

North Georgia News

Legal Notices for October 19, 2022

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF John Nix
All creditors of the estate of John Nix, 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 14th day of October, 2022.
BY: Jefferson John Nix
246 John Nix Road
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
N(Oct19,26,Nov2,9)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF John Ambrose Andrews
All creditors of the estate of John Ambrose Andrews, 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 14th day of October, 2022.
BY: Linda B. Andrews
445 Deaver Cove Rd.
Blairsville, GA 30512
ATTORNEY: Jack Lance Jr.
57 Sears Way
Blairsville, GA 30512
N(Oct19,26,Nov2,9)

NOTICE

The Union County Board of Education is soliciting proposals from Construction Professionals/firms interested in providing Construction Professional (CP) services for the following listed projects/purposes falling under RFP-23-010: 1) Construction of a new Elementary School, 2) New Construction and Renovation/Modification of Facilities, 3) Union County Middle School HVAC Renovation/Modification, 4) District-wide Safety Upgrades, and 5) Facility and Technology Upgrades as needed. As part of the CP services, evaluate the Scope of Work and determine a developmental budget for each of the listed projects/purposes, and prioritize the needs. The final budget/SCL will be determined by the prioritization of the work and the available funding. The Scope of Work may be revised by the Owner due to programmatic requirements, funding availability, or other circumstances. The full bid package can be obtained at <https://www.ucschools.org/district/request-for-quotesproposalsbids>.
N(Sept28,Oct5,12,19)

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 11/1/2022, at 10:00 am to the highest bidder. The auction will be held on www.storageauctions.com and will start 10/21/2022, & close 11/1/2022, 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 #116 – Mark Sikes: Vacuums, Stroller, Sporting Equipment, Misc. Household Items
N(Oct19,26)

NOTICE TO DEBTORS AND CREDITORS

IN RE: Estate of Houston Lee Rogers Sr.
All creditors of the estate of Houston Lee Rogers Sr., 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 30th day of September, 2022.
BY: Joyce Lenore Ann Chasteen Rogers
867 Lake Cove Lodge Rd.
Blairsville, GA 30512
ATTORNEY: G. William Little, III
4805 Old Highway 76
Blue Ridge, GA 30512
N(Oct15,12,19,26)

NOTICE OF SUPERIOR COURT OF UNION COUNTY

Joey Alan Hays, individually and on behalf of J.T.H., J.C.H. and J.A.H., and Ariel Rose Hays, individually and on behalf of J.T.H., J.C.H. and J.A.H.
Superior Court of Union County; CAFN: SU-CV-2022-296-BL
TO: Any interested party,
By Order of the Court for Service by Publication dated September 22, 2022, you are hereby notified that JOEY ALAN HAYS, individually and on behalf of J.T.H., J.C.H. and J.A.H.; and ARIEL ROSE HAYS, individually and on behalf of J.T.H., J.C.H. and J.A.H., filed their Petition in the Superior Court of Union County on the 16th day of September, 2022, praying for a change in Petitioners' name, JOEY ALAN HAYS to JOEY ALAN SCHROTER; ARIEL ROSE HAYS to ARIEL ROSE SCHROTER; J.T.H. to J.T.S.; J.C.H. to J.C.S.; and J.A.H. to J.A.S. You are required to file any objections with the Clerk of Union County Superior Court, and to serve upon Plaintiffs' Attorney Michelle Vaughan, P.O. Box 1657, Blairsville, Georgia, 30514, an Answer in writing within thirty (30) days of September 22, 2022.
N(Oct15,12,19,26)

NOTICE TO DEBTORS AND CREDITORS

In RE: ESTATE OF Linda Harrison O'Neill
All creditors of the estate of Linda Harrison O'Neill, 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 17th day of October, 2022.
BY: Jessica O'Neill
340A 22nd St., Apt. 1
Brooklyn, NY 11215
N(Oct12,19,26,Nov2)

STATE OF GEORGIA COUNTY OF UNION

NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by Ayodele A. Okpodo to Bob Milner in the original principal amount of \$ 40,500.00, dated June 28, 2021 and recorded in Deed Book 1266 pages 106-107. THE LANDED REFERRED TO IS SITUATED IN THE STATE OF GEORGIA, COUNTY OF UNION, CITY OF BLAIRSVILLE. Said property being known as: Lot 375 of 1300 Subdivision.
Said sale at will be held 11:00 AM on Nov. 7, 2022, at the Union County Courthouse door.
Bob Milner, 11 Stephen Way, Rydal GA 30171, 678-719-8720, has full authority to negotiate, amend, or modify all terms and conditions.
N(Oct12,19,26,Nov2)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF John Richard Burnette a/k/a John Richard Burnett
All creditors of the estate of John Richard Burnette a/k/a John Richard Burnett, 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 7th day of October, 2022.
BY: Angela Denise Burnette
256 Timbergate Trail
Blairsville, GA 30512
Attorney: Cary D. Cox
P. O. Box 748
Blairsville, GA 30514
N(Oct12,19,26,Nov2)

IN THE PROBATE COURT COUNTY OF UNION

STATE OF GEORGIA
IN RE: ESTATE OF BRUCE FORTENBERRY
DECEASED
ESTATE NO. 22-134
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Nicholas Fortenberry has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Bruce Fortenberry, 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 on or before 10:00 a.m. on November 7, 2022.

