

North Georgia News

Legal Notices for September 18, 2019

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Lester Deaver, All debtors and creditors of the estate of Lester Deaver, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 6th day of September, 2019.

By: Timothy William Deaver
80 Woodland Spur
Blairsville, GA 30512

(N(Sept11,18,25,Oct2)

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of James Edward Limehouse, All debtors and creditors of the estate of James Edward Limehouse, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 6th day of September, 2019.

By: Melissa Brumbaugh Sudduth
6203 Howell Ln.
Young Harris, GA 30582

(N(Sept11,18,25,Oct2)

IN THE PROBATE COURT COUNTY OF UNION

STATE OF GEORGIA

IN RE: ESTATE OF KENNETH CHRISTOPHER GUETTLER, DECEASED
ESTATE NO. 19-109
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

George Holland has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Kenneth Christopher Guettler, deceased, of said County. (The petitioner has also applied for waiver of bond 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 7, 2019. All pleadings/objections must be signed before a notary public or before a probate court clerk 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 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 Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706) 439-6006

(N(Sept11,18,25,Oct2)

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Travis Dewey Vaughn, All debtors and creditors of the estate of Travis Dewey Vaughn, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 23rd day of August, 2019.

By: Michael Roy Vaughn
5065 Freight Ln.
Alpharetta, GA 30022

(N(Sept18,25,Oct2,9)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

Plaintiff: Felisia Fleming

and
Defendant: Jeffrey Fleming
Civil Action File No.: 19-CV-337-SG

NOTICE OF FILING PETITION FOR DIVORCE
TO: Jeffrey Fleming

Pursuant to an Order for Publication signed by the Honorable N. Stanley Gunter on August 27, 2019, you are hereby notified that a Petition for Divorce has been filed in the Superior Court of Union County, Georgia, Case No. 19-CV-337-SG, on August 29, 2019 a Petition which seeks to Obtain a Divorce.

Generally, the Petition alleges that Divorce
After you review the Petition, you must file your written answer and objections to the Petition with the Clerk of Superior Court. You must also serve a copy of your answer upon the Plaintiff, whose address is as follows: 64 Triple R Garage Circle, Blairsville, GA 30512. Your answer must be made within sixty (60) days of the date of the Order for Service by Publication.

Signed this 29 day of August, 2019

Judy L. Odum
Clerk, Superior Court

(N(Sept15,12,19,26)

NOTICE OF PUBLICATION

State of Georgia
County of Union
The undersigned hereby certifies that they are conducting a business in Union County with a physical mailing address at 345 Young Harris Street # 2893, in the City of Blairsville, 30512, County of Union, State of Georgia under the Trade Name Books2Tax and the type of business to be conducted is an Accounting business consulting & management services, Bookkeeping, Tax Preparation and Filing and that said business is composed of the corporation: Ashcraft Consulting & Associates, LLC whose address is: the same physical mailing address at 345 Young Harris Street # 2893, Blairsville, Georgia 30512.

This statement is made in conformity with Official code of Georgia Annotated, Title 10, Chapter 1, Section 490.

(N(Sept18,25)

NOTICE

(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
Re: PETITION OF ROBIN ELAINE STANCIL BERRY FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF CHARLES CARLTON STANCIL, DECEASED.
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 September 30, 2019.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk 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 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 Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006

(N(Sept18)

NOTICE

(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
Re: PETITION OF EDWARD JOSEPH MCAULEY FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF MICHAEL W. MUEHLBAUER, DECEASED.
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 September 30, 2019.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk 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 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 Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006

(N(Sept18)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Nancy Williams Romano, All debtors and creditors of the estate of Nancy Williams Romano, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 13th day of September, 2019.

By: Mollie K. Romano
3510 Crosshaven Ln.
Tallahassee, FL 32309

(N(Sept18,25,Oct2,9)

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 Guardian Property Services conducting a business as Patriot Home Watch in the City of Blairsville, County of Union in the State of Georgia, under the name of Patriot Home Water and that the nature of the business is Vacation Home Safety Inspections and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are: Jim Whitehead, 261 Talon Trace, Blairsville, GA 30512.

