

# North Georgia News

## Legal Notices for January 1, 2020

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Tim Donovan Kirtley,  
All debtors and creditors of the estate of Tim Donovan Kirtley, 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 6th day of December, 2019.

By: Wanda Kirtley  
243 Wild Ridge Rd.  
Blairsville, GA 30512

N(Dec11,18,25,Jan1)

### NOTICE

Notice of Sale under the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in storage units belonging to Charles Doogan Unit 337 and Amy Franetic Unit 327. Sold to the highest bidder on January 4, 2020 at 10:00 am at Hwy 515 Mini Storage, 148 Storage Place Blairsville, GA 30512 (706) 745-0299. Tenants have the right to redeem contents prior to sale. Hwy 515 Mini Storage has the right to refuse any or all bids.

N(Dec25,Jan1)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Jose Verhoeven Lusby,  
All debtors and creditors of the estate of Jose Verhoeven Lusby, 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 13th day of December, 2019.

By: James Brown  
833 Mountain Lake Blvd.  
Blairsville, GA 30512

N(Dec18,25,Jan1,8)

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

Civil Action No. 19-CV-435-RG  
CHRISTOPHER LEE CONGER and  
DIXIE JEAN CONGER,  
Petitioners,  
v.

A TRACT OF LAND IN LAND LOTS 97 & 98, 16TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING TRACT 1, CONTAINING 0.041 ACRE, AND TRACT 2, CONTAINING 0.064 ACRE; AND A TRACT OF LAND IN LAND LOT 97, 16TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 4.36 ACRES; AND A TRACT OF LAND IN LAND LOT 97, 16TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 22.004 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: JAMES A. STEPHENS, ESTATE OF THOMAS J. STEPHENS, JR., HEIRS KNOWN OR UNKNOWN, ESTATE OF MARK STEPHENS, HEIRS KNOWN OR UNKNOWN, ESTATE OF LORRAINE TWIGGS STEPHENS, HEIRS KNOWN OR UNKNOWN, ESTATE OF HELEN C. TWIGGS, HEIRS KNOWN OR UNKNOWN, ESTATE OF J.W. TWIGGS, 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.

#### NOTICE OF SUMMONS

TO: ALL PERSONS, KNOWN OR UNKNOWN AND ALL THE WORLD who may claim adversely to Petitioners' title of those tracts of land contained in Land Lots 97 & 98 of the 16th District, 1st Section of Union County, Georgia; being more fully described as follows:

All that tract or parcel of land lying ad being in Land Lot 97, 16th District, 1st Section, Union County, Georgia, and being Tract 1, containing 4.36 acres, as shown on a plat of survey for Chris L. Conger and Dixie J. Conger by Blue Ridge Mountain Surveying, J. Jason Henson, G.R.L.S. # 3007, dated March 8, 2018 and filed of record on March 19, 2018 in Plat Book 70, Page 379 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.

AND  
All that tract or parcel of land lying and being in Land Lots 97 & 98, 16th District, 1st Section, Union County, Georgia, and being Tract 1, containing 0.041 acre, and Tract 2 containing 0.064 acre, as shown on a plat of survey for Chris Conger and Dixie Conger by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. # 2763, dated April 19, 2018, and filed of record on April 26, 2018 in Plat Book 70, Page 428 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.

AND  
All that tract or parcel of land lying and being in Land Lot 97, 16th District, 1st Section, Union County, Georgia, and being 22.004 acres, as shown on a plat of survey for Chris Conger and Dixie Conger by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. # 2763, dated April 9, 2018 and filed of record on April 26, 2018 in Plat Book 70, Page 428 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.  
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on November 20, 2019, and that by reason of an Order for Service by Publication entered by the Court on December 11, 2019, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioners' 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 Raymond E. George, Judge of said Court.

This 17th day of December, 2019.

