pursuant to law to any interested or affected party to appear in said court and file objections to change such name. Objections must be filed with said court within 30 days of the filing of the Petition to Change Name of Minor Child.
This 3rd day of September, 2024.
LYDIA J. SARTAIN, P.C.
Lydia J. Sartain
Georgia Bar No. 385875
Attorney for Petitioner
303 Jesse Jewell Parkway, SE
Suite 410
Gainesville, GA 30501
(470) 252-5001
lsartain@lydiajsartain.com
N(Sept25,Oct29,16)

NOTICE OF SALE

Be advised that the personal property listed below, presently at Mountain Town Storage LLC, 118 Mtn Country Lane, Blairsville, GA 30512, (706) 480-2777, will be sold at public auction on 10/29/2024, at 10:00 am to the highest bidder. The auction will be held on www.storageauctions.com and will start 10/22/2024, & close 10/29/2024, at 10:00 am. Said property will be sold to recover outstanding charges in accordance with the leasing agreements executed between Mountain Town Storage LLC and the below-named parties. The property and the location of the same are as follows:
Unit #27 - Trey Anthony Jackson - Car Battery, Misc Household Items
Unit #54 - Valerii Vladimirovich Bondarenko - Power Tools, Suitcase, Tire, Misc Household Items
Unit #93 - Jordan S Wade - Bins, Clothing, Misc Household Items
N(Oct9,16)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Marjorie A. Wood
All creditors of the estate of Marjorie A. Wood, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 11th day of October, 2024.
BY: Deborah Anderson May
20 Norma Lane
Newman, GA 30263
N(Oct16,23,30,Nov6)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Karen Marie Follese
All creditors of the estate of Karen Marie Follese, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 4th day of October, 2024.
BY: David Gregory Wilson
14723 Yosemite Ave S
Savage, MN 55378
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Oct19,16,23,30)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Sarah C. Foster
All creditors of the estate of Sarah C. Foster, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 4th day of October, 2024.
BY: Jeffrey Thomas Foster
4213 Cynidy Jo Circle
Macon, GA 31216
N(Oct19,16,23,30)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Scott D. Lance
All creditors of the estate of Scott D. Lance, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 4th day of October, 2024.
BY: Tammie L. Lance
213 Scott Lance Drive
Blairsville, GA 30512
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Oct19,16,23,30)

SUMMARIES OF PROPOSED CONSTITUTIONAL AMENDMENTS

Pursuant to requirements of the Georgia Constitution, Attorney General Christopher Carr, Secretary of State Brad Raffensperger, and Legislative Counsel Betsy Howerton hereby provide the summaries of the proposed constitutional amendments that will appear on the November 5, 2024, general election ballot for consideration by the people of Georgia (short captions are those adopted by the Constitutional Amendments Publication Board):
- 1 -
Provides for a general law state-wide homestead exemption that may differentiate among political subdivisions.
House Resolution No. 1022
Ga. L. 2024, p. 1191
“ () YES
() NO
Shall the Constitution of Georgia be amended so as to authorize the General Assembly to provide by general law for a state-wide homestead exemption that serves to limit increases in the assessed value of homesteads, but which any county, consolidated government, municipality, or local school system may opt out of upon the completion of certain procedures?”
Summary
This proposal amends Article VII, Section II, Paragraph II of the Georgia Constitution to add a new subparagraph (a.1) to authorize the General Assembly to provide by general law for a state-wide uniform homestead exemption. The law may limit this exemption to different political subdivisions that do not already have existing homestead exemptions, and may provide for political subdivisions to opt out, or for future political subdivisions to opt in.
A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.
- 2 -
Provides for a state-wide Georgia Tax Court.
House Resolution No. 598
Ga. L. 2024, p. 1189
“ () YES
() NO
Shall the Constitution of Georgia be amended so as to provide for the Georgia Tax Court to be vested with the judicial power of the state and to have venue, judges, and jurisdiction concurrent with superior courts?”
Summary
This proposal creates a state-wide Georgia Tax Court with state-wide jurisdiction for use under certain circumstances. It contains provisions relating to venue, jurisdiction, and powers of such court. It provides for appointment of Georgia Tax Court judges with qualifications to be provided by law, and for filling of vacancies.
A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.
SUMMARY OF PROPOSED STATE-WIDE REFERENDUM QUESTION
Pursuant to Code Section 21-2-4 of the O.C.G.A., the Secretary of State is authorized to include with the summaries of proposed constitutional amendments summaries of any state-wide referendum questions to be voted on at the same general election:
- A -
Raises amount of tangible personal property tax exemption from \$7,500.00 to \$20,000.00.
House Bill No. 808
Act No. 581
Ga. L. 2024, p. 696
“ () YES
() NO
Do you approve the Act that increases an exemption from property tax for all tangible personal property from \$7,500.00 to \$20,000.00?”
Summary
This proposal raises the amount of tangible personal property tax exemption from \$7,500.00 to \$20,000.00. It amends Code Section 48-5-42.1 of the Official Code of Georgia Annotated in subsection (b).
If approved by a majority of the voters, the Act becomes effective on January 1, 2025, and applies to all tax years beginning on or after that date.
NT(Oct16,23,30)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Janet Eva Caouette
All creditors of the estate of Janet Eva Caouette, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 27th day of September, 2024.
BY: Patricia Rapacki
134 Wild Wisteria Lane
Montgomery, TX 77316
ATTORNEY: Janna D. Akins
PO Box 923
Blairsville, GA 30514
N(Oct12,9,16,23)

