

North Georgia News

Legal Notices for February 15, 2023

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Evan W. Sellers
All creditors of the estate of Evan W. Sellers, 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 January, 2023.
BY: Kevin Sellers
327 Mira Monte
Grand Junction, CO 81507
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Feb1,8,15,22)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Linda H. Shaw
All creditors of the estate of Linda H. Shaw, 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 23rd day of January, 2023.
BY: Janine Waisley
3896 Picciola Rd., Lot #213
Fruitland Park, FL 34731
ATTORNEY: Joshua A. Shirley
3165 Dundee Ridge Way
Duluth, GA 30096
N(Feb1,8,15,22)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Robert Henry Taylor
All creditors of the estate of Robert Henry Taylor, 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 3rd day of February, 2023.
BY: Janice M. Walters
480 TJ Christian Lane
Blairsville, GA 30512
ATTORNEY: Kenya L. Patton
44 Blue Ridge Street, Suite B
Blairsville, GA 30512
N(Feb8,15,22,Mar1)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Samuel Louis Knowles
All creditors of the estate of Samuel Louis Knowles, 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 3rd day of February, 2023.
BY: Douglas Colin Knowles
1624 Carson Drive
Lakeland, FL 33810
N(Feb8,15,22,Mar1)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Judith Pringal Morris
All creditors of the estate of Judith Pringal Morris, 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 January, 2023.
BY: John Perkins Marshall Jr.
2243 Mount Pleasant Church Rd.
Blairsville, GA 30512
N(Feb1,8,15,22)

NOTICE OF PETITION TO CHANGE NAME

STATE OF GEORGIA
Union County
Notice is hereby given that KARA ELIZABETH SHOLAR, by and through the Petitioner's attorney, filed a petition to the Superior Court of Union County, Georgia, on the 24th day of January, 2023, praying for a change in the name of petitioner from KARA ELIZABETH SHOLAR to IRA TYSON SHOLAR. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.

This 26th day of January, 2023, by Nancy C. Maddox, Attorney for Petitioner, 23 Mary Street, Jasper, GA 30143. 706-253-3707 (phone) 706-253-3717 (fax).
N(Feb1,8,15,22)

IN THE JUVENILE COURT OF UNION COUNTY

STATE OF GEORGIA
IN THE INTEREST OF:
BRAXTON CLIFTON
DOB: 11-16-2022
SEX: MALE
CHILD UNDER THE AGE OF EIGHTEEN *
case no. 144-22j-65A
NOTICE OF DEPENDENCY HEARING
TO: Breanna Clifton and Bryan Newton
By Order for Service by Publication dated the 25 day of January 2023 you are hereby notified that on December 12, 2022, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody against you as to the above-named child alleging the child is dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General William Mercer an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

The Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 12th day of April 2023 at 10:00 a.m., at the Union County Courthouse, Blairsville Georgia.
The children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.

WITNESS, the Honorable Jeremy Clough, Judge of said Court, this 25 day of January 2023.
Jeremy Clough
Honorable Jeremy Clough
Judge, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit
N(Feb1,8,15,22)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
GEORGE ACHILLES MITCHELL
DECEASED
ESTATE NO. 2022-42
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
RE: PETITION OF MATTHEW ALBERT MITCHELL FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF GEORGE ACHILLES MITCHELL, DECEASED.
To Whom it may concern:
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before 10:00 a.m. on February 27, 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.
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Feb15)

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

STATE OF GEORGIA
COUNTY OF UNION
The undersigned does hereby certify that Doreen Wennberg conducting a business as Author/Publisher in the City of Blairsville, County of Union in the State of Georgia, under the name of Fruit of the Vine Publishing and that the nature of the business is Book Publishing and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are Doreen Wennberg, 305 Rileigh Rdg, Blairsville, GA 30512.
N(Feb8,15)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Mary Louise Summersett
All creditors of the estate of Mary Louise Summersett, 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 20th day of January, 2023.
BY: Gary E. House
8312 Barquero Ct. N
Jacksonville, FL 32217
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Jan25,Feb1,8,15)

