

# North Georgia News

## Legal Notices for October 26, 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)

### IN THE SUPERIOR COURT OF UNION COUNTY

**STATE OF GEORGIA**  
IN RE: Toni Ann Wasko  
Civil Action File No. 22-CV-323-BL  
**NOTICE OF PETITION TO CHANGE NAME**  
Georgia, Union County  
Notice is hereby given that Toni Ann Wasko, the undersigned, filed his petition to the superior court of Union County, Georgia on the 21 day of October, 2022, praying for a change in the name of petitioner from Toni Ann Wasko to Toni Ann Smith. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.  
This 21 day of October, 2022  
Toni Wasko  
Petitioner  
N(Oct26,Nov2,9,16)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Susan Botts Beavers  
All creditors of the estate of Susan Botts Beavers, 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: LD Beavers  
9499 Murphy Hwy.  
Blairsville, GA 30512  
Attorney: Kenya L. Patton  
44 Blue Ridge St., Suite B  
Blairsville, GA 30512  
N(Oct26,Nov2,9,16)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Rodger William Hall  
All creditors of the estate of Rodger William Hall, 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 October, 2022.  
BY: Rodger W. Hall Jr.  
594 Forest Circle, Blairsville, GA 30512  
Attorney: Kenya L. Patton  
44 Blue Ridge St., Suite B  
Blairsville, GA 30512  
N(Oct26,Nov2,9,16)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Robert M. Ives  
All creditors of the estate of Robert M. Ives, 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 October, 2022.  
BY: Virginia Thompson  
382 Craig Thompson Dr.  
Blairsville, GA 30512  
N(Oct26,Nov2,9,16)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Shirley Jean Sands  
All creditors of the estate of Shirley Jean Sands, 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 October, 2022.  
BY: Robert Allen Sands  
241 Moss Cove Rd.  
Blairsville, GA 30512  
N(Oct26,Nov2,9,16)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Veatrice May Lee  
All creditors of the estate of Veatrice May Lee, 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 October, 2022.  
BY: Heather June Anderson  
15 Dinah Ln.  
Blairsville, GA 30512  
N(Oct26,Nov2,9,16)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF ALICE ANN BALLARD  
All creditors of the estate of ALICE ANN BALLARD, 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 October, 2022.  
BY: Robert Eugene Ballard, Jr.  
2660 Sample Scales Rd.  
Homer, GA 30547  
N(Oct26,Nov2,9,16)

### THE PROBATE COURT OF UNION COUNTY

**STATE OF GEORGIA**  
IN RE: ESTATE OF JAMES RUFUS EVERETT  
DECEASED  
ESTATE NO. 20-82  
NOTICE  
[For discharge from office and all liability]  
PROBATE COURT OF UNION COUNTY  
Re: PETITION OF WAYNE L. ROBERTS FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF JAMES RUFUS EVERETT, 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 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  
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(Oct26)

**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

Notice is given that articles of incorporation that will incorporate Full Bellies Foundation Inc have been delivered to the Secretary of State for filing in accordance with the Georgia NonProfit Corporation Code. The initial registered office of the corporation is located at 1102 Paul Nicholson Rd, Blairsville, GA 30512 and its registered agent at such address is Jennifer Guffey.  
N(Oct26,Nov2)

### NOTICE

Auction online with lockerfox.com for auction dates of November 8 to November 15th.  
Baldwin, Charlie Davis Road  
A19 Jamie Archer, AA52. Teri Gee, I06. Teri Gee, B47. Donald De Jamette, C02 Jami Archer, C20 Stacey Bowma, C38. Debra Mackel, C46 DannyHollis, 22. Billy Dyer, D24. George albertson, D27 Cynthia Reese, F10. Angel Jordan, G30. Steve Hall, H36. Robin Kelley, I14 Jamie Archer, I30. Tonya Powers  
N(Oct26,Nov2)

### NOTICE

Notice is hereby given that articles of incorporation that will incorporate Healing Landmark Inc. 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 781 Shuler Rd, Blairsville GA 30512 and its initial registered agent at such address is Lavinia Rusu.  
N(Oct26,Nov2)

### 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. Okpodu 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.  
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 lawful 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(Oct15,12,19,26)