# **North Georgia News**

### Legal Notices for September 25, 2019

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Lester Deaver, All debtors and creditors of the estate of Les-ter Deaver, 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 es-tate are required to make immediate payment to the Personal Representative(s). This 6th day of September, 2019. By: Timothy William Deaver 80 Woodland Spur Blairsville, GA 30512 Nepeti1.18.25.0t2) STATE OF GEORGIA

Neeprin, 16,25,0et2) STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of James Edward Limehouse, All debtors and creditors of the estate of James Edward Limehouse, 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 es-tate are required to make immediate payment to the Personal Representative(s). This 6th day of September, 2019. By: Melissa Brumbaugh Sudduth 6203 Howell Ln. Young Harris, GA 30582 NGEPIT1,18,25,0et2)

IN THE PROBATE COURT

### COUNTY OF UN

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF KENNETH CHRISTOPHER GUETTLER, DECEASED ESTATE NO. 19-109 PETITION FOR LETTERS OF ADMINISTRATION NOTICE George Holland has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Kenneth Christopher Guettler, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in 0.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 7, 2019. All pleadings/objec-tions must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objec-tions, unless you qualify to file as an indigent party. Contact probate court clerk and filing fees must be tendered with your pleadings/objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE JUDGE

## IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA Plaintiff: Felisia Fleming

STATE OF GEORGIA Plaintiff: Felisia Fleming and Defendant: Jeffrey Fleming Civil Action File No.: 19-CV-337-SG NOTICE OF FILING PETITION FOR DIVORCE TO: Jeffrey Fleming Pursuant to an Order for Publication signed by the Honorable N. Stanley Gunter on August 27, 2019, you are hereby notified that a Petition for Divorce has been filed in the Superior Court of Union County, Georgia, Case No. 19-CV-337-SG, on August 29, 2019 a Petition which seeks to Obtain a Divorce. Generally, the Petition alleges that Divorce After you review the Petition, you must file your written answer and objections to the Petition with the Clerk of Superior Court. You must also serve a copy of your answer upon the Plaintiff, whose address is as follows: 64 Triple R Garage Circle, Blairsville, GA 30512. Your answer must be made within sixty (60) days of the date of the Order for Service by Publication. Signed this 29 day of August, 2019 Judv L. Odom

Value of the date of the order for Publication. Signed this 29 day of August, 2019 Judy L. Odom Clerk, Superior Court N(Sept5,12,19,26)

### NOTICE OF PUBLICATION State of Georgia

NOTICE OF PUBLICATION State of Georgia County of Union The undersigned hereby certifies that they are conducting a business in Union County with a physical mailing address at 345 Young Harris Street # 2893, in the City of Blairsville, 30512, County of Union, State of Georgia un-der the Trade Name Books2Tax and the type of business to be conducted is an Accounting business consulting & management services, Bookkeeping, Tax Preparation and Filing and that said business is composed of the corpo-ration: Ashcraft Consulting & Associates, LLC whose address is: the same physical mailing address at 345 Young Harris Street # 2893, Blairsville, Georgia 30512. This statement is made in conformity with Official code of Georgia Annotated, Title 10, Chapter 1, Section 490. WSept18,25)

### IN THE PROBATE COURT OF UNION COUNTY

IN RF IAMES EALLIS COLLINS, DECEASED ESTATE NO. 19-123

JAMES FALLIS COLLINS, DECEASED ESTATE NO. 19-123 NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT The Petition of Hilie Jane Parker Collins for a year's Support from the estate of James Eal-lis Collins, 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 October 21, 2019, why said Petition should not be granted. All objections to the Petition must be in writ-ing, 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 objec-tions, unless you qualify to file as an indigent party. Contact Probate Court Clerk, and filing fees. If any objec-tions 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 B3: Kristin Stanley Clerk of the Probate Court B1: Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number

(706) 439-6006 one N

N(Sept25,0dr2,3,16) STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Gienn Nelson LeCroy, All debtors and creditors of the estate of Gienn Nelson LeCroy, 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 es-tate are required to make immediate payment to the Personal Representative(s). This 19th day of September, 2019. By: Mildred Hudson LeCroy PO Box 814 Blairsville, GA 30514 N(Sept25.0ct2,s,16)

