

# North Georgia News

## Legal Notices for November 1, 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)

### 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(Oct19,25,Nov1,8)

### APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

STATE OF GEORGIA

COUNTY OF UNION

The undersigned does hereby certify that Union County Anti-Drug Coalition, Inc. conducting a business as dba Appalachian Wellness & Harm Reduction Coalition in the City of Blairsville, County of Union, in the State of Georgia, under the name of Appalachian Wellness & Harm Reduction Coalition and that the nature of the business is providing substance anti abuse information, referrals to treatment and increased community awareness and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are Union County Anti Drug Coalition, Inc..

N(Nov1,8)

### APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

STATE OF GEORGIA

COUNTY OF UNION

The undersigned does hereby certify that CFVNC0 LLC conducting a business as Workout Anytime Blairsville in the City of Blairsville, County of Union, in the State of Georgia, under the name of and that the nature of the business is Gym / Fitness Club and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are 294 Hwy 515 W, Blairsville, GA 30512.

N(Nov1,8)

### APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

STATE OF GEORGIA

COUNTY OF UNION

The undersigned does hereby certify that JanC Sunshine Partners, LLC conducting a business as dba Cornerstone Grant Partners in the City of Blairsville, County of Union, in the State of Georgia, under the name of Cornerstone Grant Partners and that the nature of the business is grant writing and business mentoring and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are Chantal Patterson, PO Box 2802, Blairsville, GA 30514.

N(Nov1,8)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF WILLIE MAE COLWELL

All creditors of the estate of WILLIE MAE COLWELL, 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 25th day of October, 2023.

BY: Joseph Colwell

394 Rogers Road

Blairsville, GA 30512

ATTORNEY: Cary D. Cox

PO Box 748

Blairsville, GA 30514

N(Nov1,8,15,22)

### NOTICE

online auction with Lockerfox.com to be held November 14-21.

Alto Tribble Gap

123 James Souders

Baldwin Charlie Davis

C05 Stormy Sextom

F05 Phillip Smalwood

D43 Anthony Geason

G44 Stefanie Purcell

H05 Phillip Smallwood

N(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)

### 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(Nov1,8)

### 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)