

North Georgia News

Legal Notices for April 1, 2015

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Gary S. Callahan,
All debtors and creditors of the estate of Gary S. Callahan, 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 9th day of March, 2015.
By: Donna Callahan Byrd
310 Carendon Ave.
Nashville, TN 37205
N(Mar18,25,Apr1,8)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Gerard Talbot O'Brien,
All debtors and creditors of the estate of Gerard Talbot O'Brien, 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 9th day of March, 2015.
By: A. Geraldine O'Brien
5740 Trackrock Gap Rd.
Blairsville, Ga. 30512
N(Mar18,25,Apr1,8)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Lee Payne,
All debtors and creditors of the estate of Lee Payne, 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 10th day of March, 2015.
By: James Doyle Payne
2235 Mulkey Gap Rd.
Blairsville, GA. 30512
Linda Lee Payne Smith
218 Cold Springs Rd.
Morganton, GA. 30560
N(Mar18,25,Apr1,8)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Jimmy Roger Reece,
All debtors and creditors of the estate of Jimmy Roger Reece, 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 March, 2015.
By: Kellie Reece James
427 Shallowford Cir.
August, GA 30907
N(Mar18,25,Apr1,8)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Scotty Floyd Eaves,
All debtors and creditors of the estate of Scotty Floyd Eaves, 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 16th day of March, 2015.
By: Lacerilla S. Eaves
237 Terrace Ln.
Blairsville, GA. 30512
N(Mar25,Apr1,8,15)B

NOTICE OF PETITION TO CHANGE NAME
GEORGIA, UNION COUNTY
15-CV-136-RG
Notice is hereby given Maryann Kang Dills, the undersigned, filed her petition to the Superior Court of Union County, Georgia on the 27 day of March, 2015, praying for a change in the name of petitioner from Maryann Kang Dills to Maryann Kang. 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 27 day of March, 2015
Petitioner: Maryann Kang Dills
N(Apr1,8,15,22)P

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
BETTY J. BABINSKY, DECEASED
ESTATE NO. 15-26
NOTICE
AN ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON March 5, 2015 REQUIRING THE FOLLOWING: (For use if an heir is required to be served by publication)
TO: Terry Kohr
(List here all heirs having unknown addresses to be served by publication)
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this court on or before April 6, 2015.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections be signed before a notary public or before a probate court clerk, and filing fees should be tendered with your 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.
65 Courthouse St., Suite 8
Blairsville, GA. 30512
Address
Dwain Brackett
Judge of the Probate Court
(706) 439-6006
By: Kristin Stanley
Telephone Number
Clerk/Deputy Clerk of the Probate Court
N(Mar11,18,25,Apr1)B

UNION COUNTY
SALE OF PROPERTY
JUDICIAL SALE
Pursuant to an order entered by the Honorable Raymond E. George, Judge, Superior Court, Union County, Georgia on the 15th day of December, 2014, in Civil Action File No. 14-CV-499-RG and pursuant to the Resolution To Sell Forfeited Property by Union County Sole Commissioner presented and adopted at the County meeting on January 15, 2015, and pursuant to a Consent Order of Condemnation, Forfeiture and Distribution dated the 15th day of December, 2014, and documents recorded in Deed Book 994, Page 162-163, Union County, Georgia Deed Records there will be sold by judicial sale in accordance with O.C.G.A. §9-13-140 et seq. The following property:
Real property located at 226 Pond Road, Blairsville, GA being more particularly described as follows:
All that tract or parcel of land lying and being in Land Lot 62 & 63, 10th District, 1st Section of Union County, Georgia containing 3.332 acres, more or less and being shown as Tract I (2.865) and Tract III (0.467) as shown on a Plat of Survey by Rochester & Associates, Inc., RS# 2763 and recorded in Plat Book 51, Page 113, and said Plat is hereby incorporated by reference and made a part hereof.
This property is subject to the road easement as shown on said Plat.
Grantor grants to Grantee the rights of Edmond Fortenberry to cross the property of Brenda L. Marlow with water lines to the spring located on Grantor's adjacent property, as shown in the deed dated 5/20/1994 and recorded in Deed book 219, Page 93 Union County, Georgia records.
Grantor grants to Grantee a non-exclusive, perpetual easement for ingress and egress in the above property along the existing road easement as shown on said Plat.
This Deed is given subject to all easements and restrictions of record, if any.
This information set forth herein in the above legal description is contained in a deed filed in the deed records of Union County, with the Clerk of Superior Court, in Deed Book 520, Page 137, and in Deed Book 994, Page 162-163.
Said property will be sold between the legal hours of sale on the first Tuesday in April, 2015, before the Courthouse in Union County, Georgia by an official authorized by O.C.G.A. §9-13-140 et seq., and the government of Union County, Georgia. Said property must bring a MINIMUM sale price of \$15,000.00 and will be sold to the highest bidder for cash in U.S. Funds. Union County, Georgia will deliver to said purchaser a deed conveying all interest Union County has pursuant to the above referred to deeds and documents in said property.
All bidders must present either a binding letter of credit or certified funds to be able to bid on the above described property.
Union County, Georgia
Lamar Paris, Sole Commissioner
Cary D. Cox
Union County Assistant Attorney
P.O. Box 748
Blairsville, GA 30514
706.745.7420
N(Mar11,18,25,Apr1)B

