

North Georgia News

Legal Notices for March 18, 2020

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Nancy Clements Mays
All debtors and creditors of the estate of Nancy Clements Mays, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 21st day of February, 2020.
By: William Ernest Mays
139 Harmony Bay Dr.
Eatonton, GA 31024
N(Feb26,Mar4,11,18)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Carey E. Waldrip Sr.,
All debtors and creditors of the estate of Carey E. Waldrip Sr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 21st day of February, 2020.
By: Kay V. Waldrip
4140 Trackrock Gap Rd.
Blairsville, GA 30512
N(Feb26,Mar4,11,18)

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
ROBIN ELIZABETH DELL, DECEASED
ESTATE NO. 18-87
AMENDED NOTICE**
[For Discharge from Office and all Liability]
IN RE: 1Petition for Discharge of Personal Representative
TO: Any Unknown Heirs of Felix Shotwell Woody
and (all and singular the heirs of said Decedent,) (the beneficiaries under the will,) and to whom it may concern:
This is to notify you to file objection, if there is any, to the above-referenced Petition, in this Court on or before March 23, 2020.
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(Feb26,Mar4,11,18)

NOTICE
Notice is given that articles of incorporation that will incorporate North Georgia Tri-State Amateur Radio Club, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Nonprofit Corporation Code. The initial registered office of the corporation is located at 139 Hidden View, Blairsville GA 30512 and its initial registered agent at such address is Paul Colombo.
N(Mar11,18)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Elmer Costley Hogue Jr.
All debtors and creditors of the estate of Elmer Costley Hogue Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 28th day of February, 2020.
By: Perry Ellis Hogue
272 Mt. Zion Rd.
Hapeville, GA 30354
Thomas Eugene Hogue
257 Madeline Way
Blairsville, GA 30512
Tammy King
407 Pleasant Grove Rd.
Blairsville, GA 30512
N(Mar4,11,18,25)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Terrie R. Fisher
All debtors and creditors of the estate of Terrie R. Fisher, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 28th day of February, 2020.
By: Travis Henry
PO Box 715
Blairsville, GA 30514
N(Mar4,11,18,25)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Neva Alliene Henry
All debtors and creditors of the estate of Neva Alliene Henry, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 28th day of February, 2020.
By: Travis Henry
PO Box 715
Blairsville, GA 30514
N(Mar4,11,18,25)

**IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
FEDERAL NATIONAL MORTGAGE
ASSOCIATION aka FANNIE MAE,
Plaintiff,
v.
WILLIAM J. GOULD, ELIZABETH S. GOULD EDWARD A. MARTIN, JUDY L. MARTIN, and ANY OTHER PARTIES THAT CLAIMS AN INTEREST IN REAL PROPERTY LOCATED AT 111 SKEENAH HIGHLAND ROAD, BLAIRSVILLE, GA 30512, Defendants.
CIVIL ACTION NO: 18-CV-149-JP
NOTICE OF SERVICE BY PUBLICATION
TO: DEFENDANT UNKNOWN HEIRS OF WILLIAM J. GOULD
You are hereby notified pursuant to an Order for Service by Publication of Superior Court of Union County Judge Parks filed on 1-7, 2020, that a Complaint with the above referenced style was filed on May 30, 2019 by Federal National Mortgage Association a/k/a Fannie Mae ("Plaintiff"). Should the relief prayed for therein be granted, the Court would issue an Order determining that Plaintiff has a first place security interest in the Property described therein. You are hereby commanded and required to file an Answer to the Complaint with the Clerk of Court within 60 days of the date of the Order for Service by Publication serve a copy of said Answer upon Plaintiff's attorney, Cory P. Sims, Albertelli Law, 100 Galleria Parkway, Suite 960, Atlanta, Georgia 30339.
This 21st day of January 2020.
Judy L Odom
Clerk of Superior Court
of Union County, Georgia
N(Mar11,18,25,Apr1)**

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Denise Ann Holton,
All debtors and creditors of the estate of Denise Ann Holton, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 6th day of March, 2020.
By: Gayle Marshall Kusk
83 Dean Gap Acres
Blairsville, GA 30512
N(Mar11,18,25,Apr1)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of David James Lovell,
All debtors and creditors of the estate of David James Lovell, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 6th day of March, 2020.
By: Lynda Lovell Turner
234 Marrell Rd., #121
Knoxville, TN 37919
N(Mar11,18,25,Apr1)

**STATE OF GEORGIA
UNION COUNTY
AMENDED
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Earl Francis Wiggers Jr.
All debtors and creditors of the estate of Earl Francis Wiggers Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 6th day of March, 2020.
By: Victoria Wiggers
115 Walnut Springs Rd.
Blairsville, GA 30512
N(Mar11,18,25,Apr1)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Ernest Worley,
All debtors and creditors of the estate of Ernest Worley, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 6th day of March, 2020.
By: June C. Worley
124 Creeping Cedar Ln.
Blairsville, GA 30512
N(Mar11,18,25,Apr1)

**IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: The name change of:
Jessica Swoll, Petitioner
Civil Action Case Number: 20-CV-65-JP
NOTICE OF PETITION
TO CHANGE NAME OF ADULT
Jessica Swoll filed a petition in the Union County Superior Court on March 11, 2020, to change the name from: Jessica Swoll to Jessica Phillips.
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated 3/11/2020
Jessica Swoll
86 Autumn Lane
Blairsville, GA 30512
N(Mar18-Apr8)**

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Charles Vernon Cockerham,
All debtors and creditors of the estate of Charles Vernon Cockerham, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 13th day of March, 2020.
By: Naomi Ruth Cockerham
112 Mountain View Dr.
Blairsville, GA 30512
N(Mar18,25,Apr1,8)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of James Francis Fleming,
All debtors and creditors of the estate of James Francis Fleming, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 13th day of March, 2020.
By: Jodi Sue Thomas
1224 Pat Haralson Dr.
Blairsville, GA 30512
N(Mar18,25,Apr1,8)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Joan B. Muhlback,
All debtors and creditors of the estate of Joan B. Muhlback, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 13th day of March, 2020.
By: Albert Muhlback
41 BJ Ln.
Blairsville, GA 30512
N(Mar18,25,Apr1,8)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Dorothy Sutton Owens,
All debtors and creditors of the estate of Dorothy Sutton Owens, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 13th day of March, 2020.
By: David E. Sutton
1234 Siesta Ln.
Acworth, GA 30102
N(Mar18,25,Apr1,8)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Clyde D. York,
All debtors and creditors of the estate of Clyde D. York, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 13th day of March, 2020.
By: Alisa York Green
37 Canoe Ln.
Blairsville, GA 30512
N(Mar18,25,Apr1,8)

**NOTICE OF SALE UNDER POWER,
UNION COUNTY**
Pursuant to the Power of Sale contained in a Security Deed given by John C. Culver to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Southern Highlands Mortgage, LLC, its successors and assigns dated 5/29/2007 and recorded in Deed Book 710 Page 718 and modified at Deed Book 909 Page 550 Union County, Georgia records; as last transferred to or acquired by Trust Bank s/b/m to Branch Banking and Trust Company, conveying the after-described property to secure a Note in the original principal amount of \$150,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 7, 2020 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOTS 53 AND 56 OF UNION COUNTY, GEORGIA, CONTAINING 1.0 ACRE, MORE OR LESS, AND BEING LOT 4A OF SEVEN SPRINGS ACRES SUBDIVISION AS SHOWN ON THE PLAT OF SURVEY BY JACK STANLEY, DATED DECEMBER 28, 1984 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK Q, PAGE 238. SAID PLAT OF SURVEY BEING INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS NOT SHOWN ON THE PLAT OF SURVEY. SUBJECT TO RESTRICTIONS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 142, PAGES 180-181.

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 of intent to collect attorney's fees having been given). Said property is commonly known as 2868 Chapman Lane, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): John C. Culver or tenant or tenants.

Trust Bank is the entity or individual designat- ed who shall have full authority to negotiate, amend and modify all terms of the mortgage. Trust Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467 1-800-927-3722

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Trust Bank s/b/m to Branch Banking and Trust Company as agent and Attorney in Fact for John C. Culver Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1207-1372A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-1372A

N(Mar11,18,25,Apr1)

**NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF UNION**
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by DENNIS MANUEL LOPEZ AND LINDA J LOPEZ to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR HOMESTAR FINANCIAL CORP., ITS SUCCESSORS AND ASSIGNS , dated 07/06/2016, and Recorded on 07/07/2016 as Book No. 1042 and Page No. 487, UNION COUNTY, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$113,423.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in April, 2020, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 136, 16TH DISTRICT, 1ST SECTION UNION COUNTY, GEORGIA AND BEING LOT 10-A OF NOTTLEY BEND SUBDIVISION, CONTAINING 0.525 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES INC DATED FEBRUARY 4, 1999 AND RECORDED IN PLAT BOOK 43, PAGE 105, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO THE MATTERS AS SHOWN ON THE AFORESAID PLAT.
THE PROPERTY IS CONVEYED WITH THE WATER RIGHTS TO THE WELL ON LOT 10B AS RECORDED IN DEED BOOK 171, PAGE 660, UNION COUNTY, GEORGIA RECORDS.
THE PROPERTY IS SUBJECT TO THE WATER RIGHTS TO THE WELL SERVICING LOT 10A AS RECORDED IN DEED BOOK 386, PAGE 444, UNION COUNTY, GEORGIA RECORDS.
THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY EASEMENT IN FAVOR OF BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 122, PAGE 357, UNION COUNTY, GEORGIA RECORDS.
THE PROPERTY IS SUBJECT TO THE RESTRICTIONS AS RECORDED IN DEED BOOK 125, PAGE 381 UNION COUNTY, GEORGIA RECORDS.
THE GRANTOR GRANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT OF INGRESS AND EGRESS TO THE SUBJECT PROPERTY OVER THE SUBDIVISION ROADS. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866-549-3583. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 331 HORNADAY RD, BLAIRSVILLE, GEORGIA 30512 is/are: DENNIS MANUEL LOPEZ AND LINDA J LOPEZ or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DENNIS MANUEL LOPEZ AND LINDA J LOPEZ. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000008741712 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.

N(Mar11,18,25,Apr1)