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF UNION
RE: Estate of ANTHONY RAY LOGAN
All creditors of the estate of ANTHONY RAY LOGAN, deceased, late of Union County, Ga., are hereby notified to render in their demands against said estate to the undersigned and all persons indebted to said estate are required to make immediate payment to the undersigned. This the 17th day of January, 2023.
Otis Ray Logan, Administrator
c/o P. Andrew Lowman
Attorney for Estate
McCurdy & Lowman, Attorneys at Law, LLC
12 North Main Street
Jasper, Ga. 30143
706-253-7701
N(Jan25,Feb1,8,15)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Larry Raymond Garrett
All creditors of the estate of Larry Raymond Garrett, 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 said estate are required to make immediate payment to the Personal Representative.
This 20th day of January, 2023.
BY: Janet B. Garrett
390 Cane Cutter Rd.
Blairsville, GA 30512
ATTORNEY: Kenya L. Patton
44 Blue Ridge Street, Suite B
Blairsville, GA 30512
N(Jan25,Feb1,8,15)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Betty Ann Forkel
All creditors of the estate of Betty Ann Forkel, 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 16th day of January, 2023.
BY: Barbara Ann Rosato
49 Hamilton Rd.
Blairsville, GA 30512
N(Jan25,Feb1,8,15)

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: The Name Change of Deborah Ann Carter, Petitioner
Civil Action Case Number: 23-CV-46-RG
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Deborah Ann Carter filed a petition in the Union County Superior Court on February 10th, 2023, to change the name from Deborah Ann Carter to Debi Carter.
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 2/10/23
Deborah Ann Carter, Petitioner
241 Sunset Trail
Blairsville, GA 30512
N(Feb15,22,Mar1,8)

IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
LILLIAN CHLOE ARROWOOD
DECEASED
ESTATE NO. 2023-10
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Brian William Matthew Wight has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Lillian Chloe Arrowood, 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 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 10:00 a.m. on March 6, 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.
Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Feb8,15,22,Mar1)

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt given by Elton Levinson and Kayla Levinson (the "Grantor") to and in favor of Thomas E. Davidson and Virginia D. Davidson (the "Lender") May 27, 2020 and recorded on June 4, 2020 in Union County, Georgia records in Deed Book 1197, Pages 296-297, (the "Deed to Secure Debt"); in the original principal amount of ONE HUNDRED THIRTY THOUSAND DOLLARS AND NO100ths (\$130,000.00) (the "Note") with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in March 7, 2023, the following described property:
All that tract or parcel located in the 10th District, 1st Section, Land Lot 8, of Union County, Georgia, containing 3.576 acres, more or less and being shown as Tract 2 on a plat of survey dated 4/27/2020, by Cleveland & Cox Land Surveying, LLC., and recorded in Plat Book 71, Page 498, and recorded in Union County, Georgia records which description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to the road easements as shown on said plat.
map and parcel no. 056A 052A
WHEREAS, the debt secured by said Security Deed has been and 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. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Thomas E. Davidson and Virginia D. Davidson. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. Note that pursuant to OCGA 44-14-162.2(a). The above holders of the mortgage are not required to negotiate amend or modify the terms of the mortgage.