(N(Sept18,25)

NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION

STATE OF GEORGIA/COUNTY OF UNION
TO: 1) Bronco ACA, LLC, 2) Unknown Successors and Assigns of Bronco ACA, LLC, 3) Estate of William Wooten, 4) Unknown Administrators, Heirs, and Assigns of Estate William Wooten, 5) Estate of Hattie Jane Wooten, 6) Unknown Administrators, Heirs, and Assigns of Hattie Jane Wooten, 7) Georgia Department of Revenue, 8) Popular Financial Services, LLC, 9) all tenants/occupants/residents, 10) Union County Tax Commissioner, and 11) all persons known or unknown who may claim an interest in property known as 436 Canal Lake Rd., Blairsville, Georgia 30512

TAKE NOTICE THAT:
The right to redeem the described property as 436 Canal Lake Rd., Blairsville, Georgia 30512 (Tax Parcel 070B 040), as follows, to wit: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 242, of Union County, Georgia and containing 0.308 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc. dated December 12, 2000 and recorded in Union County Records in Plat Book 47, Page 54, said plat is incorporated herein, by reference hereto for a full and complete description of the above described property.
Subject to all easements and restrictions of record.

As described in Deed Book 997, Page 535. Further described as Map & Parcel 070B040. Will expire and be forever foreclosed and barred on and after the 8th day of November, 2019, or 30 days from service of notice. The tax deed to which this notice relates is dated the 4th day of September, 2018 and is recorded in the office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1125, Page 503.

The property may be redeemed at any time before the 8th day of November, 2019, or 30 days from service of notice, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: David A. Basil, LLC, 301 Bradley Street, Suite B-7, Carrollton, Georgia, 30117. Please be governed accordingly.

(N(Sept18,25,Oct2,9)

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA

Jonathan Gonzalez, Plaintiff
Sue Gonzalez fka Sue Price, Defendant
TO: Sue Gonzalez fka Sue Price
Civil Action No. 19-CV-87-JP

NOTICE OF PUBLICATION
By Order for service by publication dated the 26th day of August, 2019, you are hereby notified that on the 26th day of February, 2019, Jonathan Gonzalez filed suit against you for Complain For Divorce.

You are required to file with the Clerk of the Superior Court and to serve upon plaintiff's attorney, Jonathan Gonzalez, 6490 Looper Lake Drive, Flowery Branch, GA 30542, an Answer in writing within sixty (60) days of the date of the order for publication.

Witness, the Honorable Joy R. Parks, Judge of this Superior Court.

This the 29th day of August, 2019

Judy L. Odum
Deputy Clerk, Superior Court

(N(Sept18,25,Oct2,9)

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 LOT 101 10th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 1.14 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: JO M. BAGWELL, HEIRS KNOWN OR UNKNOWN, SUSAN JO BLA-LOCK, AND ALL 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. 17-CV-266-SG
NOTICE OF SUMMONS

TO: LUIS CARNET
PRESENT WHEREABOUTS UNKNOWN

TO: MARIA CARNET
PRESENT WHEREABOUTS UNKNOWN

A Petition to Establish Quiet Title pursuant to O.C.G.A. § 23-3-60 has been filed in the Superior Court of Union County, Georgia by Petitioner YOUNGSTOWN GROUP, LLC, on August 10, 2017, as to the following property:

All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 101, of Union County, Georgia, containing 1.14 acres, more or less, as shown on a plat of survey by Jack Stanley, Union County Surveyor, dated August 26, 1982 and recorded in Union County Records in Plat Book M, Page 174. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property
Subject to the right of ingress and egress.

As described in Deed Book 163, page 569, Union County, Georgia Records. Further described as Map & Parcel 057094.

You are hereby notified that the above-styled action is seeking a Petition to Establish Quiet Title and you are therefore given notice of said suit and are directed to file any response within thirty (30) days of the Order for Publication entered by the Court on September 4, 2019. 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.

Witness the hand of the Honorable N. Stanley Gunter, Superior Court Judge, Union County, this 4th day of September, 2019.

Honorable Judy Odum
Clerk of Union County Superior Court

(N(Sept18,25,Oct2,9)

PUBLIC NOTICE

Public Input Requested for the State of Georgia's
Draft Consolidated Annual Performance and Evaluation Report (CAPER) FFY2018/SFY2019
The State of Georgia, in compliance with applicable U.S. Department of Housing and Urban Development (HUD) regulations, has prepared a draft version of the State's Consolidated Annual Performance and Evaluation Report (CAPER) for the Federal Fiscal Year 2018. The CAPER is the annual review of the State's performance in meeting the goals and objectives identified in the 2018-2022 Consolidated Plan and FY 2018 Annual Action Plan. Note that the CAPER also includes the State CDBG Performance and Evaluation Report (State PER) for the State of Georgia Community Development Block Grant (CDBG) Program. The State of Georgia encourages citizens, public agencies and other interested parties to review the contents of its draft CAPER and to submit their written comments.