UNION COUNTY
SALE OF PROPERTY
SHERIFF SALE
Pursuant to an order entered by the Honorable Raymond E. George, Judge, Superior Court, Union County, Georgia on the 15th day of December, 2014, in Civil Action File No. 14-CV-499-RG, there will be sold at public auction to the highest bidder for cash in U.S. Dollars, on the first Tuesday in April, 2015, the following described property:
Item One: 2003 Kawasaki Mule 55 2x4 Model KAF300C, with a Vin #J1U1AFBC163B536599, with a reserve of \$1,200.00.
Item Two: One 2003 Kubota Tractor Model M8200 Serial 54936 with 1051 Hours, and a Woods Front End Loader, Serial #874394 with a hay fork, and a reserve of \$20,000.00.
Said property will be sold between the legal hours of sale on the first Tuesday in April, 2015, before the Courthouse in Union County, Georgia by an official authorized by O.C.G.A. §9-13-140 et seq., and the government of Union County, Georgia.
The property will be available for inspection on Monday April 6, 2015, between the hours of 3:00 PM and 4:00 PM and on Tuesday, April 7, 2015, between the hours of 8:30 AM and 10:00 AM at the Union County courthouse in the lower parking lot.
The Sheriff's Office will deliver to the purchaser a bill of sale conveying all interest to purchaser Union County has pursuant to the above referred to Order.
All bidders must present either a binding letter of credit or certified funds to be able to bid on the above described property.
Mack Mason
Sheriff, Union County, Georgia
N(Mar11,18,25,Apr1)B

ADVERTISEMENT FOR PROPOSALS
Bowen & Watson, Inc. is soliciting Proposals for Work Packages for a 10 classroom addition at Union County Primary School and would appreciate receiving a quote from your company. Bid time is 2:00 PM April 21, 2015. Proposals on Work Package that require Bid Bonds may be sent by mail or hand delivered to Union County Schools, 124 Hughes Street, Blairsville, GA 30512. Proposals on Work Packages not requiring Bid Bonds may be send via FAX to the owner's office (706) 745-5025 or the office of Bowen & Watson, Inc. (706) 886-3010. Proposals on Work Packages not requiring Bid Bonds may also be submitted by E-Mail to bids@bowen-watson.com. All Proposals must arrive before the stipulated Bid time.
PROJECT NAMES:
Classroom Addition for: Union County Primary School
592 School Circle
Blairsville, Ga 30512
Project size is 12,878 square feet
ARCHITECT:
Southern A&E
OWNER
Union County Schools
DESCRIPTION OF PROJECT:
Project includes Work Packages #1-Grading, 2-Landscaping and Planting; by Owner, 3-Chain Link Fence: by Owner, 4-Concrete (Site & Building), 5-Reinforcing Steel and Wire Mesh, 6-Masonry, 7-Structural, Misc. Steel, 8-Erect Structural, 9-Combine Work Packages 7 & 8, 10-Architectural Cabinets, 11-TPO Roofing,12-Hollow Metal, 13-Wood Doors, 14-FRP Doors, 15-Door Hardware, 16-Hollow Metal, Wood Doors & Door Hardware, 17-Doors/Hardware Installation, 18-Glass and Glazing and Aluminum Windows, 19-Drywall, Acoustical Ceilings, Metal Stud Framing, 20-Quarry Tile, 21-Resilient Flooring & Carpeting, 22-Painting & Caulking, 23-Visual Display Boards, 24-Signage, 25-Toilet Accessories, 26-Fire Extinguishers & Cabinets, 27-Specialties Packages Installation, 28-Metal Lockers, 29-Walkway & Canopy Covers, 30-Building Sprinkler System, 31-Plumbing, 32-HVAC, 33-Electrical, 34-Final Cleanup, 35-Temporary HVAC
David Keener will be the estimator for this project
SPECIAL REQUIREMENTS:
P&P Bonds Required for work packages #32-HVAC & 33 Electrical
Bid Documents:
Plans and specifications are available on our website @ Bowen-Watson.com. Click on "Subcontractors", the password is "ucadd".
N(Apr1,skip,15)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Glen Robert Davenport,
All debtors and creditors of the estate of Glen Robert Davenport, 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 3rd day of March, 2015.
By: Betty F. Davenport
7116 St. Hwy 325
Blairsville, GA. 30512
N(Mar11,18,25,Apr1)B

