

North Georgia News

Legal Notices for July 7, 2021

TRADE NAME REGISTRATION

Georgia, Union County
To whom it may concern:
Please be advised that, KC Zenith, LLC whose address is 29 Mulky Gap Road, Blairsville, GA 30512, and, kcpatel usa llc whose address is 29 Mulky Gap Road, Blairsville, GA 305, is/are the owner(s) of the certain business now being carried on at 29 Mulky Gap Road, Blairsville, GA 30512 in the following trade name, to-wit: LOST CREEK FOOD MART; and that the nature of said business is: Retail.
This statement is made in conformity with O.C.G.A. § 10-1-490 et seq. requiring the filing of such statement wit the Clerk of Superior Court of this county.
This the 11 day of June, 2021
N(Jun23,30,Jul7)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Jay Erwin Hutson
All debtors and creditors of the estate of Jay Erwin Hutson, 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 11th day of June, 2021.
By: Betty Lou Hutson
82 Hutson Hill
Blairsville, GA 30512
N(Jun16,23,30,Jul7)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Shizuko Kamiya Erb a/k/a Suzy Erb
All debtors and creditors of the estate of Shizuko Kamiya Erb a/k/a Suzy Erb, 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 11th day of June, 2021.
By: Wendy Jean Erb
468 Cypress Green Cir.
Wellington, FL 33414
N(Jun16,23,30,Jul7)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Kathy Mossly Deen
All debtors and creditors of the estate of Kathy Mossly Deen, 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 11th day of June, 2021.
By: James Emory Deen Jr.
60 Marie Ln.
Blairsville, GA 30512
N(Jun16,23,30,Jul7)

NOTICE

RFP-2022-001: Renovation/Modification of the Union County Primary School
The Union County Board of Education is soliciting proposals from Construction Professionals/firms interested in providing Construction Professional (CP) services for the renovations/modifications of the Union County Primary School (RFP-2022-001). Proposal Packages are due by July 13, 2021 at 2:00:00 EST to the Union County Schools Central Office located at 124 Huges Street, Blairsville, GA 30512. As part of the CP services, evaluate the Scope of Work and determine a developmental budget for the project, and prioritize the needs. The final budget/SCL will be determined by the prioritization of the Work and the available funding. The Scope of Work may be revised by the Owner due to programmatic requirements, funding availability, or other circumstances. The full bid package can be obtained at http://ucschools.org/district_information/request_for_proposals_bids.
N(Jun16,23,30,Jul7)

NOTICE

RFP-2022-005: Renovations and Improvements of the Union County High School
The Union County Board of Education is soliciting proposals from Construction Professionals/firms interested in providing Construction Professional (CP) services for the renovations and improvements of the Union County High School (RFP-2022-005). Proposal Packages are due by July 13, 2021 at 2:00:00 EST to the Union County Schools Central Office located at 124 Huges Street, Blairsville, GA 30512. As part of the district painting services, evaluate the Scope of Work and determine a developmental budget for the project, and prioritize the needs. The final budget/SCL will be determined by the prioritization of the Work and the available funding. The selected firm will be required to coordinate painting with the prior selected construction professional for flooring installation. The Scope of Work may be revised by the Owner due to programmatic requirements, funding availability, or other circumstances. The full bid package can be obtained at http://ucschools.org/district_information/request_for_proposals_bids.
N(Jun16,23,30,Jul7)

IN THE PROBATE COURT

COUNTY OF UNION

STATE OF GEORGIA

IN RE: ESTATE OF CLINE HENRY GARRETT, DECEASED
ESTATE NO. 21-81
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The petition of Murlen Geneva Garrett, for a Year's Support from the estate of Cline Henry Garrett, deceased, for decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before July 19, 2021, 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 on or before the time stated in the preceding sentence. All objections should be made to 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
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Jun23,30,Jul7,14)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF WANDA LARUE HOGSED, DECEASED

ESTATE NO. 21-79
NOTICE
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
TO: Jimmy Alexander
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 July 19, 2021.
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(Jun23,30,Jul7,14)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Clyde Miller
All debtors and creditors of the estate of Clyde Miller, 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 18th day of June, 2021.
By: Cynthia M. Wheeler
379 Nottley Shores W.
Blairsville, GA 30512
N(Jun23,30,Jul7,14)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Grant William Schrader
All debtors and creditors of the estate of Grant William Schrader, 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 18th day of June, 2021.
By: Diana Davila Schrader
702 Thompson Ave.
Maitland, FL 32751
N(Jun23,30,Jul7,14)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Stephen Michael Surles
All debtors and creditors of the estate of Stephen Michael Surles, 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 18th day of June, 2021.
By: Rachel Harrington Surles
514 Honey Farm Dr.
Blairsville, GA 30512
N(Jun23,30,Jul7,14)

