

North Georgia News

Legal Notices for September 28, 2016

**IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA**
IN RE: Dawn M. Milne
Civil Action File No: 16-CV-286-SG
NOTICE OF PETITION TO CHANGE NAME
Georgia, Union County

Notice is hereby given that Dawn M. Milne, the undersigned, filed his petition to the Superior Court of Union County, Georgia on the 29th day of August, 2016, praying for a change in the name of petitioner from Dawn Marie Milne to Dawn Marie Lynch. 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 29 day of August, 2016

N(Sep17,14,21,28)B

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

RE: Estate of Ronnie Dale Brown,
All debtors and creditors of the estate of Ronnie Dale Brown, 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 2nd day of September, 2016.

By: Angela Patricia Stokes
1597 Blue Ridge Dr.
Blairsville, GA 30501

N(Sep17,14,21,28)B

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

RE: Estate of Harold Stephens,
All debtors and creditors of the estate of Harold Stephens, 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 29th day of August, 2016.

By: Diane Stephens
715 Gordon
Blairsville, GA 30512

N(Sep17,14,21,28)B

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

RE: Estate of Bonnie McCollum,
All debtors and creditors of the estate of Bonnie McCollum, 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 2nd day of September, 2016.

By: Stephen D. Green
6978 Titus Valley Ct.
Hiawassee, GA 30546

N(Sep17,14,21,28)B

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

RE: Estate of Dorothy Lewis,
All debtors and creditors of the estate of Dorothy Lewis, 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 31st day of August, 2016.

By: R.L. Martin
67 Ray Lewis Rd.
Blairsville, GA 30512

N(Sep17,14,21,28)B

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

RE: Estate of Anthony Lee Pratt,
All debtors and creditors of the estate of Anthony Lee Pratt, 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, 2016.

By: Diana Hogsed Pratt
1634 Pine Ridge Rd.
Blairsville, GA 30512

N(Sep21,28,Oct15,12)B

**IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA**
BRYAN MACMKNABB,
Plaintiff

vs
AMBER HENDERSON,
Defendant

CIVIL ACTION NO.: 16CV-186

NOTICE OF PUBLICATION

By order for service by publication filed the 2nd day of September, 2016, you are hereby notified that on the 3rd day of June, 2016, BRYAN MACMKNABB filed suit against you for Petition for Modification of Child Custody.

You are required to file with the Clerk of the Superior Court and serve upon Plaintiff's counsel, Erin H. Fowler, 341-C Dahlonega St., Georgia 30040, an Answer in writing within sixty (60) days of the date of the order for publication.

Witness, the Honorable N. Stanley Gunter, Judge of this Superior Court.

This 2nd day of September, 2016

Deputy Clerk, Superior Court

N(Sep114,21,28,Oct15)B

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

IN RE: ESTATE OF
ROSIA LILLIAN MCCARTER, DECEASED
ESTATE NO. 16-114
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

Tiffany Jade Partin has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Rosia Lillian McCarter 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 17, 2016. 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 CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006

N(Sep121,28,Oct15,12)B

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

RE: Estate of Amanda Ruth Bagley,
All debtors and creditors of the estate of Amanda Ruth Bagley, 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 September, 2016.

By: Kelly Ray Bagley
310 Holt St.
Thomson, GA 30824

N(Sep128,Oct15,12,19)B

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

RE: Estate of Cathy Violet Johnson,
All debtors and creditors of the estate of Cathy Violet Johnson, 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 22nd day of September, 2016.

By: Angela Johnson Walters
110 River Overlook
Forsyth, GA 31029

N(Sep128,Oct15,12,19)B

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
Re: PETITION OF CHRISTOPHER JOHN WOODHAM FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF PAULINE T. WOODHAM, 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 October 11, 2016.

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(Sep128)B

**NOTICE OF SUMMONS
IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA**
LAUREL BROOKE PROPERTY OWNERS ASSOCIATION, INC. Petitioner, v. Civil Action No. 16-CV-7-MM

A TRACT OF LAND IN LAND LOTS 194 &195, 8th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA BEING LOT 102 OF LAUREL BROOKE SUBDIVISION; AND ASTHEIR: RESPECTIVE INTERESTS MAY APPEAR DEBRA N. GUTSHALL N/K/ADEBRA N. FAIOLA, AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTYRespondents.

TO: DEBRA N. GUTSHALL N/K/A DEBRA N. FAIOLA, and all persons known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 194 & 195 of the 8th District, 1st Section, Union County, All that tract or parcel of land lying and being in Land Lots 194 & 195, 8th District, 1st Section, Union County, Georgia, being Lot 102, containing 1.682 acres, more or less, Laurel Brooke Subdivision, Phase III, as shown on said plat of survey by Land Tech Services, Inc. RS #2653, dated 1/12/04, revised 3/2/04 and recorded in Plat Book 54, Pages 92-94, Union County Records, which description is made a part hereof.

The proper is subject to the road, utility, water mains and reserved septic easements as shown on said plat.

The property is subject to restrictions recorded in Deed Book 442, Pages 312-316, Union County Records.

The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 446, Page 222, Union County Records.

The property is subject to the set back lines as shown on said plat.

Grantor grants to grantee a nonexclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above property.

As described in Deed Book 713, page 645, Union County, Georgia. Further described as Map & Parcel 008042102.

You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title, and that by reason of an Order for Service by Publication entered by the Court on August 29, 2016, 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.

Witness the Honorable Murphy Miller, Judge of said Court.

This 1st day of September, 2016.

