

# North Georgia News

## Legal Notices for October 20, 2021

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

All creditors of the Estate of SUANNE FOWLER, late of Union County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to the Estate are required to make immediate payment.  
This 20th day of September, 2021.  
LAUREN QUINTON, Administrator  
c/o Tommy D. Goddard  
Attorney for Administrator  
2716 Cleveland Highway  
Dalton, Georgia 30721  
N(Sept29,Oct16,13,20)

### IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

IN RE:  
GERALDEAN DIANE BRIGGS  
Civil Action File No. 2021-CV-00295 BL  
NOTICE OF SUMMONS

TO: ANY INTERESTED PERSON  
A Petition for Declaratory Judgment was filed in the Superior Court of Union County, Georgia by Petitioner GERALDEAN DIANE BRIGGS on September 20, 2021.

You are hereby notified that Petitioner in the above-styled action seeks an Order declaring that she was one and the same person that was formally known as Geraldene Diane Dyer, Geraldene Diane Davidson, and Geraldene Diane Day, and you are therefore given notice of said suit and are directed to file any response within twenty (20) days of the Order for Publication entered by the Court on September 22, 2021. You are hereby commanded and required to file with the Clerk of said Court and serve upon Janna D. Akins, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 9223, Blairsville, Georgia 30514, an answer to the Complaint.

Witness the hand of the Honorable T. Buckley Levins, Superior Court Judge, Union County, this 24th day of September, 2021.  
Judy Odom, Clerk of Superior Court  
N(Oct16,13,20,27)

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

IN RE: ESTATE OF  
SANDRA KAY IVESTER, DECEASED  
ESTATE NO. 21-120  
PETITION FOR LETTERS OF ADMINISTRATION

NOTICE  
Juan De'Dios Alvarez Jr. has petitioned to be appointed Administrator of the estate of Sandra Kay Ivester, 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before October 25, 2021. 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(Oct16,13,20,27)

STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS  
RE: Estate of Barbara F. Huckaby  
All debtors and creditors of the estate of Barbara F. Huckaby, 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 24th day of September, 2021  
By: Howard Monroe Huckaby  
8464 Manor Dr.  
Tallahassee, FL 32303  
N(Sept29,Oct16,13,20)

STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS  
RE: Estate of Roger Lee Krall  
All debtors and creditors of the estate of Roger Lee Krall, 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 24th day of September, 2021  
By: Robert Krall  
7656 SE Ravissant Dr.  
Stuart, FL 34997  
N(Sept29,Oct16,13,20)

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

RE: Estate of Patsy Dobbs  
All debtors and creditors of the estate of Patsy Dobbs, 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 1st day of October, 2021  
By: Angela Newton  
PO Box 658  
Blairsville, GA 30514  
N(Oct16,13,20,27)

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

RE: Estate of Judith E. Kendall  
All debtors and creditors of the estate of Judith E. Kendall, 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 1st day of October, 2021  
By: Linda Irene Melton  
PO Box 2514  
Blairsville, GA 30514  
N(Oct16,13,20,27)

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

RE: Estate of James T. Stanley  
All debtors and creditors of the estate of James T. Stanley, 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 1st day of October, 2021  
By: James Dale Stanley  
252 Owl Creek Rd.  
Blairsville, GA 30512  
N(Oct16,13,20,27)

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

RE: Estate of Charles D. Mason  
All debtors and creditors of the estate of Charles D. Mason, 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 1st day of October, 2021  
By: Charles D. Mason Jr.  
1219 Palm Ridge Trace  
Canton, GA 30115  
N(Oct16,13,20,27)

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

RE: Estate of David H. Donnelly  
All debtors and creditors of the estate of David H. Donnelly, 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 8th day of October, 2021  
By: Patricia Ann Donnelly  
53 Harbor Oaks Cir.  
Safety Harbor, FL 34695  
N(Oct13,20,27,Nov3)

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

RE: Estate of Claude W. Duffey Jr.  
All debtors and creditors of the estate of Claude W. Duffey Jr., 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 15th day of October, 2021  
By: Paul A. Duffey  
619 Trackkrock Acres  
Blairsville, GA 30512  
N(Oct20,27,Nov3,10)

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

RE: Estate of Charlie Milford Hunter  
All debtors and creditors of the estate of Charlie Milford Hunter, 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 15th day of October, 2021  
By: Martha Sue Souther  
PO Box 1183  
Young Harris, GA 30582  
N(Oct20,27,Nov3,10)

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

RE: Estate of Margaret E. Gibson  
Because of a default under the terms of the Security Deed executed by Margaret E. Gibson to Wells Fargo Bank, N.A. dated February 29, 2012, and recorded in Deed Book 895, Page 421, and pursuant to court order recorded in Deed Book 1188, Page 359, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Specialized Loan Servicing, LLC, securing a Note in the original principal amount of \$83,724.67, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, November 2, 2021, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:  
All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lots 15 and 22 of Union County, Georgia containing 0.659 acres more or less and being Lot Twelve (12) of Laurel Glen Subdivision, as shown on a plat of survey by Rochester and Associates, Inc. RS No. 1534, dated 6/7/93, last revised 10/7/93 and recorded in Union County Records in Plat Book 31, Page 36. Said plat is incorporated herein by reference hereto, for a full and complete description of the above property. Assessor's Parcel Number 099 001 K  
Subject to a roadway easement shown on said Plat.  
Grantor also grants to grantees a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.  
Said property is known as 47 Autumn Lane, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.  
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable), the right of redemption of any taxing authority, 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.  
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.  
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 secured creditor.  
The property is or may be in the possession of Margaret E. Gibson, successor in interest or tenant(s).  
Specialized Loan Servicing LLC as Attorney-in-Fact for Margaret E. Gibson  
File no. 20-076203  
LOGS LEGAL GROUP LLP\*  
Attorneys and Counselors at Law  
211 Perimeter Center Parkway, N.E., Suite 300  
Atlanta, GA 30346  
(770) 220-2535/JP  
https://www.logs.com/  
\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
N(Oct16,13,20,27)