IN THE PROBATE COURT

COUNTY OF UNION

STATE OF GEORGIA

IN RE: ESTATE OF ELLA SCHIFF, DECEASED
ESTATE NO. 21-85
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Michael Schwartz has petitioned to be appointed Administrator of the estate of Ella Schiff, 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 July 26, 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(Jun30,Jul7,14,21)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Mark Wright
All debtors and creditors of the estate of Mark Wright, 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 25th day of June, 2021.
By: Jane Wright
452 Bunker Hill Rd.
Blairsville, GA 30512
N(Jun30,Jul7,14,21)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of David C. Rich
All debtors and creditors of the estate of David C. Rich, 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 25th day of June, 2021.
By: Kevin Green
PO Box 1298
Blairsville, GA 30514
N(Jun30,Jul7,14,21)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Louis Edward Carlson
All debtors and creditors of the estate of Louis Edward Carlson, 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 25th day of June, 2021.
By: Michael Carlson
2711 Red Barn Rd.
Heber City, UT 84032
N(Jun30,Jul7,14,21)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF HAL BEAUMONT BEACHAM, DECEASED

ESTATE NO. 21-54
NOTICE
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
TO: Hal Beaumont Beacham III, Brent Howard Beacham
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 July 26, 2021.
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(Jun30,Jul7,14,21)

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 Leland G Roberts to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Bank Mortgage, a division of First Bank of Georgia, its successors and assigns, dated October 10, 2003, recorded in Deed Book 494, Page 402, Union County, Georgia Records, as last transferred to Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2 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 FORTY-EIGHT THOUSAND AND 0/100 DOLLARS (\$148,000.00), 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 August, 2021, 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.

Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2 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: Select Portfolio Servicing, 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

To the best knowledge and belief of the undersigned, the party in possession of the property is Leland G Roberts or a tenant or tenants and said property is more commonly known as 101 Roberts Mountain Rd, 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.

Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2 as Attorney in Fact for Leland G Roberts
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosureonline.net
EXHIBIT "A"

All that tract or parcel of land lying and being in the 17th District, 1st Section, Land Lots 320 & 321 of Union County, Georgia, containing 4.74 acres, more or less, beginning at the land lot corner common to Land Lots 292, 293, 320 & 321; thence S 2,364 feet to a point on the West bank of a 40 foot road this being the TRUE POINT OF BEGINNING, thence N 50 30 E 20 feet to the centerline of said road; thence following said centerline in a Southeasterly direction to the intersection of said road on a public highway; thence S 37 00 W along the Northwesterly right of way of said public highway 20 feet to an iron pin; thence S 85 60 W 117 feet to a point; thence S 77 00 W 99 feet to a rock corner; thence S 192 to a point; thence in a Southwesterly direction along the Lawrence Collins line to a rock corner; thence N 25 00 W 166 feet to a point on the Easterly right of way of a road; thence N 48 00 W 25 feet to the centerline of said road; thence following said centerline of the road three (3) courses and distances N 45 30 W 75 feet, N 22 30 W 37 feet, N 40 30 W 67 feet to an iron pin; thence N 72 00 E 345 feet to a 12 inch marked pine; thence N 50 30 E 243 feet to the TRUE POINT OF BEGINNING.

This being all the property located to the West side of a 40 foot roadway as shown a plat and survey by Bruce Hunt, recorded in the Union County records in Plat Book G page 201.
MR/ca 8/3/21
Our file no. 21-05253GA - FT1

N(Jul7,14,21,28)

ADVERTISEMENT FOR BIDS

Bid Package Two (2) through Seventeen (17)

Project: Union County High School CTAE and College & Career Academy
Owner: Union County Schools

Architect: Breaux & Associates Architects
CM: Charles Black Construction Company, Inc.
Contractors are invited to submit lump sum bids for Bid Package Two (2) through Seventeen (17), Union County CTAE and College & Career Academy.

Sealed bids will be received by the Construction Manager until 3:00 p.m., Thursday, July 29th, 2021, at the Office of the Construction Manager, Charles Black Construction Company, Inc., 1955 Highway 129 South, Cleveland, Georgia 30528. Bids must be submitted in Duplicate on the Construction Manager's Proposal Form along with a 5% Bid Bond if required by the Bid Package. No Faxed or E-Mailed Bids Accepted.

A thorough review of the bid package description and bid documents are required prior to submitting bids.