The report will be available for review on September 15, 2019 by 5 p.m.
https://www.dca.ga.gov/node/4565
The report may also be obtained upon request from the Georgia Department of Community Affairs by calling 404-576-7500 or by e-mail to steven.apell@dca.ga.gov.

All written comments should be submitted by email or postal mail no later than Friday, September 30, 2019 at 12:00 p.m.
Georgia Department of Community Affairs
Housing Finance and Development
Attn: CAPER – GHFA HOME Admin
60 Executive Park South, NE
Atlanta, GA 30329-2231

(N(Sept18)

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY

THIS IS AN ATTEMPT 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 Jessica Woods to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for American Financial Network, Inc., its successors and assigns, dated October 25, 2017, recorded in Deed Book 1088, Page 682, Union County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment to be recorded in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-NINE THOUSAND FOUR HUNDRED TWENTY-EIGHT AND 0/100 DOLLARS (\$139,428.00), 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, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2019, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF 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 the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). 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. Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5900. To the best knowledge and belief of the undersigned, the party in possession of the property is Jessica Woods or a tenant or tenants and said property is more commonly known as 1440 Murphy Hwy, Blairsville, Georgia 30512. 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. Freedom Mortgage Corporation as Attorney in Fact for Jessica Woods McCalla Raymer Leibert Pierce, LLC 1544 Old Alcabama Road Roswell, Georgia 30076 www foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 265, 9th District, 1st Section, Union County, Georgia, containing a total of 0.884 acres, more or less, and being Tract -1 containing 0.861 acres and Tract - 2 containing 0.023 acres, as shown on a plat of survey for Emmett Payne by Cleveland & Cox Land Surveyors, LLC, GRLS#2763, dated 12/7/15 and recorded in Plat Book 70, Page 138, 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 subject to and benefits from matters as shown on the above referenced plat. Said property being that same property as conveyed in the following deeds: Deed Book 844, Page 736; Deed Book 99, Page 242; Deed Book 89, Page 112; Deed Book 87, Page 120; Deed Book 70, Page 87; Deed Book 69, Page 356; Deed Book 66, Page 298 and a portion of property shown in Deed Book SS, Page 393, Union County, records. MR/ca 10/1/19 Our file no. 5590019 - FT17

(N(Sept4,11,18,25)

NOTICE OF SALE UNDER POWER,

UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by John R. Benjamin and Gloria J. Benjamin to Mortgage Electronic Registration Systems, Inc., as nominee for Novastar Mortgage, Inc. dated 7/17/2007 and recorded in Deed Book 719 Page 658 Union County, Georgia records; as last transferred to or acquired by Towd Point Mortgage Trust 2017-3, U.S. Bank National Association, as Indenture Trustee, conveying the after-described property to secure a Note in the original principal amount of \$208,250.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on October 1, 2019 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION LAND LOT 47 OF UNION COUNTY, GEORGIA, AND BEING LOT 8 OF FOREST RIDGE SUBDIVISION CONTAINING 0.66 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY TIM CABLE SURVEYING DATED JUNE 29, 1994 RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 31, PAGE 215. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY .

BEING THE SAME PREMISES AS CONVEYED IN WARRANTY DEED FROM SOUTHERN CONSTRUCTION AND INVESTMENTS RECORDED ON 4/22/02 IN BOOK 415 PAGE 28 IN SAID COUNTY AND STATE.

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 the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 2535 Forest Ridge Road, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): John Benjamin or tenant or tenants.

Select Portfolio Servicing, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Select Portfolio Servicing, Inc. Loan Resolution Department
3217 South Decker Lake Drive
Salt Lake City, UT 84119
(888) 818-6032

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of Judicial and non-Judicial 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 immediately above.

Towd Point Mortgage Trust 2017-3, U.S. Bank National Association, as Indenture Trustee as agent and Attorney in Fact for John R. Benjamin and Gloria J. Benjamin
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1012-5163A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-5163A

(N(Sept4,11,18,25)