

# North Georgia News

## Legal Notices for July 29, 2020

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
**HAYDEN SENTZ,**  
Plaintiff,  
v.  
**KYLE AUSTIN SENTZ,**  
Defendant.  
CAF#: SUICV202000082  
**ORDER OF PUBLICATION**  
It appearing by Affidavit given by the Plaintiff, that the above-named Defendant on whom service is to be made in this case resides out of the State of Georgia, or has departed from the State or cannot after due diligence, be found within the State, or conceals himself to avoid Service of Summons, and it further appearing, by Affidavit given by the Plaintiff, that a claim against the Defendant in respect to whom service is to be made, and that he is necessary or proper party to the action.  
**IT IS HEREBY CONSIDERED, ORDERED, AND DECREED** that Service be made by publication as provided by law.  
SO ORDERED, this 17 day of April, 2020.  
Honorable Judge Joy Parks  
Superior Court of Union County  
State of Georgia  
Prepared By:  
Kenya L. Patton, P.C.  
GA Bar No. 567255  
Attorney for Plaintiff  
44B Blue Ridge Street  
Blairsville, Georgia 30512  
Telephone: (706)745-2142  
kenyapattontlaw@gmail.com  
N(Jul22,29,Aug5,12)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Claudia Brown Todd,  
All debtors and creditors of the estate of Claudia Brown Todd, 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, not with-standing the order for judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 10th day of July, 2020.  
By: Maria Todd Price  
4475 Wimberly Way  
Cumming, GA 30028  
Phillip M. Todd  
1131 Liberty Church Ln.  
Blairsville, GA 30512  
N(Jul15,22,29,Aug5)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Joseph James Marko Jr.,  
All debtors and creditors of the estate of Joseph James Marko 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, not with-standing the order for judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  
This 10th day of July, 2020.  
By: Susan Marie Schuster  
203 N. Esplanade  
Alpharetta, GA 30009  
N(Jul15,22,29,Aug5)

**IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA**  
**IN RE: ESTATE OF KEITH HOWARD SCHOENFELDT, DECEASED**  
ESTATE NO. 20-65  
**PETITION FOR LETTERS OF ADMINISTRATION**  
**NOTICE**  
Lee D. Schoenfeldt has petitioned to be appointed Administrator of the estate of Keith Howard Schoenfeldt, 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, not with-standing the order for judicial state of emergency, must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before August 3, 2020. 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(Jul8,15,22,29)

**IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA**  
**IN RE: ESTATE OF SANDRA JEAN CHITWOOD, DECEASED**  
ESTATE NO. 20-67  
**PETITION FOR LETTERS OF ADMINISTRATION**  
**NOTICE**  
Leland Martin Chitwood has petitioned to be appointed Administrator of the estate of Sandra Jean Chitwood, 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 August 17, 2020. 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(Jul22,29,Aug5,12)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
**IN RE: ESTATE OF LALLAH W. BRANCA, DECEASED**  
ESTATE NO. 20-35  
**NOTICE**  
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,  
TO: Any unknown heirs of Lallah Branca  
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 August 17, 2020.  
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(Jul22,29,Aug5,12)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Medley I. Garner,  
All debtors and creditors of the estate of Medley I. Garner, 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 17th day of July, 2020.  
By: Patsy Garner Wood  
807 Pine Valley Dr.  
Forest Park, GA 30297  
N(Jul22,29,Aug5,12)

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Charles Riley Haines,  
All debtors and creditors of the estate of Charles Riley Haines, 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 17th day of July, 2020.  
By: Philip D. Haines  
5220 N. Frederick Pike  
Winchester, VA 22603  
H. Douglas Haines  
313 Parkway St.  
Winchester, VA 22601  
N(Jul22,29,Aug5,12)