The form of agreement will be AIA Document A401, 2017 Edition, between the Construction Manager and the Successful Bidder. Bidding Documents are available for the COST OF REPRODUCTION from:
AGC Plan Room/Gainesville Whiteprint
312 Bradford Street, NW
Gainesville, Georgia 30501
(770) 534-2086
Documents will be available for review at the following locations.

Charles Black Construction Company, Inc.
1955 Highway 129, South
Cleveland, Georgia 30528
Dodge Data & Analytics
www.construction.com
ConstructConnect
www.constructconnect.com
CONTINUED ON NEXT PAGE

01000 3

CM: Charles Black Construction Company, Inc.
PROJECT: Union County High School CTAE and College & Career Academy
ADVERTISEMENT FOR BIDS
INDEX TO BID PACKAGES
Bid Pkg Bid Package Bid Number Name Date
1. Sitework Previously Awarded
2. Concrete July 29, 2021
3. Masonry July 29, 2021
4. Structural/Misc. Steel July 29, 2021
5. Metal Building System July 29, 2021
6. Doors, Frames and Hardware July 29, 2021
7. Sectional Doors July 29, 2021
8. Aluminum Storefront/Glass & Glazing July 29, 2021
9. Drywall, Acoustical Ceilings July 29, 2021
10. Resinous Flooring July 29, 2021
11. Painting July 29, 2021
12. Specialties July 29, 2021
13. Aluminum Canopies July 29, 2021
14. Fire Protection July 29, 2021
15. Plumbing July 29, 2021
16. HVAC July 29, 2021
17. Electrical July 29, 2021
See Bid Package Description, General Package Notes & Construction Manager's Special Conditions Prior to Pricing
CJ McDonald, Project Manager
Charles Black Construction Company, Inc.
P.O. Box 960 * 1955 Highway 129 South
Cleveland, Georgia 30528
The Construction Manager and Owner reserve the right to reject any and all bids and to waive technicalities.
*****END OF ADVERTISEMENT FOR BIDS*****

N(Jul7,14,21,28)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of David Scott Bell
All debtors and creditors of the estate of David Scott Bell, 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 July, 2021.
By: Harold Eugene Bell Jr.
9861 SW 47th St.
Miami, FL 33165
N(Jul7,14,21,28)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Mabel Watkins Rich
All debtors and creditors of the estate of Mabel Watkins Rich, 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 July, 2021.
By: Jason Burrell
310 Smoke Rise Ridge
Blairsville, GA 30512
N(Jul7,14,21,28)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of William Henry Scoggins
All debtors and creditors of the estate of William Henry Scoggins, 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 July, 2021.
By: William Kyle Scoggins
297 Freyer Dr.
Marietta, GA 30060
N(Jul7,14,21,28)

NOTICE OF FORECLOSURE

OF EQUITY OF REDEMPTION

TO: GUSTAVO PINO OR THE ESTATE OF GUSTAVO PINO, HEIRS KNOWN OR UNKNOWN, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY DESCRIBED BELOW.

RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. 48-4-45, et. seq.)
TAKE NOTICE THAT:
This Notice is given pursuant to O.C.G.A. 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed of the following described property, to wit:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 156 and 157 of Union County, Georgia, containing 0.67 acres, more or less, and being Lot Twenty (20) of Skyview Heights Subdivision, and being more particularly described as follows:
BEGINNING at the intersection of Gum Log Road and Old Gum Log Road; thence following the East right of way of Old Gum Log Road S 10 East 1,020 feet to an iron pin in old fence line; thence S 51 34 East 130 feet to the TRUE POINT OF BEGINNING; thence S 51 34 East 150 feet to a point; thence S 11 42 West 220.65 feet to a point on the centerline of a road; thence following the centerline of a road N 50 39 West 150.64 feet to a point; thence N 11 34 East 218.21 feet to the TRUE POINT OF BEGINNING. Said property being described in Deed Book 129, Page 561, and further described as Map & Parcel 068105.

The right to redeem has expired but the law requires notice be sent. Your opportunity to discuss this matter will expire and be forever foreclosed and barred on or after August 6, 2021.
The Tax Deed to which this notice relates is dated March 5, 2002, and recorded in the Office of the Clerk of Superior Court of Union County, Georgia, in Deed Book 413, Page 675. To discuss this matter at any time before August 6, 2021, please contact the Office of Cary D. Cox, P.C. using the information provided below.

PLEASE BE GOVERNED ACCORDINGLY.
Cary D. Cox
Attorney for Nancy Hemphill
Georgia Bar No. 192295
P.O. Box 748
Blairsville, GA 30514
706.745.7420
N(Jul7,14,21,28)