

# North Georgia News

## Legal Notices for February 26, 2020

### NOTICE OF DUI CONVICTION UNION COUNTY SUPERIOR COURT

Convicted Person:  
Heath Mayfield  
Case Number: 18CR313  
Offense Date: 7/13/2018  
Offense Location:  
SR 11 / Hill Drive  
Case Disposition:  
12 Month Probation, 3 Days To Serve, \$500 Fine, 40 Hours Community Service

N(Feb25,12,19,26)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Thomas Davidson Miller,  
All debtors and creditors of the estate of Thomas Davidson 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 31st day of January, 2020.

By: Brooke Campbell  
512 Weaver Creek Rd.  
Blue Ridge, GA 30513

N(Feb25,12,19,26)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ernest Victor Roberge,  
All debtors and creditors of the estate of Ernest Victor Roberge, 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 31st day of January, 2020.

By: Stephen Roberge  
3239 River Rd.  
Mineral Bluff, GA 30513

Beth Ann Roberge  
1063 Murphy Hwy.  
Blairsville, GA 30512

N(Feb25,12,19,26)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Robert Lee Shannon,  
All debtors and creditors of the estate of Robert Lee Shannon, 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 31st day of January, 2020.

By: Doris E. Shannon  
556 Ivy Log Creek Rd.  
Young Harris, GA 30582

N(Feb25,12,19,26)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Nancy Clements Mays  
All debtors and creditors of the estate of Nancy Clements Mays, 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 21st day of February, 2020.

By: William Ernest Mays  
139 Harmony Bay Dr.  
Eatonton, GA 31024

N(Feb26,Mar4,11,18)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Carey E. Waldrip Sr.,  
All debtors and creditors of the estate of Carey E. Waldrip Sr., 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 21st day of February, 2020.

By: Kay V. Waldrip  
4140 Trackrock Gap Rd.  
Blairsville, GA 30512

N(Feb26,Mar4,11,18)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Francis Earl Wiggers Jr.,  
All debtors and creditors of the estate of Francis Earl Wiggers 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 14th day of February, 2020.

By: Victoria Woodward Wiggers  
115 Walnut Springs Rd.  
Marietta, GA 30512

N(Feb19,26,Mar4,11)

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

IN RE: ESTATE OF  
ROBIN ELIZABETH DELL, DECEASED  
ESTATE NO. 18-67  
AMENDED NOTICE  
[For Discharge from Office and all Liability]  
IN RE: 1Petition for Discharge of Personal Representative

TO: Any Unknown Heirs of Felix Shotwell Woody

and (all and singular the heirs of said Decedent,) (the beneficiaries under the will,) and to whom it may concern:

This is to notify you to file objection, if there is any, to the above-referenced Petition, in this Court on or before March 23, 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(Feb26,Mar4,11,18)

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

KATHERINE J. BOORUJY, Plaintiff,

V

JORDYN L. HOWARD, Defendant.

CAFN: SUCV2020000026

ORDER OF PUBLICATION

It appearing by Affidavit given by 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 27 day of January, 2020.

Judge George

HONORARY JUDGE

SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA

Prepared By:

KENYA L. PATTON, P.C.

44B Blue Ridge Street

Blairsville, GA 30512

Telephone: (706) 745-2142

Facsimile: (706) 745-3951

Kenypattonlaw@gmail.com

N(Feb19,26,Mar4,11)

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

KATHERINE J. BOORUJY,

Plaintiff,

V. CAFN: SUCV2020000026

JORDYN L. HOWARD,

Defendant.

NOTICE OF SUMMONS

To: JORDYN L. HOWARD

You are hereby notified that the above-styled action seeking a divorce, was file against you in said court on the 13th of January 2010., and that by reason of an order for service of summons by publication entered by the court on the 24th of January 2020, you are hereby commanded and required to file with the clerk of said court and serve upon Kenya L. Patton, plaintiff's attorney, whose address is 44B Blue Ridge Street, Blairsville, GA, 30512 an answer to the complaint for divorce within sixty (60) days of the date of the order for service of summons by publication.

Witness the Honorable Judge George, Superior Judge of said court.

January 27th, 2020.