Judy L. Odum  
Clerk of Superior Court, Union County

N(Dec25,Jan1,8,15)

### IN THE PROBATE COURT COUNTY OF UNION

#### STATE OF GEORGIA

IN RE: ESTATE OF  
ERNEST VICTOR ROBERGE, DECEASED  
ESTATE NO. 19-160  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

Stephen Roberge and Beth Ann Roberge has petitioned for to be appointed Administrator(s) of the estate of Ernest Victor Roberge, 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 January 27, 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(Jan1,8,15,22)

### STATE OF GEORGIA COUNTY OF UNION

#### NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by PAUL A. YEBBA SR. AND SANDY YEBBA to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUREPOINT LENDING ABN FIRST RESIDENTIAL MORTGAGE NETWORK, INC., its successors and assigns, in the original principal amount of \$161,000.00 dated March 7, 2007 and recorded in Deed Book 696, Page 746, Union County records, said Security Deed being last transferred to NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, 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 January 07, 2020, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT, 1ST SECTION, LAND LOT 95 OF UNION COUNTY, GEORGIA, CONTAINING 3.473 ACRES, MORE OR LESS, AND BEING LOT TWENTY-FOUR (24) OF LANCE MOUNTAIN ACRES, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC. DATED 12/7/98 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 42 PAGE 43, AND SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE PROPERTY. BEING THE SAME PROPERTY CONVEYED TO PAUL A. YEBBA, SR., BY QUITCLAIM DEED DATED JUNE 14, 2002, OF RECORD IN DEED BOOK 421, PAGE 582, IN THE UNION COUNTY, GEORGIA RECORDS. ALSO, BEING THE SAME PROPERTY PREVIOUSLY CONVEYED TO PAUL A. YEBBA, SR. AND SANDRA E. YEBBA, BY WARRANTY DEED DATED JUNE 14, 2002, OF RECORD IN DEED BOOK 423, PAGE 561, IN THE OFFICE AFORESAID.

BEING THE SAME PROPERTY COMMONLY KNOWN AS: 4914 HIGH LANCE ROAD, MORGANTON, GEORGIA 30560 TAX ID NO.: 006-148  
Said property being known as: 4914 HIGH LANCE RD, MORGANTON, GA 30560

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are PAUL A. YEBBA SR. AND SANDY YEBBA or tenant(s).  
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:  
Nationstar Mortgage LLC d/b/a Mr. Cooper  
8950 Cypress Waters Blvd Coppell, TX, 75019  
1-888-480-2432

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.  
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Attorney-in-Fact for  
PAUL A. YEBBA SR. AND SANDY YEBBA  
RAS Crane LLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112  
Firm File No. 19-384880 - AmE

N(Nov27,Dec11,18,25,Jan1)

### NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION

TO: NATHAN C. BALL, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.  
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).

#### TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.

The right to redeem the following described property, to wit:

All that tract or parcel of land lying and being in Land Lots 116, 136 & 137, 9th District, 1st Section, Union County, Georgia, and being Lot One Hundred Fifty-Six (156) of Owen Glen Subdivision, Phase III containing 1.346 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated 06/13/13, as recorded in Plat Book 66, Pages 63-67, ("Plat") Union County records, which description is incorporated herein by reference and made a part hereof.

Said property is conveyed subject to the designated 50 foot buffer from the centerline of the branch as referenced on the aforesaid Plat.

The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Mollie Stephens, Edward Stephens, June Stephens and Oliver Stephens, all heirs at law of Samuel J. Stephens, deceased to E.S. Dockery, dated April 15, 1950, recorded May 19, 1950, recorded in Deed Book JJ, Page 34 (bottom), Records of Union County, Georgia.

The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Edward Stephens to E.S. Dockery, dated April 29, 1950, recorded May 19, 1950, recorded in Deed Book JJ, Page 36 (top), aforesaid Records.

The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Robert J. Butt to E.S. Dockery, Sr., dated November 19, 1956, filed for record November 26, 1956 at 11:00 a.m. recorded in Deed Book NN, Page 418 (top), aforesaid Records.

The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Edward Stephens to E.S. Dockery, dated March 21, 1951, filed for record January 1, 1957 at 10:00 a.m., recorded in Deed Book NN, Page 457 (bottom), aforesaid Records.

The property is conveyed subject to the Blank Easement from Ivy Log Development, LLC to Blue Ridge Mountain Electric Membership Corporation, a cooperative corporation, undated, filed for record October 4, 2006 at 11:45 a.m., recorded in Deed Book 671, Page 111, aforesaid Records.