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
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Oct12,19,26,Nov2)

SUMMARIES OF PROPOSED CONSTITUTIONAL AMENDMENTS

Pursuant to requirements of the Georgia Constitution, Attorney General Christopher Carr, Secretary of State Brad Raffensperger, and Legislative Counsel Rick Ruskell hereby provide the summaries of the proposed constitutional amendments that will appear on the November 8, 2022, general election ballot for consideration by the people of Georgia (short captions are those adopted by the Constitutional Amendments Publication Board):

- 1 -
Provides for suspension of compensation of certain State officers and members of General Assembly.
Senate Resolution No. 134
Resolution Act No. 304
Ga. L. 2021, p. 939
“() YES
() NO

Shall the Constitution of Georgia be amended so as to suspend the compensation of the Governor, Lieutenant Governor, Secretary of State, Attorney General, State School Superintendent, Commissioner of Insurance, Commissioner of Agriculture, Commissioner of Labor, or any member of the General Assembly while such individual is suspended from office following indictment for a felony?”
Summary
This proposal provides for the suspension of compensation for certain public officers who are suspended because of indictment for a felony. It amends Article II, Section III, Paragraph I of the Georgia Constitution in subparagraphs (b), relating to felony indictment of certain public officials, (d), relating to the period for appointment of a review commission, (e), relating to petition for review of suspension, and (h), relating to termination of suspension not first tried at the next regular or special term following indictment.

A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.
- 2 -
Provides for temporary local tax relief after disasters.
House Resolution No. 594
Resolution Act No. 803
Ga. L. 2022, p. 837
“() YES
() NO

Shall the Constitution of Georgia be amended so as to provide that the governing authority of each county, municipality, and consolidated government and the board of education of each independent and county school system in this state shall be authorized to grant temporary tax relief to properties within its jurisdiction which are severely damaged or destroyed as a result of a disaster and located within a nationally declared disaster area?”
Summary
This proposal provides that the governing authorities of counties, municipalities, and consolidated governments and the board of education of each independent and county school system shall be authorized to grant temporary tax relief to properties severely damaged or destroyed as a result of a disaster and located within a nationally declared disaster area. It authorizes the Georgia General Assembly by general law to provide for the eligibility, procedures for obtaining, and all other matters regarding such temporary tax relief. It amends Article VII, Section I, Paragraph III of the Georgia Constitution by revising the current text of subparagraph (a) and adding a new subparagraph (h).

A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.
SUMMARIES OF PROPOSED STATE-WIDE REFERENDUM QUESTIONS
Pursuant to Code Section 21-2-4 of the O.C.G.A., the Secretary of State is authorized to include with the summaries of proposed constitutional amendments summaries of any state-wide referendum questions to be voted on at the same general election:
- A -
Provides tax exemption for agricultural equipment and certain farm products in certain circumstances.
House Bill No. 498
Act No. 260
Ga. L. 2021, p. 602
“() YES
() NO

Shall the Act be approved which expands a state-wide exemption from ad valorem taxes for agricultural equipment and certain farm products held by certain entities to include entities comprising two or more family owned farm entities, and which adds dairy products and unfertilized eggs of poultry as qualified farm products with respect to such exemption?”
Summary
This proposal expands an existing ad valorem tax exemption for agricultural equipment and certain farm products of certain entities and adds dairy products and unfertilized poultry eggs to the exemption. It amends Code Section 48-5-41.1 of the Official Code of Georgia Annotated in paragraphs (2) and (9) of subsection (a).

If approved by a majority of the voters, the Act becomes effective on January 1, 2023, and applies to all tax years beginning on or after that date.
- B -
Provides tax exemption for certain equipment used by timber producers.
House Bill No. 997
Act No. 859
Ga. L. 2022, p. 736
“() YES
() NO

Shall the Act be approved which grants a state-wide exemption from all ad valorem taxes for certain equipment used by timber producers in the production or harvest of timber?”
Summary
This proposal authorizes a new exemption from ad valorem taxes for certain equipment used by timber producers in the production or harvest of timber. It enacts new Code Section 48-5-41.3 of the Official Code of Georgia Annotated.

If approved by a majority of the voters, the Act becomes effective on January 1, 2023, and applies to all tax years beginning on or after that date.
- B -
Provides tax exemption for certain equipment used by timber producers.
House Bill No. 997
Act No. 859
Ga. L. 2022, p. 736
“() YES
() NO

Shall the Act be approved which grants a state-wide exemption from all ad valorem taxes for certain equipment used by timber producers in the production or harvest of timber?”
Summary
This proposal authorizes a new exemption from ad valorem taxes for certain equipment used by timber producers in the production or harvest of timber. It enacts new Code Section 48-5-41.3 of the Official Code of Georgia Annotated.

If approved by a majority of the voters, the Act becomes effective on January 1, 2023, and applies to all tax years beginning on or after that date.
- B -
Provides tax exemption for certain equipment used by timber producers.
House Bill No. 997
Act No. 859
Ga. L. 2022, p. 736
“() YES
() NO

NT(Oct19,26,Nov2)

STATE OF GEORGIA COUNTY OF UNION

NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by SUE PRICE to COUNTRYWIDE BANK, FSB in the original principal amount of \$216,000.00 dated September 11, 2008 and recorded in Deed Book 775, Page 585, Union County records, said Security Deed being last transferred to FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-2, AS OWNER OF THE RELATED MORTGAGE LOAN in Deed Book 1321, Page 779, 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 01, 2022, the property in said Security Deed and described as follows:
THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE STATE OF GEORGIA, COUNTY OF UNION, CITY OF BLAIRSVILLE, AND DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT, 1ST SECTION LAND LOT 161 OF UNION COUNTY, GEORGIA, CONTAINING 0.964 ACRE, MORE OR LESS, AND BEING TRACT A AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED OCTOBER 4, 1991 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 31, PAGE 88.

Said property being known as: 348 COZY COVE HOLLOW BLAIRSVILLE, GA 30512
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are SUE PRICE 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.
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-2, AS OWNER OF THE RELATED MORTGAGE LOAN, as Attorney-in-Fact for SUE PRICE
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 20-077724 - Kah
N(Oct5,12,19,26)