

North Georgia News

Legal Notices for October 9, 2024

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Lois Burkle McCray
All creditors of the estate of Lois Burkle McCray, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 13th day of September, 2024.
BY: Kristina Beth Stranger
106 Bank Street, Apt. 2
Newfield, NY 14867
ATTORNEY: Richard W. Sarrell, II
PO Box 517
Blairsville, GA 30514
N(Sep18,25,Oct2,9)

NOTICE OF 3rd DUI

CONVICTION
UNION COUNTY
PROBATE COURT
CONVICTED PERSON
James K. Levi
OFFENSE DATE
3/18/2024
OFFENSE LOCATION
Skeena Gap Rd @ Gravel Springs Rd
(Blairsville, GA)
CASE DISPOSITION
\$3910.00 Fine, 12 Months Probation, 30 Days (240 hrs) of Community Service, 60 days in county jail, Submit to Substance Abuse Evaluation w/any treatment necessary, Risk Reduction School (DUI program), Surrender license plates, Ignition Interlock Device, 4th Amendment Waived, Victim Impact Panel, Random D/S, No Alcohol/Drugs, Pre-clear RX's, \$25.00 photo fee, Specimen admissibility/records release, Curfew as determined by probation, Surrender D/L
N(Oct9)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
MARCIA JUNE BOYER FORBES
DECEASED
ESTATE NO. 2024-18
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF PAMELLA DIANE SULLIVAN FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF MARCIA JUNE BOYER FORBES, DECEASED.
To Whom it may concern:
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before October 21, 2024.
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(Oct9)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Joy Hedy Kajan
All creditors of the estate of Joy Hedy Kajan, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 13th day of September, 2024.
BY: Jennifer W. Basile
44 Dogwood Lane
Hewitt, NJ 07421
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Sep25,Oct2,9,16)

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA
In re: the Name Change of:
Reagan Brooke Forsyth, Child
KYNDAL BROOKE STANLEY,
Petitioner
v.
RYAN FORSYTH,
Respondent.
CIVIL ACTION FILE NO.: SUCV2024000269
NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD
Notice is hereby given that KYNDAL BROOKE STANLEY, by and through the undersigned, filed her Petition in the Superior Court of Union County, Georgia, on or about September 3, 2024, praying for a change in the name of a minor child from REAGAN BROOKE FORSYTH to REAGAN BROOKE STANLEY.
Notice is hereby given pursuant to law to any interested or affected party to appear in said court and file objections to change such name. Objections must be filed with said court within 30 days of the filing of the Petition to Change Name of Minor Child.
This 3rd day of September, 2024.
LYDIA J. SARTAIN, P.C.
Lydia J. Sartain
Georgia Bar No. 385875
Attorney for Petitioner
303 Jesse Jewell Parkway, SE
Suite 410
Gainesville, GA 30501
(470) 252-5001
lsartain@lydiajsartain.com
N(Sep25,Oct2,9,16)

NOTICE OF SALE

Be advised that the personal property listed below, presently at Mountain Town Storage LLC, 118 Mtn Country Lane, Blairsville, GA 30512, (706) 480-2777, will be sold at public auction on 10/29/2024, at 10:00 am to the highest bidder. The auction will be held on www.storageauctions.com and will start 10/22/2024, & close 10/29/2024, at 10:00 am. Said property will be sold to recover outstanding charges in accordance with the leasing agreements executed between Mountain Town Storage LLC and the below-named parties. The property and the location of the same are as follows:
Unit #27 - Trey Anthony Jackson - Car Battery, Misc Household Items
Unit #54 - Valerii Vladimirovich Bondarenko - Power Tools, Suitcase, Tire, Misc Household Items
Unit #93 - Jordan S Wade - Bins, Clothing, Misc Household Items
N(Oct9,16)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Karen Marie Follese
All creditors of the estate of Karen Marie Follese, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 4th day of October, 2024.
BY: David Gregory Wilson
14723 Yosemite Ave S
Savage, MN 55378
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Oct9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Sarah C. Foster
All creditors of the estate of Sarah C. Foster, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 4th day of October, 2024.
BY: Jeffrey Thomas Foster
4213 Cyndy Jo Circle
Macon, GA 31216
N(Oct9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Scott D. Lance
All creditors of the estate of Scott D. Lance, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 4th day of October, 2024.
BY: Tammie L. Lance
213 Scott Lance Drive
Blairsville, GA 30512
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Oct9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Janet Eva Caouette
All creditors of the estate of Janet Eva Caouette, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 27th day of September, 2024.
BY: Patricia Rapacki
134 Wild Wisteria Lane
Montgomery, TX 77316
ATTORNEY: Janna D. Akins
PO Box 923
Blairsville, GA 30514
N(Oct2,9,16,23)