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### STATE OF GEORGIA

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Norman D. Norwood, All debtors and creditors of the estate of Norman D. Norwood, 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 es-tate are required to make immediate payment to the Personal Representative(s). This 19th day of September, 2019. By: Teresa Hopper Norwood 363 Fall Ln. Blairsville, GA 30512 N(Sept5:Oct2,1(6) N(Sept25.0ct2.9.16)

N(Sept25,Oct2,3,16) STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Nancy Williams Romano, All debtors and creditors of the estate of Nan-cy Williams Romano, 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 es-tate are required to make immediate payment to the Personal Representative(s). This 13th day of September, 2019. By: Mollie K. Romano 3510 Crosshaven Ln. Tallahassee, FL 32309 N(Sept18,25,0ct2,9)

### APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNER-SHIP OR OTHERS STATE OF GEORGIA

COUNTY OF UNION

The undersigned does hereby certify that Guardian Property Services conducting a business as Patriot Home Watch in the City of Blairsville, County of Union in the State of Georgia, under the name of Patriot Home Water and that the nature of the business is Vacation Home Safety Inspections and that the names and addresses of the persons, firms, or part-nership owning and carrying on said trade or business are: Jim Whitehead, 261 Talon Trace, Blairsville, GA 30512. The undersigned does hereby certify that

### NOTICE OF FORECLOSURE

NOTICE OF FORECLOSURE OF RIGHT OF REDEMIPTION STATE OF GEORGIA/COUNTY OF UNION TO: 1) Bronco ACA, LLC, 2) Unknown Succes-sors and Assigns of Bronco ACA, LLC, 3) Estate of William Wooten, 4) Unknown Administrators, Heirs, and Assigns of Estate William Wooten, 5) Estate of Hattie Jane Wooten, 6) Unknown Ad-ministrators, Heirs, and Assigns of Hattie Jane Wooten, 7) Georgia Department of Revenue, 8) Popular Financial Services, LLC, 9) all tenants/ occupants/residents, 10) Union County Tax Commissioner, and 11) all persons known or unknown who may claim an interest in prop-erty known as 436 Canal Lake Rd., Blairsville, Georgia 30512 TAKE NOTICE THAT: The right to redeem the described property as 436 Canal Lake Rd., Blairsville, Georgia 30512 (Tax Parcel 070B 040), as follows, to wit: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 242, of Union County, Georgia and containing 0.308 acres, more or less, as shown on a plat of sur-vey by Rochester & Associates, Inc. dated De-cember 12, 2000 and recorded in Union County Records in Plat Book 47, Page 54, said plat is incorporated herein, by reference hereto for a full and complete description of the above described property. Subject to all easements and restrictions of record. As described in Deed Book 997, Page 535. Further described as Map & Parcel 070B040. Will expire and be forever foreclosed and harred on and after the 8th day of November, 2019, or 30 days from service of notice. The tax deed to which this notice relates is dated the 4th day of September, 2018 and is recorded in the office of the Clerk of the Su-verine Gewine fourther County Charge is Dece

The tax deed to which this notice relates is dated the 4th day of September, 2018 and is recorded in the office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1125, Page 503. The property may be redeemed at any time before the 8th day of November, 2019, or 30 days from service of notice, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: David A. Basil, LLC, 301 Bradley Street, Suite B-7, Carrollton, Georgia, 30117. Please be governed accordingly. N(Sept18.25,0ct2,9)

IN THE SUPERIOR COURT OF UNION COUNTY

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA Jonathan Gonzalez, Plaintiff Sue Gonzalez fka Sue Price, Defendant TO: Sue Gonzalez fka Sue Price Civil Action No. 19-CV-67-JP NOTICE OF PUBLICATION By Order for service by publication dated the 26th day of August, 2019, you are hereby no-tified that on the 26th day of February, 2019, Jonathan Gonzalez filed suit against you for Complain For Divorce. You are required to file with the Clerk of the Superior Court and to serve upon plaintiff's at-formey, Jonathan Gonzalez, 6490 Looper Lake Drive, Flowery Branch, GA 30542, an Answer in writing within sixty (60) days of the date of the order for publication.

