

North Georgia News

Legal Notices for September 20, 2017

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF WILLIAM BRENT SOUTHDARD, DECEASED ESTATE NO. 17-99 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Carolyn J. Southard has petitioned (for Letters of Administration) to be appointed Administrator of the estate of William Brent Southard, 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 2, 2017. 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|Sept13,20,27)

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Tommy G(ene) Jones.
All debtors and creditors of the estate of Tommy G(ene) Jones, 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 7th day of September, 2017.

By: Donald G. Jones
36 Cozy Cove Trail
Blairsville, GA 30512

(N|Sept13,20,27,04)

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Bessie Sue Boyd,
All debtors and creditors of the estate of Bessie Sue Boyd, 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 7th day of September, 2017.

By: Luther Allen Johnson
631 Crestwood View
Blairsville, GA 30512

(N|Sept13,20,27,04)

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Anne B. Rutherford,
All debtors and creditors of the estate of Anne B. Rutherford, 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 7th day of September, 2017.

By: Laurel Lori Anne Duckworth
3169 Trout Place Rd.
Cumming, GA 30041

(N|Sept13,20,27,04)

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Colleen Jewel Judy,
All debtors and creditors of the estate of Colleen Jewel Judy, 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 September, 2017.

By: Joseph Benjamin Gainey, Jr.
11930 Chaffin Rd.
Roswell, GA 30075

(N|Sept13,20,27,04)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

IN RE:
LOGAN JONATHAN CLARK

DDB: 05-02-2009

PETITIONER:
BRENDA DYE HONEYCUTT

CASE NO. RG 17-47-9

SERVICE BY PUBLICATION

TO: SHANNON RENEE CLAYBORNE

LAST KNOWN ADDRESS UNKNOWN

PRESENT WHEREABOUTS UNKNOWN

A Petition for Termination of Parental Rights and Adoption of a Child by a Relative has been filed in the Superior Court of Union County, Georgia by Petitioner BRENDA DYE HONEYCUTT.

You are therefore given notice of said suit and are directed to file any response within sixty (60) days of the Order for Publication entered by the Court on August 29, 2017. 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 923, Blairsville, Georgia, an answer to the Petition.

Witness the hand of the Honorable Raymond E. George, Superior Court Judge, Union County, this 6th day of September, 2017.

Judy Odum
Clerk of Union County Superior Court

(N|Sept13,20,27,04)

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Patricia Edstrom,
All debtors and creditors of the estate of Patricia Edstrom, 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 July, 2017.

By: Daniel Lee Edstrom
5651 Kalogridis Rd.
Haines City, FL 33844

(N|Aug30,Sept6,13,20)

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Martha Cook Cone,
All debtors and creditors of the estate of Martha Cook Cone, 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 14th day of August, 2017.

By: Todd Penland Cone
PO Box 397
Blairsville, GA 30514

(N|Aug30,Sept6,13,20)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE:
RICHARD H. CROWELL, DECEASED

ESTATE NO. 17-97

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-
PORT

The Petition of Linda L. Crowell for a year's support from the estate of Richard H. Crowell 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 September 25, 2017 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 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|Aug30,Sept6,13,20)

NOTICE

This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on October 2, 2017, 10:00am at Blairsville Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia.

Darin Young Unit F5
This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation in the event of a settlement between the owner and obligated party.

(N|Sept20,27)

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Joshua Berger Unit D26
This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation in the event of a settlement between the owner and obligated party.

(N|Sept20,27)

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from LINDA F SWINSON, RONALD G. SWINSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR VILLAGE CAPITAL AND INVESTMENT, LLC , dated January 20, 2015, recorded January 30, 2015, in Deed Book 997, Page 203, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Twenty-Nine Thousand Five Hundred Sixty and 00/100 dollars (\$129,560.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Village Capital & Investment, LLC, there will be sold 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 October, 2017, all property described in said Security Deed including but not limited to the following described property:

6.29 ACRES, MORE OR LESS, LYING AND BEING IN LAND LOT 78 OF THE 16TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA AND BEING TRACT "C," AS PER PLAT OF SURVEY FOR MRS. EUNICE SWINSON BY JACK STANLEY, UNION COUNTY GEORGIA SURVEYOR DATED MAY 11, 1981, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT AT THE CENTER OF OLD SULLIVAN ROAD, SAID POINT BEING FORMED BY THE INTERSECTION OF THE SOUTHWEST CORNER OF PROPERTY OF GRANTOR AND THE NORTHWEST CORNER OF PROPERTY NOW OF FORMERLY OWNED BY MARJORIE S. MCCURLEY; THENCE TWO COURSES AND DISTANCES ALONG THE CENTERLINE OF SAID ROAD AS FOLLOWS: NORTH 15 DEGREES 30 MINUTES EAST 174.8 FEET AND NORTH 36 DEGREES 40 MINUTES EAST 171.7 FEET; THENCE SOUTH 65 DEGREES 13 MINUTES EAST 781.1 FEET TO AN IRON PIN; THENCE SOUTH 24 DEGREES 49 MINUTES WEST 342.7 FEET TO A ROCK CORNER AT THE BASE OF A DOUBLE MAPLE TREE; THENCE NORTH 64 DEGREES 58 MINUTES WEST 788.0 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO AN EASEMENT FOR ACCESS AS SHOWN ON THE AFORESAID PLAT OF SURVEY FOR MRS. EUNICE SWINSON BY JACK STANLEY, UNION COUNTY SURVEYOR ACCESS EASEMENT ARE GRANTED FOR ROAD AND UTILITY PURPOSES. LESS AND EXCEPT ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SECTION , LAND LOT 78 OF UNION COUNTY, GEORGIA, CONTAINING 4.618 ACRES, MORE OR LESS, AND BEING DESIGNATED AS TRACTS A & C OF MS. EUNICE SWINSON SUBDIVISION ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 45, PAGE 239. SAID PLAT OF SURVEY BEING INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. TOGETHER WITH THE MOBILE HOME SITUATED THEREON WHICH IS AFFIXED TO THE AFOREMENTIONED REAL PROPERTY AND INCORPORATED HEREIN AND WHICH IS INTENDED BY ALL PARTIES TO CONSTITUTE A PART OF THE REALTY AND PASS WITH IT.

Said legal description being controlling, however the property is more commonly known as 855 OLD SULLIVAN RD, BLAIRSVILLE, GA 30512.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is LINDA F SWINSON, RONALD G. SWINSON, or tenants(s).
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.
Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Village Capital & Investment, LLC, Loss Mitigation Dept., 1 Corporate Drive, Ste 360, Lake Zurich, IL 60047, Telephone Number: 1-866-397-5370.
VILLAGE CAPITAL & INVESTMENT, LLC as Attorney in Fact for LINDA F SWINSON, RONALD G SWINSON
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. DMI-17-04345-1
Ad Run Dates 09/06/2017, 09/13/2017, 09/20/2017, 09/27/2017
www.rublinlublin.com/property-listings.phpc

(N|Sept6,13,20,27)

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 Tracie Lynn Crutchfield to Mortgage Electronic Registration Systems, Inc., as nominee for Corridor Mortgage Group, Inc., its successors and assigns, dated February 27, 2015, recorded in Deed Book 999, Page 333, Union County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 1066, Page 57, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-FOUR THOUSAND NINE HUNDRED AND 0/100 DOLLARS (\$124,900.00), 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, 2017, 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. Wells Fargo Bank, N.A. 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: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306 1-800-416-1472. To the best knowledge and belief of the undersigned, the party in possession of the property is Tracie Lynn Crutchfield or a tenant or tenants and said property is more commonly known as 1395 Town Creek School 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. Wells Fargo Bank, N.A. as Attorney in Fact for Tracie Lynn Crutchfield McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All tract or parcel of land lying and being in Land Lot 53, 16th District, 1st Section, Union County, Georgia, and being Tract 1, containing 1.701 acres, as shown on a plat of survey for Corbin Dixon by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. #2763, dated June 26, 2013 and filed of record on February 23, 2015 in Plat Book 67, Page 93 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. The above described property is conveyed together with and subject to a mortgage with the debtor is: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306 1-800-416-1472. To the best knowledge and belief of the undersigned, the party in possession of the property is Tracie Lynn Crutchfield or a tenant or tenants and said property is more commonly known as 1395 Town Creek School 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. 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Wells Fargo Bank, N.A. as Attorney in Fact for Tracie Lynn Crutchfield McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All tract or parcel of land lying and being in Land Lot 53, 16th District, 1st Section, Union County, Georgia, and being Tract 1, containing 1.701 acres, as shown on a plat of survey for Corbin Dixon by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. #2763, dated June 26, 2013 and filed of record on February 23, 2015 in Plat Book 67, Page 93 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. The above described property is conveyed together with and subject to a mortgage with the debtor is: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306 1-800-416-1472. To the best knowledge and belief of the undersigned, the party in possession of the property is Tracie Lynn Crutchfield or a tenant or tenants and said property is more commonly known as 1395 Town Creek School 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. Wells Fargo Bank, N.A. as Attorney in Fact for Tracie Lynn Crutchfield McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All tract or parcel of land lying and being in Land Lot 53, 16th District, 1st Section, Union County, Georgia, and being Tract 1, containing 1.701 acres, as shown on a plat of survey for Corbin Dixon by Cleveland & Cox Land Surveying, LLC, Roger L. 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