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.
A TRACT OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 13.301 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: ESTATE OF BONNIE MCCOLLUM, BY AND THROUGH ITS ADMINISTRATOR STEPHEN D. GREEN TRUSTEE OF UNION TRUST #3 U/T/D 4/16/2016; ESTATE OF OTIS MCCOLLUM, HEIRS KNOWN OR UNKNOWN; ESTATE OF WILLIAM LARRY WEAVER, HEIRS KNOWN OR UNKNOWN, 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. 23-CV-195-JP
NOTICE OF SUMMONS
TO: GERALD LANE LEE, ESTATE OF GERALD LANE LEE, HEIRS KNOWN AND UNKNOWN
Last Known Address:
97 Birlie Deyton Drive
Blairsville, GA 30512
ALL PERSONS OR PARTIES, KNOWN OR UNKNOWN, AND ALL THE WORLD, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY AND All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that Tract of Land Lying and Being in the 10th District, 1st Section of Union County, Georgia, being a tract of 13.301 acres, more or less, being more particularly described as follows:
All that tract or parcel of land lying and being in the 10th District and 1st Section, Land Lot 24 of Union County, Georgia, containing 13.301 acres, more or less, as shown on a plat of survey for Youngstown Group, LLC, by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. No. 2763, dated June 14, 2019 and filed of record in Plat Book 71, Page 297, Union County, Georgia Records.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on June 20, 2023, and that by reason of an Order for Service by Publication entered by the Court on August 19, 2024, 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 sixty (60) 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 _____ day of _____, 2024.
Judy L. Odom
Clerk of Superior Court, Union County
N(Oct2,9,16,23)

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 LOTS 9, 10, 11 & 12, 9th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 4.43 ACRES, MORE OR LESS AND BEING LOTS 9, 10, 11 AND 12; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: JOHN P. O'BRIEN, ESTATE OF JOHN P. O'BRIEN, HEIRS KNOWN OR UNKNOWN, 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. 22-CV-339-JP
NOTICE OF SUMMONS
TO: John P. O'Brien, Estate of John P. O'Brien, heirs known and unknown
Last Known Address:
231 Inlet Way
Palm Beach Shores, FL 33404
All persons or parties, known or unknown, and All the World, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being Lots 9, 10, 11 & 12 of the 9th District, 1st Section, Union County, Georgia, being more particularly described as follows: All that tract or parcel of land lying and being in the 9th District and 1st Section, Land Lot 78, Union County, Georgia, and being shown as Lot 9, containing 1.03 acres, more or less, Lot 10, containing 1.03 acres, more or less, Lot 11, containing 1.08 acres, more or less, and Lot 12, containing 1.29 acres, more or less, according to plat of survey recorded in Plat Book 0, Page 185, Union County, Georgia Records, which plat and the record thereof are incorporated herein by reference thereto.
Further described as Map & Parcel 035134, 035133, 035132 and 035131.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on November 8, 2022, and that by reason of an Order for Service by Publication entered by the Court on August 22, 2024, 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 sixty (60) 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 _____ day of _____, 2024.
Judy L. Odom
Clerk of Superior Court, Union County
N(Oct2,9,16,23)

