

North Georgia News

Legal Notices for January 5, 2022

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 87, 8th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 1.00 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: ESTATE OF BLANCHE RAPER, BY AND THROUGH JAMES RAPER, EXECUTOR, HEIRS OF BLANCHE RAPER KNOWN OR UNKNOWN, CHRISTINE RAPER, EDITH PATTERSON, JAMES RAPER, JIM RAPER, MARY WARREN, JOHN G. PATTERSON, DAVID B. PATTERSON, ELIZABETH BEAVERS, EDDIE PATTERSON, DANNY PATTERSON, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY.*

Respondents.*
Civil Action No. 18-CV-134-SG
NOTICE OF SUMMONS
TO: FRANCIS EVELYN BEAVERS, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 45 Raper Rd., Morganton, GA 30560
TO: CHRISTINE RAPER, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 300 Old Epworth Rd., Blue Ridge, GA 30513
TO: ESTATE OF BLANCHE RAPER BY AND THROUGH EXECUTOR JAMES RAPER
LAST KNOWN ADDRESS: 9518 Loving Rd., Morganton, GA 30560
TO: BLANCHE RAPER, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 9518 Loving Rd., Morganton, GA 30560
TO: JAMES RAPER, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 9518 Loving Rd., Morganton, GA 30560
TO: JIM RAPER, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 9518 Loving Rd., Morganton, GA 30560
TO: JOHN G. PATTERSON, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 10 Barefoot Junction, Morganton, GA 30560
TO: EDITH PATTERSON, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 300 Old Epworth Rd., Blue Ridge, GA 30513
TO: DANNY PATTERSON, HEIRS KNOWN OR UNKNOWN
LAST KNOWN ADDRESS: 255 Chandler Ct., Sugar Hill, GA 30518

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 May 23, 2018, as to the following property:
All that tract or parcel of land lying and being in Land Lot 87, of the 8th District, 1st Section, Union County, Georgia, containing 1.00 acre, more or less, being designated as Tract 1, on that certain plat of survey prepared by Robert J. Breedlove, RLS, dated 9/6/96 and recorded in Plat Book 38, Page 69, Union County Superior Court Records. Said plat is incorporated herein by reference for a more complete description of the property conveyed herein.

The above described property is a portion of that same property conveyed by Warranty Deed from the Gurley Raper Heirs at Law to Blanche Raper, dated December 20, 1986 and recorded in Deed Book 155, Page 669, Union County Superior Court Records.
As described in Deed Book 264, Page 478. Further described as Map & Parcel 006107D.
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 December 3, 2021.

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 T. Buckley Levins, Superior Court Judge, Union County, this 7th day of December, 2021.
Honorable Judy Odum
Clerk of Union County Superior Court
N(Dec15,22,29,Jan5)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF RENEE JEANNINE NINOV, DECEASED
ESTATE NO. 21-159
PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Collette Nicole Perrone has petitioned to be appointed Administrator of the estate of Renee Jeannine Ninov, 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 January 10, 2022. 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(Dec15,22,29,Jan5)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Buxton L. Daniel Sr.
All debtors and creditors of the estate of Buxton L. Daniel 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 10th day of December, 2021
By: Catherine M. Daniel
75 Oak Hills Dr.
Morganton, GA 30560
N(Dec15,22,29,Jan5)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Richard H. Straub
All debtors and creditors of the estate of Richard H. Straub, 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 10th day of December, 2021
By: Rae Ann Straub
493 Ridgecrest Dr.
Blairsville, GA 30512
N(Dec15,22,29,Jan5)

REQUEST FOR CLAIMS
Notice is given that BKP Estates, LLC, a Georgia limited liability company with its registered office at 5079 Ivy Log Road, Blairsville, Georgia 30512, has been administratively dissolved by the Georgia Secretary of State. BKP Estates, LLC requests that persons with claims against it present the claims to BKP Estates, LLC, ATTN: Christopher B. Kelley, P.O. Box 2526, Blairsville, Georgia 30512, with a description of the particulars of the claim in writing. Notice is given that, except for claims that are contingent at the time of the administrative dissolution or that arise after the administrative dissolution, a claim against the limited liability company not otherwise barred will be barred unless a proceeding to enforce the claim is commenced within two years after publication of this Request.
N(Dec29,Jan5)

NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION

Notice is given that a notice of intent to dissolve HEAD-WESTGATE CORPORATION., a Georgia corporation with its registered office at 174 Cleveland Street, Blairsville, Georgia 30512, will be delivered to the Secretary of State for filing in accordance with O.C.G.A. § 1421403.1 of the Georgia Business Corporation Code. All persons with claims against the Corporation shall file their claims, with all supporting documentation at the registered office of the Corporation within ninety (90) days after the filing of the notice of the intent to dissolve, and that, unless such claims are presented within such time period, except for claims that are contingent at the time of the filing of the notice of the intent to dissolve, a claim against the Corporation will be barred unless a proceeding to enforce the claim is commenced within two years after publication of this notice, as provided in O.C.G.A. § 1421407(b) of the Georgia Business Corporation Code.
N(Jan5,12)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF GLEDA JO WEAVER, DECEASED
ESTATE NO. 21-163
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
Mary Ann Stephens has petitioned to be appointed Administrator of the estate of Gleda Jo Weaver, 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 January 18, 2022. 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(Dec22,29,Jan5,12)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ronald E. Byers
All debtors and creditors of the estate of Ronald E. Byers, 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 17th day of December, 2021
By: Janet B. Thomas
2790 Blue Ridge Hwy.
Blairsville, GA 30512
N(Dec22,29,Jan5,12)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Charles Grady Worden Sr.
All debtors and creditors of the estate of Charles Grady Worden 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 17th day of December, 2021
By: Debra Moss
1565 Owltown Rd.
Blairsville, GA 30512
N(Dec22,29,Jan5,12)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Charles Grady Worden Sr.
All debtors and creditors of the estate of Charles Grady Worden 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 17th day of December, 2021
By: Charles Grady Worden Jr.
1111 Glen Ln.
Bishop, GA 30621
N(Dec22,29,Jan5,12)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Karen Jo Jones
All debtors and creditors of the estate of Karen Jo 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 24th day of December, 2021
By: Franklin Larry Jones
456 Jewell Mason Rd.
Blairsville, GA 30512
N(Dec29,Jan5,12,19)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Kenneth Wayne Chatham
All debtors and creditors of the estate of Kenneth Wayne Chatham, 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 17th day of December, 2021
By: Sydney Ray Dalton
113 Mystic Ridge
Blairsville, GA 30512
N(Dec22,29,Jan5,12)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Roy Frank Davis
All debtors and creditors of the estate of Roy Frank Davis, 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 17th day of December, 2021
By: Lisa Carol Dunn
212 Davis Dr.
Blairsville, GA 30512
N(Dec22,29,Jan5,12)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Kenneth Edward Moss
All debtors and creditors of the estate of Kenneth Edward Moss, 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 17th day of December, 2021
By: Debra Moss
1565 Owltown Rd.
Blairsville, GA 30512
N(Dec22,29,Jan5,12)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Charles Grady Worden Sr.
All debtors and creditors of the estate of Charles Grady Worden 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 17th day of December, 2021
By: Charles Grady Worden Jr.
1111 Glen Ln.
Bishop, GA 30621
N(Dec22,29,Jan5,12)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Karen Jo Jones
All debtors and creditors of the estate of Karen Jo 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 24th day of December, 2021
By: Franklin Larry Jones
456 Jewell Mason Rd.
Blairsville, GA 30512
N(Dec29,Jan5,12,19)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF DARREN CURTIS GROVES, DECEASED
ESTATE NO. 21-161
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
Chell Collins has petitioned to be appointed Administrator of the estate of Darren Curtis Groves 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 January 24, 2022. 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(Dec29,Jan5,12,19)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Charles Edward Garrett, Jr.
All debtors and creditors of the estate of Charles Edward Garrett 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 31st day of December, 2021
By: Charles Edward Garrett Sr.
26 Lesters Hill
Suches, GA 30572
N(Jan5,12,19,26)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF CLINTON WILLIAM MCCOLLUM, DECEASED
ESTATE NO. 21-164
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The petition of Alice Eulane Collins McCollum, for a Year's Support from the estate of Clinton William McCollum, 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 January 31, 2022, 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
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Jan5,12,19,26)