The property is conveyed subject to the Easement as contained in that certain Joint Tenancy with Survivorship Warranty Deed from Ivy Log Development, LLC to Theodore B. Adams and Brandy C. Adams, as joint tenants with rights of survivorship and not as tenants in common, dated January 18, 2008, filed for record January 29, 2008 at 2:30 p.m., recorded in Deed Book 745, Pages 120, aforesaid Records.

The property is conveyed subject to the Easements as contained in that certain Joint Tenancy with Survivorship Warranty Deed from Ivy Log Development, LLC to Tim Hanson and Linda Hanson, as joint tenants with rights of survivorship and not as tenants in common, dated November 5, 2008, filed for record November 6, 2008 at 11:30 a.m., recorded in Deed Book 779, Page 441, aforesaid Records.

The property is conveyed subject to the Grant of Flowage Easement from Charles S. Mauney to United States of America, dated December 30, 1941, filed for record December 30, 1941, recorded in Deed Book EE, Page 427, aforesaid Records.

The property is conveyed subject to the Covenants and Restrictions recorded in Deed Book 657, Pages 152-164; Deed Book 744, Pages 85-94; Deed Book 769, Pages 649-716 as amended in Deed Book 774, Pages 499-510; and Deed Book 821, Pages 276-335, as amended in Deed Book 932, Pages 726-731, Union County Georgia records.

The property is conveyed subject to the reciprocal easement and operating agreement recorded in Deed Book 769, Pages 717-743 and Deed Book 821, Pages 248-275, Union County Georgia Records.

The property is conveyed subject to the right of way to Union County, Georgia as recorded in Deed Book 192, Page 162, Union County, Georgia records.

Grantor grants to Grantee, their successors, heirs and assigns a non-exclusive, perpetual, ingress/egress, utilities and access easement along and through the subdivision rounds as depicted on the above-referenced survey.

This Deed is given subject to all easements and restrictions of record, if any.

As described in Deed Book 946, Page 62. Further described as Map & Parcel 052018B156. will expire and be forever foreclosed and barred on and after February 1, 2020.

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 at Pages 509-510.

The property may be redeemed at any time before February 1, 2020, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

Akins & Davenport, PC  
P.O. Box 923  
Blairsville, GA 30514  
PLEASE BE GOVERNED ACCORDINGLY.  
Daniel J. Davenport  
Akins & Davenport, PC  
Attorney for James Gary Davenport  
Georgia Bar No. 821237  
80 Town Square  
P.O. Box 923  
Blairsville, GA 30514  
(706) 745-0032

N(Dec18,25,Jan1,8)

### NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION

TO: MURL HOLCOMB, ESTATE OF MURL HOLCOMB, 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 BELOW.

RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).

#### TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.

The right to redeem the following described property, to wit:

All that tract or parcel of land lying and being 0.25 acres, more or less, of part of Land Lot No. 15 in the 16th District and 1st Section of Union County, Georgia as shown on a Plat of Survey made by Bruce Hunt, County Surveyor, during April 1972, said plat reading as follows:

BEGINNING at a point where the centerline of an unnamed Branch intersects the West right of way line of U.S. Highway #19 & 129; thence South with said right of way line S 38° 0' E 190.0 ft; thence S 68° 0' W 20.0 ft to an Iron Pin Set; thence S 68° 0' W 25.0 ft to the centerline of Nottley River; thence along & with the centerline of Nottley River N 48° 45' W 164.0 ft to the intersection of a centerline of Nottley River & the centerline of unnamed Branch; thence with the centerline of said Branch N 40° 0' E 76.0 ft to the point of BEGINNING.

As described in Deed Book 116, Page 152. Further described as Map & Parcel 099156. will expire and be forever foreclosed and barred on and after February 1, 2020.

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 at Pages 501-502.

The property may be redeemed at any time before February 1, 2020, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

Akins & Davenport, PC  
P.O. Box 923  
Blairsville, GA 30514  
PLEASE BE GOVERNED ACCORDINGLY.  
Daniel J. Davenport  
Akins & Davenport, PC  
Attorney for James Gary Davenport  
Georgia Bar No. 821237  
80 Town Square  
P.O. Box 923  
Blairsville, GA 30514  
(706) 745-0032

N(Dec18,25,Jan1,8)