NOTICE

Legacy Link, Inc. Area Agency on Aging (AAA) is announcing the Request for Proposals (RFP) for the State of Georgia, Fiscal Year 2026 (July 1, 2025 – June 30, 2026). Successful bidders will have the opportunity to renew for the duration of the current State Plan cycle. We are accepting Statement(s) of Interest from organizations October 1, 2024 through October 31, 2024. Please submit a Statement of Interest including your organization's name, service provided, counties of interest, and contact information. This Statement of Interest should be emailed directly to Lisa Howard, Contracts and Quality Director at Lshoward@legacylink.org. Respondents will receive the schedule of events and the full RFP After the Statement of Interest period has closed. Proposals for one or more of the services listed below served by Legacy Link, Inc. in the following counties will be considered: Banks • Dawson • Forsyth • Franklin • Habersham • Hall • Hart • Lumpkin • Rabun • Stephens • Towns • Union • White. Bid opportunities are for the following services: Health Promotion and Wellness (may bid for individual counties but must provide all programs); Bingo/cize, A Matter of Balance, and Aging Mastery Program. Community Services (Senior Centers) in Towns and/or Union County: Provide a location for senior adults to congregate for meals and activities. Provide congregate meals, staging and delivery of home delivered meals, wellness activities, nutritional education, and intakes and assessments for all services; in addition, prepare and transmit reports, and store files per the US Department of Health and Human Services, Georgia Department of Human Services, as required, following all HIPAA compliance laws, Transportation Services and Health Promotion/ Disease Prevention Services (Physical Activity, Lifestyle Management, Nutrition Education, and Health Awareness) in Towns and Union Counties. Respite Services in Union County. All providers must be fully licensed to perform the service being provided and meet HIPAA compliance requirements. Details for all the service requirements can be found at https://odis.dhs.ga.gov/General under the Division of Aging Services.
N(Oct2,9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Harriett E. Cianci
All creditors of the estate of Harriett E. Cianci, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 13th day of September, 2024.
BY: Brittini Fichetola
926 Fairview Church Road
Blairsville, GA 30512
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Sep18,25,Oct2,9)

NOTICE OF PUBLIC SALE

Public auction of unit number B45 belonging to James Byrd at Blairsville Storage located at 27 Orbit Dr., Blairsville, GA 30512. Seller hereby gives notice of public sale to the highest bidder for cash on October 11, 2024 at 10am in accordance with Georgia code lien laws. Seller reserves the right to withdraw property for sale at any time. The property is being sold to satisfy a landlord lien.
N(Oct2,9)

NOTICE OF PUBLIC SALE

Public auction of unit number A4 belonging to Ahleah Eberhardt at Blairsville Storage located at 27 Orbit Dr., Blairsville, GA 30512. Seller hereby gives notice of public sale to the highest bidder for cash on October 11, 2024 at 10am in accordance with Georgia code lien laws. Seller reserves the right to withdraw property for sale at any time. The property is being sold to satisfy a landlord lien.
N(Oct2,9)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
EDWINA JOSEPHINE GINN
DECEASED
ESTATE NO. 2024-146
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern:
Bradford Edward Ginn has petitioned to be appointed administrator(s) of the estate of Edwina Josephine Ginn, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons 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 by 10:00 a.m. on or before October 15, 2024.
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(Sep18,25,Oct2,9)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Anthony Donald Dockery
All creditors of the estate of Anthony Donald Dockery, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 13th day of September, 2024.
BY: Frankie Carlene Kirkman Dockery
283 Shallow Creek
Blairsville, GA 30512
N(Sep18,25,Oct2,9)

STATE OF GEORGIA

COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by ROGER LEE KELLEY AND MARY JOYCE KELLEY to UNITED COMMUNITY BANKS, INC DBA COMMUNITY MORTGAGE SERVICES in the original principal amount of \$577,500.00 dated November 26, 2008, and recorded in Deed Book 781, Page 663, Union County records, said Security Deed being last transferred to PHH MORTGAGE CORPORATION in Deed Book 1391, Page 387, 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 November 05, 2024, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 7TH DISTRICT, 1ST SECTION, LAND LOT 88 OF UNION COUNTY, GEORGIA, AND BEING LOT 5 OF THE LEE HONEA PROPERTY, CONTAINING 5.0 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY PATTON-PLESS & ASSOCIATES LAND SURVEYORS, DATED JUNE, 1968, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK E, PAGE 169. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
Said property being known as: 3745 TIMBER RIDGE RD S, BLAIRSVILLE, GA 30512
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are ROGER LEE KELLEY AND MARY JOYCE KELLEY 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:
PHH Mortgage Corporation
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409
866-503-5559
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.
PHH MORTGAGE CORPORATION,
as Attorney-in-Fact for
ROGER LEE KELLEY AND MARY JOYCE KELLEY
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd.
Suite 450
Alpharetta, GA 30004
Phone: 470.321.7112
Firm File No. 24-222178 - DoP
N(Oct9,16,23,30)