writing wrunn sixty (60) days of the date of the order for publication. Witness, the Honorable Joy R. Parks, Judge of this Superior Court. This the 29th day of August, 2019 Judy L. Odom Deputy Clerk, Superior Court NSertR 37 dor 2 to

NOTICE Notice is

NOTICE Notice is given that articles of incorporation that will incorporate Grace Point Apostolics of Blairsville, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Non-Profit Corporation Code. The initial registered office of the corporation is located at 98 Pine Top Road, Blairsville, GA 30512 and its registered agent at such address is Dawayne Johnson. Niseve50:et20

NOTICE A Notice to Dissolve Smith & Boemanns Law Office, P.C., a Georgia corporation with regis-tered office at 44B Blue Ridge Street, Blairs-ville, GA 0512 has been delivered to the Sec-retary of State by said corporation and filed by him on September 18, 2019, in accordance with the applicable provisions of the Georgia Business Corporation Code. N(Sept25.Oct2)

UNION COUNTY SUPERIOR COURT TRADE NAME REGISTRATION Personally appeared the undersigned who on oath deposes and says that: Cody Pearce, 2701 E. Ryan road, Suite 150, Chandler, AZ 85286 and Southwest Stage Funding, LLC, 2701 E. Ryan road, Suite 150, Chandler, AZ 85286 is/are doing business in Union County, Georgia under the name of: Cascade Financial Services, no physical presence, and that the nature of the business to be carried on at such address is financing and servicing mortgage loans. N(Sept5.Otz)

IN THE SUPERIOR COURT OF UNION COUNTY State of Georgia Paul Edward Gibson

vs. A tract in Land Lot 15, 16 & 17, 9th District 1st Section, Union County, Georgia, containing 1.22 acres, more or less, and being Lot 5 as shown in Plat Book R, Page 143, and further described in Deed Book 328, Page 10, said description incorporated by reference herein; and any interest as there may appear: George Weaver, his heirs, known or unknown, and all others parties, known or unknown, who have or claim any adverse or possessory right or interest in the respondent party. Respondents.

or claim any adverse or possessory right or interest in the respondent party. Respondents. NOTICE OF SUMMONS TO: GEORGE WEAVER AND/OR HIS HEIRS AT LAW, as shown in Deed Book 328, Page 10, Union County Superior Court records, and ad-joining land owners TINY SOUTH, LLC, MARY E. BRADLEY, ROY ANDERSON c/o RICKY AN-DERSON, and all persons known or unknown who may claim adversely to Plaintiff's title or a portion of property located in Land Lot 15, 16, and 17, of Union County, 9th District, 1st Section, Union County, Georgia described by a plat referenced in the vesting deed (Deed Book 328, Page 10), same being recorded in Plat Book R, Page 143, Union County, Clerk of Superior Court records, Georgia; same being more particularly described as: All that tract or parcel of land lying and being in Land Lots 15, 16 and 17, of Union County, Georgia, containing 1.22 acres, more or less, and being Lot Five (5) as shown on a plat of survey by M.E. Richards, Union County Sur-veyor, dated 11/18/85 and recorded in Union County Records in Plat Book R, Page 143, and said plat is incorporated herein by reference, for a full and complete description of the above described property. You are hereby notified that the above styled action seeking a Petition for Quiet Title Against All The World, and that by reason of an Order for Service by Publication entered by the Spe-cial Master on September 16, 2019, you are hereby commanded and required to file with the Clerk of said Court and serve upon Cary D. Box 748, Blairsville, Georgia 30514, an Answer to the Petition within sixty (60) days of 16th day of September, 2019, which is the date of the Order For Publication entered by David E. Barrett, Special Master. This 19th day of September 7019. Judy Odom, Clerk of Superior Court. INSept2.0et2.9.10

N(Sept25, Oct2, 9, 16)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company,