Judy L. Odom
Clerk of Superior Court, Union County

N(Sep17,14,21,28)B

**NOTICE OF SUMMONS
IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA**
WILLIAM ARTHUR LAWSON Petitioner, v. Civil Action No. 15-CV-451-MM

A TRACT OF LAND IN LAND LOTS 194 & 195, 8TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA BEING LOT 80 OF LAUREL BROOKE SUBDIVISION; AND AS THEIR RESPECTIVE INTERESTS MAYAPPEAR: DEBRA N. GUTSHALL N/K/A DEBRA N. FAIOLA, AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTYRespondents.*

TO: DEBRA N. GUTSHALL N/K/A DEBRA N. FAIOLA, and all persons known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 23 and 24 of the 8th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in Land Lots 194 & 195, 8th District, 1st Section, Union County, Georgia, containing 1.092 acres, more or less and being Lot Eighty (80) of Laurel Brooke Subdivision, Phase II, as shown on said plat of survey by Land Tech Services, Inc. RS #2653, dated 9/8/03 and recorded in Plat Book 53, Pages 122-126, Union County Records, which description is incorporated herein by reference and made a part hereof.

The property is subject to the road easements and 50 foot state waters buffer as shown on said plat.

The property is subject to restrictions recorded in Deed Book 442, Pages 312-316, union County Records.

The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 446, Page 222, Union County Records.

Grantor grants to Grantee a nonexclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above property.

As described in Deed Book 713, page 643, Union County, Georgia. Further described as Map & Parcel 008042A80.

You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title, and that by reason of an Order for Service by Publication entered by the Court on August 29, 2016, 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.

Witness the Honorable Murphy Miller, Judge of said Court.

This _____ day of _____, 2016.

Judy L. Odom
Clerk of Superior Court, Union County

N(Sep17,14,21,28)B

**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 Anthony D. Lance and Judy M. Lance to Top Flite Financial, dated January 25, 2012, recorded in Deed Book 892, Page 270, Union County, Georgia Records, as last transferred to Urban Financial Group by assignment recorded in Deed Book 918, Page 359, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED EIGHTY-SEVEN THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$387,600.00), 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, 2016, 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 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. Finance of America Reverse LLC, f/k/a Urban Financial Group 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: CeLink, 3900 Capital City Blvd, Lansing, MI 48906 800-761-0073. To the best knowledge and belief of the undersigned, the party in possession of the property is Anthony D. Lance and Judy M. Lance or a tenant or tenants and said property is more commonly known as 296 Loving Road, Morganton, Georgia 30560. 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.

Finance of America Reverse LLC, f/k/a Urban Financial Group as Attorney in Fact for Anthony D. Lance and Judy M. Lance McCalla Raymer Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 88 of the 8th District, 1st Section, of Union County, Georgia, Tract A, containing 11.00 acres, as shown on a plat of survey, dated 12/16/2011 for Anthony D. & Judy Lance, recorded in Plat Book 64, Page 152, Union County, Georgia Records. Which plat of survey is incorporated herein and made a part hereof. Property subject to all right-of-ways, buffers and easements of record. MR/sju 10/4/16 Our file no. 5836313 - FT17

N(Sep17,14,21,28)B

**NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF UNION**

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Jennifer L. Roberts (the "Grantor") to and in favor of Don Phillips and Troy Phillips, Trustees of The Bonnie A. Phillips and Jack Phillips Trust Agreement dated October 15, 1982 (the "Lender") dated September 15, 2014 filed for record on September 16, 2014, and recorded in Deed Book 985, Page 604-605, Union County, Georgia records (the "Deed to Secure Debt"); with Deed of Correction at Deed Book 992, Pages 541-542 securing that certain Promissory Note from Jennifer Roberts to and in favor of, Don Phillips and Troy Phillips, Trustees of The Bonnie A. Phillips and Jack Phillips Trust Agreement dated October 15, 1982 in the original principal sum of One Hundred Forty Three Thousand Eight Hundred 00/100 DOLLARS (\$143,800.00) (the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door in Union County, Georgia, on the first Tuesday in October, 2015, that date being October 4, 2016, the following described land, improvements and appurtenances (hereinafter collectively referred to as the "Premises") to wit:

All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 12 of Union County, Georgia, and being Tract-1, containing 2.774 acres, more or less, and Tract-2, containing 1.101 acres, more or less, as shown on a plat of survey by DPE Development Planning & Engineering, Inc., dated August 27, 2014, revised September 12, 2014 and recorded in Union County, Georgia records in Plat Book 67, Page 31. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Subject to 12' Easement as shown on above described plat.

Property is subject to riparian rights to Coosa Creek.

AND

All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 12 of Union County, Georgia and being R/W AREA No. 1 containing 0.435 acre, more or less, and R/W AREA No. 2 containing 0.527 acre, more or less, as shown on a plat of survey by DPE Development Planning Engineering, Inc., dated August 27, 2014 and recorded in Union County, Georgia records in Plat Book 67, Page 69. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property.

Property is subject to riparian rights to Coosa Creek.

Said property a total of 5.549 acres.

The indebtedness evidenced by the Note is due and payable and remains unpaid. The Deed to Secure Debt, therefor has become and is now foreclosable according to its terms. Accordingly, the premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Deed to Secure Debt.

The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto.

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorney's fees (notice of intention to collect attorney's fees having been given), then to the payment of all sums secured by the Deed to Secure Debt, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Deed to Secure Debt. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Deed to Secure Debt and to which the Deed to Secure Debt is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.

To the best of the undersigned's knowledge and belief, the owner of the Premises is the Grantor and the party or parties in possession of the Premises is the Grantor or tenants of the Grantor.

Don Phillips and Troy Phillips, Trustees of The Bonnie A. Phillips and Jack Phillips Trust Agreement dated October 15, 1982 As Attorney-in-Fact for Jennifer L. Roberts.

N(Sep17,14,21,28)B