Judy Odum

Clerk of the Court,

Superior Com1 of Union County,

State of Georgia

N(Feb19,26,Mar4,11)

### 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 155, 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 1.261 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: ESTATE OF ROBERT LYDIGSEN, HEIRS OF ROBERT LYDIGSEN (KNOWN OR UNKNOWN), PHYLLIS SWAHN LYDIGSEN, BARON'S RIDGE HOMEOWNER'S ASSOCIATION, INC., AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORYRIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,

Respondents.

Civil Action No. 17-CV-267-SG

NOTICE OF SUMMONS

TO: WILLIAM SABIN

LAST KNOWN ADDRESS: 170 Knights Square,

Blairsville, GA 30512

TO: MARY SABIN

LAST KNOWN ADDRESS: 170 Knights Square,

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 August 10, 2017, as to the following property:

All that tract or parcel of land lying and being in Land Lot 155, 9th District, 1st Section, Union County, Georgia, containing 1.261 acres, more or less and being shown as Lot Twenty Two (22), of Baron's Ridge Subdivision, on a plat of survey recorded in Plat Book 58, Page 45, Union County Records, which description on said plat is hereby incorporated by reference and made a part hereof.

The property is subject to the road easement as shown on said plat.

The property is subject to the power line easement to Blue Ridge Mountain EMC recorded in Deed Book 345, Page 341, Deed Book 526, Page 703 and in Deed Book 526, Page 704, Union County Records.

The property is subject to the reservation of ¼ mineral rights as recorded in Deed Book JJ, Page 473, Union County Records.

Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property along the existing easement as shown on said plat.

As described in Deed Book 636, page 88, Union County, Georgia. Further described as Map & Parcel 068065A22.

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 February 3, 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 Raymond George, Superior Court Judge, Union County, this 11th day of February, 2020.

Honorable Judy Odum

Clerk of Union County Superior Court

N(Feb19,26,Mar4,11)

### NOTICE

(For Discharge from Office and all Liability)

PROBATE COURT OF UNION COUNTY

Re: PETITION OF CRYSTAL WINCH FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF DEBBIE HOTRUM, DECEASED.

TO whom it may concern:

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before March 9, 2020.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. 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 Court Clerk

65 Courthouse Street

Blairsville, GA 30512

(706)439-6006

N(Feb26,Mar4)

### NOTICE

Notice is given that articles of incorporation that will incorporate the Free Methodist Church on Wheels, INC. have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 19 Hearthstone DR, Blairsville, GA 30512 and its initial registered agent at such address is Joy Mormur.

N(Feb26,Mar4)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Elizabeth M. Pierce,  
All debtors and creditors of the estate of Elizabeth M. Pierce, 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 February, 2020.

By: Michael S. Pierce  
2611 Old Hickory Dr.  
Marietta, GA 30064

N(Feb12,19,26,Mar4)

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

STEPHEN A. DAVIS,

Petitioner,

v.

A TRACT OF LAND IN LAND LOT 212 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING TRACT 2, CONTAINING 0.717 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: W.K. JACKSON, ESTATE OF W.K. JACKSON, HEIRS KNOWN OR UNKNOWN, CLIFFORD JACKSON, ESTATE OF CLIFFORD JACKSON, HEIRS KNOWN OR UNKNOWN, ALL THE WORLD AND ALL PERSONS KNOWN OR UNKNOWN WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,

Respondents.

Civil Action No. 20-CV-007-JP

NOTICE OF SUMMONS

TO: ALL PERSONS, KNOWN OR UNKNOWN, AND ALL THE WORLD who may claim adversely to

Petitioner's title of those tracts of land contained in Land Lot 212 of the 9th District, 1st Section of Union County, Georgia; being more fully described as follows:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 212 of Union County, Georgia, containing 0.717 acres, being shown as Tract-2 on that certain plat of survey by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby GRLS #2763, dated September 18, 2019 and filed of record December 16, 2019 in Plat Book 71, Page 401 in the Office of the Clerk of Superior Court, Union County, Georgia. The description on said plat being incorporated herein by reference thereto.

You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on January 9, 2020, and that by reason of an Order for Service by Publication entered by the Court on January 27, 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 within thirty (30) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).