V. A TRACT OF LAND IN LAND LOT 101 10th DIS-TRICT, 1st SECTION OF UNION COUNTY, GEOR-GIA, BEING 1.14 ACRES; AND AS THEIR RESPEC-TIVE INTERESTS MAY APPEAR: JO M. BAGWELL, HEIRS KNOWN OR UNKNOWN, SUSAN JO BLA-LOCK, AND ALL OTHER PARTIES, KNOWN OR UNKOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents. Respondents. Civil Action No. 17-CV-266-SG NOTICE OF SUMMONS TO: LUIS CARNET PRESENT WHEREABOUTS UNKNOWN TO: MARIA CARNET PRESENT WHEREABOUTS UNKNOWN A Betition to Establish Quiet Title pu

A Petition to Establish Quiet Title pursuant to 0.C.G.A. § 23-3-60 has been filed in the Superi-or Court of Union County, Georgia by Petitioner YOUNGSTOWN GROUP, LLC. on August 10, 2017,

YOUNGSTOWN GROUP, LLC. on August 10, 2017, as to the following property: All that tract or parcel of land lying and be-ing 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 sur-vey by Jack Stanley, Union County Surveyor, dated August 26, 1982 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.

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 de-scribed 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 Publi-cation entered by the Court on September 4, 2019. You are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attor-ney, whose address is 80 Town Square, P.0. Box 923, Blairsville, Georgia, an answer to the Petition.

Box 923, Blairsville, Georgia, an answer to the Petition. Witness the hand of the Honorable N. Stanley Gunter, Superior Court Judge, Union County, this 4th day of September, 2019. Honorable Judy Odom Clerk of Union County Superior Court N(Sept18,25,0ct2,9)

### NOTICE OF SALE UNDER POWER NOTICE OF SALE UNDER COLLECT A GEORGIA, UNION COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR

THAT PURPOSE. INAL PURPUSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by Jessica Woods to Mortgage Electronic Registration Woos to Morgage Electronic Registration Systems, Inc., as grantee, as nominee for American Financial Network, Inc., its suc-cessors and assigns, dated October 25, 2017, recorded in Deed Book 1088, Page 682, Union County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assign-ment to be recorded in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described prop-erty to secure a Note in the original principal amount of ONE HUNDRED THIRTY-NINE THOU-SAND FOUR HUNDRED THERTO AND MADE A peofre 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, 2019, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HERDFT The debt secured by said Secu-rity 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 ou-standing 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 security Deed first set out above. Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full author-ity to negotiate, amend, and modify al terms of the mortgage with the debtor is: Freedom Mortga

NOTICE OF SALE UNDER POWER, UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by John R. Benjamin and Gloria J. Benjamin to Mortgage Electronic Registration Systems, Inc., as nominee for Novastar Mortgage, Inc. dated 7/17/2007 and recorded in Deed Book 719 Page 658 Union County, Georgia records; as last transferred to or acquired by Towd Point Mortgage Trust 2017-3, U.S. Bank National Association, as In-denture Trustee, conveying the after-described property to secure a Note in the original prin-cipal amount of \$208,250.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the high-est bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on October 1, 2019 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING

Property: ALL THAT TRACT OR PARCEL OF LAND LYING ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION LAND LOT 47 OF UNION COUNTY, GEORGIA, AND BEING LOT 8 OF FOREST RIDGE SUBDIVISION CONTAINING 0.66 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY TIM CABLE SURVEYING DATED JUNE 29, 1994 RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 31, PAGE 215. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY BEING THE SAME PREMISES AS CONVEYED IN WARRANTY DEED FROM SOUTHERN CON-STRUCTION AND INVESTMENTS RECORED ON 4/22/02 IN BOOK 415 PAGE 28 IN SAID COUNTY AND COATE

Alt of the undersigned, the part of the conduct and part of the undersigned, the undersigned the undersigned to the undersigned the safe to the undersigned the

Salt Lake City, UT 84119 (888) 818-6032 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. 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) unpaid water or sewage bills that consti-tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of re-demption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, ron-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

final confirmation and audit of the status of the loan as provided immediately above. Towd Point Mortgage Trust 2017-3, U.S. Bank National Association, as Indenture Trustee as agent and Attorney in Fact for John R. Benja-min and Gloria J. Benjamin Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Geor-gia 30305, (404) 994-7637. 1012-5163Å

1012-5163A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-5163A