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
PAMELA DIANN HUGGINS, DECEASED
ESTATE NO. 15-17
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
NOTE: Strike the sentence in parenthesis below if not applicable.
TO: (any heir whose current address is unknown Gregory Mastin Huggins
Phyllis S. Linder has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Pamela Diann Huggins, deceased, of said County. 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 April 6, 2015. 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(Mar11,18,25,Apr1)B

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
RICKEY J. LONG, DECEASED
ESTATE NO. 15-13
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Rickey Dillon Long has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Rickey J. Long, 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 April 6, 2015. 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(Mar11,18,25,Apr1)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Sharon Joy Wheeler,
All debtors and creditors of the estate of Sharon Joy Wheeler, 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 February, 2015.
By: W. Jay Hughes
2676 East McKinnon Dr.
Decatur, GA. 30330
N(Mar11,18,25,Apr1)B

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: the Name Change of:
Alexis Rae Gross, Petitioner
Civil Action Case Number 15-CV-112-RG
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Alexis Rae Gross filed a petition in the Union County Superior Court on March 11, 2015, to change the name from: Alexis Rae Gross to Alexis Rae Shrum. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Dated 3/10/15
Alexis Rae Gross, Petitioner
Alexis Rae Gross
50 Rock Ridge Way
Blairsville, GA 30512
N(Mar18,25,Apr1,8)P

NOTICE OF PETITION TO CHANGE NAME
STATE OF GEORGIA
COUNTY OF UNION
Notice is hereby given that Thomas Neal Moon, the undersigned, filed his petition to the Superior Court of Union County, Georgia on the 13th day of March, 2015, praying for a change in the name of Petitioner from Thomas Neal Moon to Richard Neal Moon. 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 17 day of March, 2015
Cary D. Cox
Attorney for Petitioner
PO Box 748
Blairsville, GA 30514
N(Mar25,Apr1,8,15)P

NOTICE OF ADOPTION
To: VANESSA TOWNSON, legal and biological mother of a female child Makynzie Grace Blankenship, whose last known address is: 263 Springdale Lane, Dallas, GA 30157
You are hereby notified that on October 17, 2014, a Petition for Adoption of a female child born to you Vanessa Townson on May 1, 2012 in Douglasville, Georgia, was filed in the Superior Court of Union County, Georgia, Adoption No. SG-14-A10-7. On February 18, 2015, the Court passed an Order fixing a hearing upon said Petition for May 14, 2015, at 9:00am in the Chambers of Judge Stanley Gunter, Blairsville, Union County, Georgia.
All parental rights you may have with respect to the minor child will be lost and you will neither receive notice nor be entitled to object to the adoption of the child unless you appear in the pending adoption action and show cause why your rights to the child should not be terminated by adoption.
Brandi Price
Attorney at Law
5680 New Northside Drive, NW
Atlanta, GA 30328
N(Mar25,Apr1,8)B

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by EDIE G RICH AND MARIE A RICH to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC, dated 08/13/2005, and Recorded on 08/25/2005 as Book No. 599 and Page No. 354-365, UNION County, Georgia records, as last assigned to U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$203,300.00, 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 April, 2015, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 172 OF UNION COUNTY, GEORGIA, AS SHOWN ON A PLAT OF SURVEY BY B. HUNT, UNION COUNTY SURVEYOR, DATED DECEMBER, 1981, RECORDED IN PLAT BOOK 0, PAGE 176, UNION COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF LAND LOTS 152, 153, 172 & 173; THENCE SOUTH 41 DEGREES 09' EAST, 1980.1 FEET TO A POINT; THENCE NORTH 55 DEGREES 00' EAST, 50 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING; THENCE NORTH 55 DEGREE 00' EAST, 632 FEET TO A CONCRETE POST ON THE RIGHT OF WAY OF U.S. HIGHWAY 19 AND 129; THENCE ALONG THE RIGHT OF WAY SOUTH 22 DEGREES 40' EAST, 420.0 FEET TO A CONCRETE POST; THENCE LEAVING THE RIGHT OF WAY SOUTH 64 DEGREES 00' WEST, 683.67 FEET TO AN IRON PIN, THENCE NORTH 11 DEGREES 19' WEST, 331.19 FEET TO THE TRUE POINT OF BEGINNING. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. 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), U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST holds the duly endorsed Note and is the current assignee of the Security Deed to the property. CALIBER HOME LOANS, INC., acting on behalf of and, as necessary, in consultation with U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, CALIBER HOME LOANS, INC. may be contacted at: CALIBER HOME LOANS, INC., 13801 WIRELESS WAY, OKLAHOMA CITY, OK 73134, 800-401-6587. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2771 MURPHY HWY, BLAIRSVILLE, GEORGIA 30512 is/are: EDDIE G RICH AND MARIE A RICH 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) 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. U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST as Attorney in Fact for EDDIE G RICH AND MARIE A RICH. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000005016175 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.
N(Mar11,18,25,Apr1)B