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHER NAME STATE OF GEORGIA COUNTY OF UNION

The undersigned does hereby certify that Claudia A. Entwisle is conducting a business as (Catchin' Fireflies) Author/Owner in the City of Blairsville, County of Union in the State of Georgia, under the name of Catchin' Fireflies and that the nature of the business is selling books & misc items and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are Claudia A. Entwisle, PO Box 2505, Blairsville, GA 30514.
N(Oct16,23)

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHER NAME STATE OF GEORGIA COUNTY OF UNION

The undersigned does hereby certify that Ivy Log Meat Processing, LLC is conducting a business as Ivy Log Meats in the City of Blairsville, County of Union in the State of Georgia, under the name of Ivy Log Meats and that the nature of the business is meat processing and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are Ivy Log Meat Processing, LLC, Joan Hall, David Christensen, Candace Christensen of 6310 Murphy Hwy, Blairsville, GA 30512.
N(Oct16,23)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.

A TRACT OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 13.301 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: ESTATE OF BONNIE MCCOLLUM, BY AND THROUGH ITS ADMINISTRATOR STEPHEN D. GREEN TRUSTEE OF UNION TRUST #3 U/T/D 4/16/2016; ESTATE OF OTIS MCCOLLUM, HEIRS KNOWN OR UNKNOWN; ESTATE OF WILLIAM LARRY WEAVER, HEIRS KNOWN OR UNKNOWN, AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORYRIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
Civil Action No. 23-CV-195-JP
NOTICE OF SUMMONS
TO: GERALD LANE LEE, ESTATE OF GERALD LANE LEE, HEIRS KNOWN AND UNKNOWN
Last Known Address:
97 Birlie Dayton Drive
Blairsville, GA 30512
ALL PERSONS OR PARTIES, KNOWN OR UNKNOWN, AND ALL THE WORLD, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY AND All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that Tract of Land Lying and Being in the 10th District, 1st Section of Union County, Georgia, being a tract of 13.301 acres, more or less, being more particularly described as follows:

All that tract or parcel of land lying and being in the 10th District and 1st Section, Land Lot 24 of Union County, Georgia, containing 13.301 acres, more or less, as shown on a plat of survey for Youngstown Group, LLC, by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. No. 2763, dated June 14, 2019 and filed of record in Plat Book 71, Page 297, Union County, Georgia Records.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on June 20, 2023, and that by reason of an Order for Service by Publication entered by the Court on August 19, 2024, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, in answer to the Petition within sixty (60) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).
Witness the Honorable Joy R. Parks, Judge of said Court.
This _____ day of _____, 2024.
Judy L. Odom
Clerk of Superior Court, Union County
N(Oct12,9,16,23)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.
A TRACT OF LAND IN LAND LOTS 9, 10, 11 & 12, 9th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 4.43 ACRES, MORE OR LESS AND BEING LOTS 9, 10, 11 AND 12; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: JOHN P. O'BRIEN, ESTATE OF JOHN P. O'BRIEN, HEIRS KNOWN OR UNKNOWN, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
Civil Action No. 22-CV-339-JP
NOTICE OF SUMMONS
TO: John P. O'Brien, Estate of John P. O'Brien, heirs known and unknown
Last Known Address:
231 Inlet Way
Palm Beach Shores, FL 33404
All persons or parties, known or unknown, and All the World, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being Lots 9, 10, 11 & 12 of the 9th District, 1st Section, Union County, Georgia, being more particularly described as follows: All that tract or parcel of land lying and being in the 9th District and 1st Section, Land Lot 78, Union County, Georgia, and being shown as Lot 9, containing 1.03 acres, more or less, Lot 10, containing 1.03 acres, more or less, Lot 11, containing 1.08 acres, more or less, and Lot 12, containing 1.29 acres, more or less, according to plat of survey recorded in Plat Book O, Page 185, Union County, Georgia Records, which plat and the record thereof are incorporated herein by reference thereto.
Further described as Map & Parcel 035134, 035133, 035132 and 035131.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on November 8, 2022, and that by reason of an Order for Service by Publication entered by the Court on August 22, 2024, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within sixty (60) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).

