

North Georgia News

Legal Notices for October 25, 2023

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Alice Sara Gentry Ramsey
All creditors of the estate of Alice Sara Gentry Ramsey, 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 20th day of October, 2023.

BY: Ruby Dean Ritchie
493 Wesley Mtn. Drive, Apt. 123
Blairsville, GA 30512
ATTORNEY: Kenya L. Patton
44 Blue Ridge Street, Suite B
Blairsville, GA 30512

N(Oct25,Nov1,8,15)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Charles Richard Spiva
All creditors of the estate of Charles Richard Spiva, 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 7 day of September, 2023.

BY: Henry Eugene Spiva
4070 Indian Town Road
Marietta, GA 30066
ATTORNEY: David E. Barrett
108 Blue Ridge Hwy., Suite 6
Blairsville, GA 30512

N(Oct14,11,18,25)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF
JANET RENA' MASON

DECEASED

ESTATE NO. 2023-131

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

To whom it may concern:

Ronald Prescott Mason has petitioned to be appointed administrator(s) of the estate of Janet Rena'Mason 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 November 13, 2023.

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(Oct18,25,Nov1,8)

NOTICE

Notice is hereby given that articles of incorporation that will incorporate Ford Mountain Ministries Corporation have been delivered to the Secretary of State in accordance with Georgia Business Corporation Code. The initial registered office of the corporation is located at 171 Ford Mountain Road, Blairsville, GA and its initial registered agent at such address is George McGill.

N(Oct25,Nov1)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE:

JON WESLEY CHAMBLISS

DECEASED

ESTATE NO. 2023-80

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT

The petition of Weslynn Renee Lawrence for a year's support from the estate of Jon Wesley Chambliss deceased, for decedent's (minor child(ren)), having been duly filed, all interested persons are hereby notified to show cause, if any they have, by 10:00 a.m. on or before October 30, 2023, 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

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(Oct14,11,18,25)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

WILLIAM PALMER SHUBERT

DECEASED

ESTATE NO. 2023-128

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

To whom it may concern:

Hazel Ruth Shubert has petitioned to be appointed administrator(s) of the estate of William Palmer Shubert 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 30, 2023.

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(Oct14,11,18,25)

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of William Armstrong Leffler III late of Union County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.

This 29th day of September, 2023

Name: Russell Frederick Buchanan

Title: Executor

Address: 6315 Longview Avenue,

Los Angeles, CA 90068

N(Oct14,11,18,25)

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE: the Name Change of: Christylee Ingram

Puskarich, Petitioner

Civil Action File Number: 23-CV-310-RG

NOTICE OF PETITION TO

CHANGE NAME OF ADULT

Christylee Ingram Puskarich filed a petition in the Union County Superior Court on , 20, to change the name from: Christylee Ingram Puskarich to Christylee Benfield. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Dated 9/28/23

Name: Christylee Ingram Puskarich

Address: 232 Grandview Ridge

Young Harris, GA 30582

706-970-1030

N(Oct14,11,18,25)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Deborah Lynn Bordis

All creditors of the estate of Deborah Lynn Bordis, 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 21st day of September, 2023.

BY: Timothy Scott Carter

8101 Avocet Way

Spotsylvania, VA 22553

ATTORNEY: Robert A. Ruppenthal

1044 Highway 54 West

Fayetteville, GA 30214

N(Oct14,11,18,25)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Herman Brent Kitchens

All creditors of the estate of Herman Brent Kitchens, 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 29nd day of September, 2023.

BY: Gary Kitchens

2874 Owitown Road

Blairsville, GA 30512

ATTORNEY: Daniel J. Davenport

PO Box 923

Blairsville, GA 30514

N(Oct14,11,18,25)

UNION COUNTY SUPERIOR COURT

TRADE NAME REGISTRATION

Personally appeared the undersigned who on oath deposes and says that: CFVN CO LLC, a Georgia limited liability company, 359 Chestnut Ridge Rd, Blairsville, Georgia 30512-6151, 706-781-0909, nick.fisk@workoutanytime.com is/are doing business in Union County, Georgia under the name of: Workout Anytime Fitness, 294 West Hwy 515, Blairsville, Georgia 30512, 706-781-0909, nick.fisk@workoutanytime.com, Union County, Nature of Business: Gym, CFVN CO, LLC, a Georgia limited liability company

BY: Carl N. Fisk, Jr., Member/Manager

N(Oct25,Nov1)

NOTICE

Please take notice that CJ PROPERTIES OF WEST GEORGIA, LLC. filed a statement of commencement of the winding up of its affairs with the Georgia Secretary of State on October 20, 2023 in accordance with the Georgia Limited Liability Company Act. Any party having a claim against CJ PROPERTIES OF WEST GEORGIA, LLC. must promptly file a statement of claim with CJ PROPERTIES OF WEST GEORGIA, LLC. at 662 Lake Vista Drive, Blairsville, GA 30512 containing the following information: (a) name of claimant, or agent of claimant, that may be contacted concerning the claim; (b) address where claimant, or agent of claimant, may be contacted concerning the claim; (c) telephone numbers (including area code) where claimant, or agent of claimant, may be contacted during normal business hours concerning the claim; (d) other means of contact, such as electronic mail, where claimant, or agent of claimant, may be contacted concerning the claim; (e) description and amount of the claim; (f) the date(s) the transaction or events giving rise to the claim arose or occurred; and (g) any other pertinent information and documentation concerning the claim.

Pursuant to O.C.G.A. §14-11-608(b), except for claims that are contingent at the time of the filing of the statement of commencement of winding up with the Georgia Secretary of State, 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 of the publication of the request for claims.

N(Oct25,Nov1)

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Joshua K Bruce to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Vanderbilt Mortgage and Finance, Inc. DBA Silverton Mortgage, its successors and assigns, dated September 17, 2019, recorded in Deed Book 1164, Page 458, Union County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 1359, Page 226-227, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-THREE THOUSAND SIX HUNDRED THIRTY-SIX AND 0/100 DOLLARS (\$163,636.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before 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 November, 2023, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security 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 pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Nationstar Mortgage LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Joshua K Bruce or a tenant or tenants and said property is more commonly known as 84 Gum Log Circle, Blairsville, Georgia 30512. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Nationstar Mortgage LLC

as Attorney in Fact for

Joshua K Bruce

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 155, 9th District, 1st Section, Union County, Georgia, and being Tract 1, containing 0.987 acre, and Tract 2, containing 0.018 acre, as shown on a plat of survey for Joshua Bruce by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. # 2763, dated September 9, 2019 and filed of record on September 9, 2019 in Plat Book 71, Page 322 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.

MR/j.d 11/7/23

Our file no. 23-12537GA - FT2

N(Oct11,18,25,Nov1)