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
**IN RE: The Name Change of Randy Lee Maarref,**  
Petitioner  
Civil Action Case Number: 20-CV-175-JP  
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**  
Randy Lee Maarref filed a petition in the Union County Superior Court on July 16, 2020, to change the name from: Randy Lee Maarref to Randy Lee Amerson Jr. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed with the court.  
Dated: 7/16/20  
Randy Lee Maarref  
1163 Old Gumlog Road  
Blairsville, GA 30512  
N(Jul22,29,Aug5,12)

**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 1.4 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: JO M. BAGWELL, HEIRS KNOWN OR UNKNOWN, SUSAN JO BLALOCK, 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: JO M. BAGWELL, ESTATE OF JO M. BAGWELL, HEIRS KNOWN OR UNKNOWN  
PRESENT WHEREABOUTS UNKNOWN  
TO: WESLEY T. WINGO, ESTATE OF WESLEY T. WINGO, HEIRS KNOWN OR UNKNOWN  
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, 1962 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 July 9, 2020. 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 T. Buckley Levins, Superior Court Judge, Union County, this 14th day of July, 2020.  
Honorable Judy Odum  
Clerk of Union County Superior Court  
N(Jul22,29,Aug5,12)

**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 41, 9th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 1.00 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: BRIDGET HAWCO, JAMES F. HAWCO, JAMES N. HAWCO, HEIRS KNOWN OR UNKNOWN, AND 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. 18-CV-142-SG  
**NOTICE OF SUMMONS**  
TO: JAMES F. HAWCO, ESTATE OF JAMES F. HAWCO, HEIRS KNOWN OR UNKNOWN, LAST KNOWN ADDRESS: 3400 Canal Street, Naples, FL 34112-5914  
TO: BRIDGET HAWCO, ESTATE OF BRIDGET HAWCO, HEIRS KNOWN OR UNKNOWN, LAST KNOWN ADDRESS: 3400 Canal Street, Naples, FL 34112-5914  
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 May 24, 2018, as to the following property:  
All that tract or parcel of land lying and being the 9th District, 1st Section, Land Lot 41, of Union County, Georgia, containing 1.00 acre, more or less and being Lot #2, of the Raper-Owenby Subdivision, as shown on a survey and plat by J.H. Rea, dated May, 1979 and recorded in the Union County Records in Plat Book K, Page 104. Said plat is incorporated into this instrument, by reference hereto, for a complete and accurate description of the above described property.  
As described in Deed Book 114, Page 357. Further described as Map & Parcel 034100.  
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 July 9, 2020. 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 T. Buckley Levins, Superior Court Judge, Union County, this 14th day of July, 2020.  
Honorable Judy Odum  
Clerk of Union County Superior Court  
N(Jul22,29,Aug5,12)