Witness the Honorable Joy R. Parks, Judge of said Court.
This _____ day of _____, 2024.
Judy L. Odom
Clerk of Superior Court, Union County
N(Oct12,9,16,23)

NOTICE

Legacy Link, Inc. Area Agency on Aging (AAA) is announcing the Request for Proposals (RFP) for the State of Georgia, Fiscal Year 2026 (July 1, 2025 – June 30, 2026). Successful bidders will have the opportunity to renew for the duration of the current State Plan cycle. We are accepting Statement(s) of Interest from organizations October 1, 2024 through October 31, 2024. Please submit a Statement of Interest including your organization's name, service provided, counties of interest, and contact information. This Statement of Interest should be emailed directly to Lisa Howard, Contracts and Quality Director at Lshoward@legacylink.org. Respondents will receive the schedule of events and the full RFP After the Statement of Interest period has closed. Proposals for one or more of the services listed below served by Legacy Link, Inc. in the following counties will be considered: Banks • Dawson • Forsyth • Franklin • Habersham • Hall • Hart • Lumpkin • Rabun • Stephens • Towns • Union • White. Bid opportunities are for the following services: Health Promotion and Wellness (may bid for individual counties but must provide all programs); Bingocize, A Matter of Balance, and Aging Mastery Program. Community Services (Senior Centers) in Towns and/or Union County: Provide a location for senior adults to congregate for meals and activities. Provide congregate meals, staging and delivery of home delivered meals, wellness activities, nutritional education, and intakes and assessments for all services; in addition, prepare and transmit reports, and store files per the US Department of Health and Human Services, Georgia Department of Human Services, as required, following all HIPAA compliance laws, Transportation Services and Health Promotion/ Disease Prevention Services (Physical Activity, Lifestyle Management, Nutrition Education, and Health Awareness) in Towns and Union Counties. Respite Services in Union County. All providers must be fully licensed to perform the service being provided and meet HIPAA compliance requirements. Details for all the service requirements can be found at <https://odis.dhs.ga.gov/General> under the Division of Aging Services.
NT(Oct12,9,16,23,30)

STATE OF GEORGIA

COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by ROGER LEE KELLEY AND MARY JOYCE KELLEY TO UNITED COMMUNITY BANKS, INC DBA COMMUNITY MORTGAGE SERVICES in the original principal amount of \$577,500.00 dated November 26, 2008, and recorded in Deed Book 781, Page 663, Union County records, said Security Deed being last transferred to PHH MORTGAGE CORPORATION in Deed Book 1391, Page 387, Union 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 November 05, 2024, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 7TH DISTRICT, 1ST SECTION, LAND LOT 88 OF UNION COUNTY, GEORGIA, AND BEING LOT 5 OF THE LEE HONEA PROPERTY, CONTAINING 5.0 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY PATTON-PLESS & ASSOCIATES LAND SURVEYORS, DATED JUNE, 1968, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK E, PAGE 169. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
Said property being known as: 3745 TIMBER RIDGE RD S, BLAIRSVILLE, GA 30512

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are ROGER LEE KELLEY AND MARY JOYCE KELLEY 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 may 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:
PHH Mortgage Corporation
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409
866-503-5559
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.
PHH MORTGAGE CORPORATION,
as Attorney-in-Fact for
ROGER LEE KELLEY AND MARY JOYCE KELLEY
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd.
Suite 450
Alpharetta, GA 30004
Phone: 470.321.7112
Firm File No. 24-222178 - DoP
N(Oct9,16,23,30)