NOTICE OF SALE UNDER POWER STATE OF GEORGIA

COUNTY OF UNION
Under and by virtue of the power of sale contained in that certain Security Deed and Construction Loan Rider, from Margaret Masters Moale ("Grantor"), to and in favor of MERS as nominee for Flagstar Bank, FSB ("Original Lender"), dated March 3, 2020, recorded March 5, 2020 at Deed Book 1186, Page 110-131, Union County, Georgia records, as subject to that Planned Unit Development Rider, recorded at Deed Book 1186, Page 132, aforesaid Georgia records; as assigned to Flagstar Bank, FSB ("Lender"), by virtue of that certain Corporate Assignment, recorded October 26, 2020 at Deed Book 1221, Page 180, aforesaid Georgia records (the "Security Deed") securing that certain Note, dated March 3, 2020 in the original principal amount of \$320,000.00 (the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door or any other officially designated area for such foreclosure sales in Union County, Georgia, on the first Tuesday in February 2022, the following described property (the "Premises") to wit:

All that tract or parcel of land lying and being in Land Lots 220, 221, 248 & 249, 9th District, 1st Section, Union County, Georgia, being Lot 121 containing 2.50 acres, more or less, as shown on a final plat for Northshore dated 7/13/2014 by Blue Ridge Mountain Surveying, Inc., RS #3007, and recorded in Plat Book 66 pages 242-243 Union County, GA, records, which description on said plat is incorporated herein by reference and made a part hereof.
The property is subject to the Sandy Lake 00' Access & Utility Easement as shown on the aforesaid plat. The property is subject to the TWA 1785 Lake Notely Contour Easement as shown on the aforesaid plat. The property is subject to the easement to Blue Ridge Mountain EMC as recorded in Deed Book 978 page 41-42 Union County, GA, records.

The property is subject to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Northshore as recorded in Deed Book 978 pages 43-62, as amended in Deed Book 981 pages 116-117 Union County, GA, records and any amendments thereto. The property is subject to the Supplemental Declaration of Covenants, Restrictions Property Owners Association and Limitations for Northshore as recorded in Deed Book 981 pages 118-120 Union County, GA, records.

The property is subject to the Road License Agreement as recorded in Deed Book 399 page 201 and in Deed Book 432 page 81 Union County, GA, records. The property is subject to the Transmission Line Easement as recorded in Deed Book 351 page 49 Union County, GA, records. The property is subject to the Right of Way Agreement as recorded in Deed Book 534 page 82 Union County, GA, records. The property is subject to the Flowage Easement as recorded in Deed Book EE page 544 Union County, GA, records. The property is subject to the mineral/mining rights reserved in Deed Book MM page 37 and in Deed Book N page 590 and in Deed Book Q page 453 Union County, GA records. The property is subject to all setbacks and other matters on aforesaid plat. Grantor grants to Grantee access for all ingress and egress from Pat Colwell Road to the above property as shown on aforesaid plat. Property Address : 557 Sandy Lake Lane, Blairsville, Georgia 30512 (Union County) PARCEL ID: 038 077 A121 FURTHER LESS AND EXCEPT that property, if any, released of record.
The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now enforceable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed. The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto.
The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Flagstar Bank, FSB, Jennifer M. Stout, 5151 Corporate Drive, Troy, MI 48098; (248) 312-5329; jennifer.stout@flagstar.com. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party in possession of the Premises is Grantor Margaret Masters Moale's heirs, successors, estate or assigns, or a tenant or tenants and said property is more commonly known as 557 Sandy Lake Lane, Blairsville, Georgia 30512.
Flagstar Bank, FSB as Attorney-in-Fact for Margaret Masters Moale
Lisa A. Frank
McCalla Raymer Leibert, Pierce, LLC
1544 Old Alabama Road
Roswell, Georgia 30076
(678) 281-6503
Lisa.Frank@mccalla.com
N(Jan5,12,19,26)