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

Pursuant to the power of sale contained in the Security Deed executed by ELLA SCHIFF to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN ADVISORS GROUP in the original principal amount of \$232,500.00 dated February 8, 2018 and recorded in Deed Book 1100, Page 119, Union County records, said Security Deed being last transferred to AMERICAN ADVISORS GROUP in Deed Book 1271, Page 495, 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 02, 2021, the property in said Security Deed and described as follows:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 135 OF UNION COUNTY, GEORGIA, AND BEING LOT 33-A OF FRANK GARRETT FARM SUBDIVISION, CONTAINING 1.011 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED DECEMBER 22, 1995 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 35, PAGE 15. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.  
PARCEL ID: 052B 042  
Said property being known as: 1110 GARRETT CIR BLAIRSVILLE, GA 30512

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are ELLA SCHIFF 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 might 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.  
21-093883 - SAH  
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:  
Compu-Link Corporation 3900 Capital City Blvd.  
Lansing, MI 48906 1-866-654-0020  
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.  
AMERICAN ADVISORS GROUP, as Attorney-in-Fact for ELLA SCHIFF  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112  
Firm File No. 21-093883 - SAH  
21-093883 - SAH  
N(Oct16,13,20,27)

### STATE OF GEORGIA COUNTY OF UNION NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on February 23, 2005, a certain Security Deed was executed by Richard B. Kretchman and Jeanette B. Dutcher as grantor in favor of Wells Fargo Bank, N.A. as grantee and was recorded on March 9, 2005, in Deed Book 569, Page 409 in the Office of the Clerk of Superior Court, Union County, Georgia; and WHEREAS, the Security Deed was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and; WHEREAS, the Security Deed is now owned by the Secretary, pursuant to an assignment recorded on September 23, 2013 and recorded in Deed Book 955, Page 619, in the Office of the Clerk of Superior Court, Union County, Georgia; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that the payment, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of October 6, 2021 is \$175,873.14 plus fees and costs; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Security Deed to be immediately due and payable;  
NOW THEREFORE, pursuant to powers vested in the undersigned by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR Part 27, subpart B, and by the Secretary's designation of the undersigned as Foreclosure Commissioner, recorded on January 8, 2021 in Deed Book 1066, Page 687, Union County, Georgia records, notice is hereby given that on November 2, 2021 at 11:00AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 175 OF UNION COUNTY, GEORGIA, CONTAINING 0.35 ACRES, MORE OR LESS, AND BEING LOT 42 OF LAKESIDE VILLAGE SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY M.E. RICHARDS, UNION COUNTY, SURVEYOR, DATED JANUARY 1985, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK P, PAGE 50, SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.  
Commonly known as: 814 Lakeside Dr, Blairsville, GA 30512

The sale will be held upon the courthouse steps at the Union County Courthouse. The Secretary of Housing and Urban Development will bid \$150,000.00 plus fees & costs in the amount of \$2090.00  
There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.  
When making their bids, all bidders except the Secretary must submit a deposit totaling (10%) per cent of the successful bid in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of (10%) per cent of the successful bid must be presented before the bidding is closed in the form of a certified check or cashier's check made to the Secretary of HUD. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.  
If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure.

The Commissioner may, at the direction of the HUD Field Office representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.  
There is no right of redemption, or right of possession based upon a right of redemption, in the mortgage or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser (s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.  
The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.  
The amount that must be paid if the Mortgage is to be paid off prior to the scheduled sale is \$175,873.14 as of October 6, 2021 plus fees and cost in the amount of \$2,090.00 plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs, and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.  
Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.  
LOGS Legal Group LLP, F/K/A Shapiro, Pendergast & Hasty LLP, F/K/A Shapiro, Swertfeger & Hasty LLP  
FORECLOSURE COMMISSIONER  
211 Perimeter Center Parkway, N.E.  
Suite 300  
Atlanta, GA 30346  
(770) 220-2535  
https://www.logs.com/  
File no. 20-077296  
\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
N(Oct13,20,27)

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The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.  
The amount that must be paid if the Mortgage is to be paid off prior to the scheduled sale is \$175,873.14 as of October 6, 2021 plus fees and cost in the amount of \$2,090.00 plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs, and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.  
Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.  
LOGS Legal Group LLP, F/K/A Shapiro, Pendergast & Hasty LLP, F/K/A Shapiro, Swertfeger & Hasty LLP  
FORECLOSURE COMMISSIONER  
211 Perimeter Center Parkway, N.E.  
Suite 300  
Atlanta, GA 30346  
(770) 220-2535  
https://www.logs.com/  
File no. 20-077296  
\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
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