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
**YOUNGSTOWN GROUP, LLC,**  
a Georgia Limited Liability Company,  
Petitioner,  
v.  
A TRACT OF LAND LYING AND BEING IN THE 9th DISTRICT, 1st SECTION, LAND LOT 272, OF UNION COUNTY, GEORGIA, BEING 0.44 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: DAVID K. BANKS, ESTATE OF DAVID K. BANKS, HEIRS KNOWN OR UNKNOWN, MELISSA BANKS N/K/A MELISSA CATTANACH, KEITH BANKS, INDIVIDUALLY AND IN THEIR CAPACITIES AS EXECUTOR, HEIRS, AND BENEFICIARIES OF THE ESTATE OF DAVID K. BANKS, 1ST FRANKLIN FINANCIAL A/K/A 1ST FRANKLIN FINANCIAL CORPORATION, AND 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. 18-CV-179-SG  
**NOTICE OF SUMMONS**  
TO: DAVID K. BANKS  
WHEREABOUTS UNKNOWN  
TO: MELISSA BANKS n/k/a MELISSA CATTANACH  
LAST KNOWN ADDRESS: 753 Sleepy Mountain Lane, Blairsville, GA 30512  
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 June 29, 2018, as to the following property:  
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 272, of Union County, Georgia, containing 0.44 acres, more or less and being known as Lot 11 and part of Lot 10, of Mountain View Subdivision, as shown on a plat of survey by Lane S. Bishop & Associates, Inc., G.R.L.S.#1575, dated February 23, 1988 and recorded in Plat Book T, Page 173, of the Union County Records, said plat being incorporated herein by reference.  
Subject to a 40 foot wide road right of way and utility easements as shown on the above referenced plat of survey.  
As described in Deed Book 306, page 191, Union County, Georgia Records. Further described as Map & Parcel B02283.  
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 July 9, 2020. 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 T. Buckley Levins, Superior Court Judge, Union County, this 14th day of July, 2020.  
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Civil Action No. 18-CV-142-SG  
**NOTICE OF SUMMONS**  
TO: JAMES F. HAWCO, ESTATE OF JAMES F. HAWCO, HEIRS KNOWN OR UNKNOWN, LAST KNOWN ADDRESS: 3400 Canal Street, Naples, FL 34112-5914  
TO: BRIDGET HAWCO, ESTATE OF BRIDGET HAWCO, HEIRS KNOWN OR UNKNOWN, LAST KNOWN ADDRESS: 3400 Canal Street, Naples, FL 34112-5914  
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 May 24, 2018, as to the following property:  
All that tract or parcel of land lying and being the 9th District, 1st Section, Land Lot 41, of Union County, Georgia, containing 1.00 acre, more or less and being Lot #2, of the Raper-Owenby Subdivision, as shown on a survey and plat by J.H. Rea, dated May, 1979 and recorded in the Union County Records in Plat Book K, Page 104. Said plat is incorporated into this instrument, by reference hereto, for a complete and accurate description of the above described property.  
As described in Deed Book 114, Page 357. Further described as Map & Parcel 034100.  
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 July 9, 2020. 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.  
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Witness the hand of the Honorable T. Buckley Levins, Superior Court Judge, Union County, this 14th day of July, 2020.  
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N(Jul22,29,Aug5,12)

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Subject to a 40 foot wide road right of way and utility easements as shown on the above referenced plat of survey.  
As described in Deed Book 306, page 191, Union County, Georgia Records. Further described as Map & Parcel B02283.  
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As described in Deed Book 114, Page 357. Further described as Map & Parcel 034100.  
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 July 9, 2020. 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.  
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Honorable Judy Odum  
Clerk of Union County Superior Court  
N(Jul22,29,Aug5,12)

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
**YOUNGSTOWN GROUP, LLC,**  
a Georgia Limited Liability Company,  
Petitioner,  
v.  
A TRACT OF LAND LYING AND BEING IN THE 9th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 1.00 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: BRIDGET HAWCO, JAMES F. HAWCO, JAMES N. HAWCO, HEIRS KNOWN OR UNKNOWN, AND 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. 18-CV-142-SG  
**NOTICE OF SUMMONS**  
TO: JAMES F. HAWCO, ESTATE OF JAMES F. HAWCO, HEIRS KNOWN OR UNKNOWN, LAST KNOWN ADDRESS: 3400 Canal Street, Naples, FL 34112-5914  
TO: BRIDGET HAWCO, ESTATE OF BRIDGET HAWCO, HEIRS KNOWN OR UNKNOWN, LAST KNOWN ADDRESS: 3400 Canal Street, Naples, FL 34112-5914  
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 May 24, 2018, as to the following property:  
All that tract or parcel of land lying and being the 9th District, 1st Section, Land Lot 41, of Union County, Georgia, containing 1.00 acre, more or less and being Lot #2, of the Raper-Owenby Subdivision, as shown on a survey and plat by J.H. Rea, dated May, 1979 and recorded in the Union County Records in Plat Book K, Page 104. Said plat is incorporated into this instrument, by reference hereto, for a complete and accurate description of the above described property.  
As described in Deed Book 114, Page 357. Further described as Map & Parcel 034100.  
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 July 9, 2020. 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 T. Buckley Levins, Superior Court Judge, Union County, this 14th day of July, 2020.  
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