Witness the Honorable Joy R. Parks, Judge of said Court.

This 4th day of February, 2020.

Judy L. Odum

Clerk of Superior Court, Union County

N(Feb12,19,26,Mar4)

### NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75.00

Pursuant to O.C.G.A. 17-5-54, any party claiming an interest in the following property is hereby notified that on January 30,2020 said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia.

Item Owner

2004 Hyundai SantaFe

vin#KM8SC13E64U70XXXX Ryan Wigley

1997 BMW 540

vin#WBADEG326VBW5XXXX Nickolas Brown

Kawasaki Prairie 300 fourwheeler unknown

2007 Ford f150

vin#1FTRF12297NA8XXXX Michael Ledford

Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The serial numbers to the above listed items have been partially hidden, owner must be able to prove which case the items was seized from or have valid proof of purchase indicating the complete serial number.

Mack Mason, Sheriff

Union County, Ga.

378 Beasley Street

Blairsville, Ga. 3051

(706)439-6066

N(Feb25,12,19,26)

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

By virtue of a Power of Sale contained in that certain Security Deed from MICAH G GARRISON, MISTY M GARRISON to CENTEX HOME EQUITY COMPANY LLC, dated June 21, 2006, recorded July 10, 2006, in Deed Book 655, Page 684, 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 Forty-Three Thousand Five Hundred and 00/100 dollars (\$143,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper, 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 March, 2020, all property described in said Security Deed including but not limited to the following described property:

THE FOLLOWING DESCRIBED PROPERTY: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 35 OF UNION COUNTY, GEORGIA, CONTAINING 2.973 ACRES, MORE OR LESS, AND BEING SHOWN AS TRACT 1 ON A PLAT OF SURVEY (BEING A RE-SUBDIVISION OF LOTS 7 AND 8 OF MOCCASIN CREEK ACRES, PART II), AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED APRIL 18, 1997, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 42, PAGE 63. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. SUBJECT TO THE POWERLINE EASEMENT AND POWER POLE AS SHOWN ON PLAT. TAX ID# 018092

Said legal description being controlling, however the property is more commonly known as 6955 JOHN SMITH ROAD, 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. 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.

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 MICAH G GARRISON, MISTY M GARRISON, 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: Nationstar Mortgage LLC d/b/a Mr. Cooper, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 888-480-2432.

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

as Attorney in Fact for

MICAH G GARRISON, MISTY M GARRISON

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. NAT-19-07968-1

Ad Run Dates 02/05/2020, 02/12/2020, 02/19/2020, 02/26/2020

rslaw.com/property-listing

N(Feb25,12,19,26)

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

Pursuant to the power of sale contained in the Security Deed executed by VANCE ALLEN HARRIS II to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SILVERTON MORTGAGE SPECIALISTS, INC., its successors and assigns, in the original principal amount of \$121,428.00 dated November 17, 2014 and recorded in Deed Book 990, Page 740, Union County records, said Security Deed being last transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper in Deed Book 1172, Page 607, 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 March 03, 2020, 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 154 OF UNION COUNTY, GEORGIA, CONTAINING 1.312 ACRES, MORE OR LESS, AND BEING DESCRIBED AS LOT #11 OF FRANK GARRETT FARM S/D AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., JAMES L. ALEXANDER, G.R.L.S. NO. 2653, DATED MARCH 26, 1998, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 41, PAGE 46. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

BEING AND INTENDED TO BE THE SAME PROPERTY CONVEYED BY WARRANTY DEED DATED MARCH 27, 1998, FROM TAMMY C. THOMAS AND JERRY A. WEBB IN FAVOR OF TAMMY C. WEBB AND JERRY A. WEBB AND RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 286, PAGE 380,

BEING AND INTENDED TO BE THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED DATED OCTOBER 30, 2001, FROM JERRY A. WEBB IN FAVOR OF TAMMY C. WEBB AND RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 398, PAGE 733.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON PLAT RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK B, PAGE 70 AND PLAT BOOK 41, PAGE 46.

Said property being known as: 1313 GARRETT CIR, BLAIRSVILLE, GA 30512

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are VANCE ALLEN HARRIS II or tenant(s).

The debt secured by said