To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 59 Jenny Lane, Blairsville, GA. 30512, in Union County Georgia is/are: Elton Levinson and Kayla Levinson or tenant/tenants.
Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) 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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. KENYA PATTON, P.C. 44 Suite B Blue Ridge St., Blairsville, GA 30512 Telephone (706) 745-2142
N(Feb8,15,22,Mar1)

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA, COUNTY OF UNION
By virtue of a Power of Sale contained in that certain Security Deed from Thomas P. Carter, Jr. to Mortgage Electronic Registration Systems, Inc., as nominee for Silverton Mortgage Specialists, Inc., dated April 30, 2018 and recorded on May 2, 2018 in Deed Book 1108, Page 32, in the Office of the Clerk of Superior Court of Union County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Twenty Thousand and 00/100 dollars (\$220,000.00) with interest thereon as provided therein, as last transferred to Lakeview Loan Servicing, LLC, recorded in Deed Book 1224, Page 688, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in March, 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 208, 17th District, 1st Section, Union County, Georgia, containing 6.331 acres, as shown on a plat of survey by Landtech Services, Inc. RLS #2653, dated May 23, 2005 and recorded in Plat Book 55, Page 330, Union County records. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. The property is also subject to and benefits from matters as shown in the above referenced plat and as recorded in Plat Book G, Page 256, Plat Book 50, Page 199 and Plat Book 59, Page 145, Union County, Georgia records.

The property is subject to and benefits from grant of easement in Deed Book 228, Page 668, Union County records.
The property is subject to and benefits from Quit Claim Deed recorded in Deed Book 956, Page 121, Union County records.
The property is subject to and benefits from restrictions as shown in the attached Exhibit "B".

Grantor grants to Grantee a perpetual easement along the Old Road as shown on a plat of survey recorded in Plat Book G, Page 256, Union County records, for ingress and egress to the above described property.

Said property may more commonly be known as 320 Buford Drive, Young Harris, GA 30582. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Lakeview Loan Servicing, LLC, 8950 Cypress Waters Blvd., Dallas, TX 75019.

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: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Thomas P. Carter, Jr. and tenant(s). The sale will be conducted subject to 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.

Lakeview Loan Servicing, LLC as Attorney-in-Fact for
Thomas P. Carter, Jr.
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Ad Run Dates: 02/08/23; 02/15/23; 02/22/23; 03/01/23
N(Feb8,15,22,Mar1)

NOTICE OF FORECLOSURE

SALE UNDER POWER
UNION COUNTY, GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by Judy M. Beardslee to Wells Fargo Bank, N.A., dated September 18, 2017, and recorded in Deed Book 1085, Page 395, Union County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded on August 24, 2022 in Book 1324 Page 514 in the Office of the Clerk of Superior Couou of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Twenty-Four Thousand and 0/100 dollars (\$124,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on March 7, 2023, the following described property:

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOTS 197 & 198, 8TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING LOT NINETEEN (19) AS SHOWN ON THE FINAL SUBDIVISION PLAT FOR JOSEPH L. BAUER, DATED 7/23/92, LAST REVISED 11/17/93 RECORDED IN PLAT BOOK 31, PAGE 155, UNION COUNTY RECORDS WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE THERETO.
THIS PROPERTY IS CONVEYED SUBJECT TO RESTRICTIONS IN DEED BOOK 219, PAGE 23, AMENDED AT DEED BOOK 220, PAGE 545 AND DEED BOOK 228, PAGE 514, UNION COUNTY RECORDS.

THE PROPERTY IS CONVEYED SUBJECT TO EASEMENT TO BLUE RIDGE MOUNTAIN EMC RECORDED AT DEED BOOK 141, PAGES 616-617, AND DEED BOOK 200, PAGE 197, UNION COUNTY RECORDS.
THE PROPERTY IS CONVEYED SUBJECT TO THE RIGHT OF WAY TO UNION COUNTY, GEORGIA, RECORDED IN DEED BOOK 226, PAGE 300, UNION COUNTY RECORDS.

The debt secured by said Security Deed has been and 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 (notice of intent to collect attorney's fees having been given).

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is The Estate of Judy M. Beardslee or tenant(s); and said property is more commonly known as 372 Stable Gate Dr, Blairsville, GA 30512. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Judy M. Beardslee.

Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-789-2661
B&S file no.: 22-19992
N(Feb8,15,22,Mar1)