

# North Georgia News

## Legal Notices for March 24, 2021

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Patricia G. Goble,  
All debtors and creditors of the estate of Patricia G. Goble, 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 26th day of February, 2021.  
By: Necol M. Parsons  
77 Leahs Lane  
Blairsville, GA 30512  
N(Mar10,17,24,31)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Jerry A. Baldwin,  
All debtors and creditors of the estate of Jerry A. Baldwin, 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 26th day of February, 2021.  
By: Melissa R. Baldwin Dill  
2565 Guava Dr.  
Port Orange, FL 32128  
N(Mar10,17,24,31)

**NOTICE OF INTENT TO INCORPORATE**  
Notice is given that Articles of Incorporation for Crash Pad Properties, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 22 Angel Hart Lane, Blairsville, GA 30512, and its registered agent is Cary D. Cox.  
N(Mar17,24)

**NOTICE OF SUPERIOR COURT  
OF UNION COUNTY**  
Baby Girl Maurer, a minor child, BNF Candy Maurer  
Superior Court of Union County; CAFN: SU-CV-2021-59-JP  
TO: Any interested party,  
By Order of the Court for Service by Publication dated March 11, 2021, you are hereby notified that on March 5, 2021, Candy Maurer filed a Petition for Name Change in re: Baby Girl Maurer. You are required to file an objections with the Clerk of the Superior Court, and to serve upon Plaintiff's Attorney Michelle Vaughan, P.O. Box 1657, Blairsville, Georgia, 30514, an Answer in writing within sixty (30) days of April 12, 2021.  
N(Mar17,24)

**IN THE PROBATE COURT OF UNION COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF  
JOHNNIE LEE BOULTON JR. DECEASED**  
ESTATE NO. 21-22  
NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,  
TO: Any unknown heirs of Johnnie Lee Boulton Jr.

[List here all heirs having unknown addresses to be served by publication]  
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before March 29, 2021.

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(Mar10,17,24,31)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Erma Lee Land,  
All debtors and creditors of the estate of Erma Lee Land, 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 5th day of March, 2021.  
By: Carl L. Thomas  
103 Jodie Ln.  
Morganton, GA30560  
N(Mar10,17,24,31)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Charles Bernard Stewart,  
All debtors and creditors of the estate of Charles Bernard Stewart, 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 5th day of March, 2021.  
By: Amanda Wooten  
109 W. Cherry Ln.  
Putnam, GA 31024  
N(Mar10,17,24,31)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Ellavee Brooks Carpenter,  
All debtors and creditors of the estate of Ellavee Brooks Carpenter, 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 5th day of March, 2021.  
By: Peggy Sue Cochran  
195 Wake Dr.  
Stockbridge, GA 30281  
N(Mar10,17,24,31)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Carolyn W. Huffstutter,  
All debtors and creditors of the estate of Carolyn W. Huffstutter, 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 5th day of March, 2021.  
By: Donald H. Ide, II  
7201 25th Dr. W  
Bradenton, FL 34209  
N(Mar10,17,24,31)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Patricia D. Robinson,  
All debtors and creditors of the estate of Patricia D. Robinson, 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 12th day of March, 2021.  
By: Traci R. Martin n/k/a Traci R. Garrett  
151 Rachel Rd.  
Blairsville, GA 30512  
N(Mar17,24,31, Apr7)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Billy Michael Ledford,  
All debtors and creditors of the estate of Billy Michael Ledford, 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 19th day of March, 2021.  
By: Sabrina Michele Deyton  
PO Box 15  
Blairsville, GA 30514  
N(Mar24,31, Apr7, 14)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Douglas J. Calkins,  
All debtors and creditors of the estate of Douglas J. Calkins, 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 19th day of March, 2021.  
By: Dennis M. Calkins  
1000 Clubhouse Dr.  
Hayward, CA 94541  
By: Catharine C. Calkins Burke  
1384 LaRose Dr.  
Hoschton, GA 30548  
By: Patricia L. Calkins  
PO Box 1504  
Decatur, GA 30031  
N(Mar24,31, Apr7, 14)

**IN THE PROBATE COURT  
COUNTY OF UNION  
STATE OF GEORGIA  
IN RE: ESTATE OF  
GRANT WILLIAM SCHRADER, DECEASED**  
ESTATE NO. 21-36  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

Diana Davila Schrader has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Grant William Schrader, 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 April 19, 2021.

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(Mar24,31, Apr7, 14)

**NOTICE OF PUBLIC SALE  
OF PERSONAL PROPERTY**  
Georgia Self Storage Act (210-215)  
Notice is hereby given that the undersigned self storage units will be sold at a public sale by competitive bidding, in their entirety to the highest bidder, on or after April 1, 2021 to satisfy the lien of the Lessor, with Inn Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. The sale will be conducted under the guidance of Storage Auction.com on behalf of the facilities' management. Units will be available for viewing prior to the sale on Storage Auction.com. The terms of the sale will be cash only to the highest bidder. A 10% buyer's premium will be charged per unit. All sales are final. Inn Storage Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 72 hours or sooner.  
Inn Storage LLC 87 Butternut Lane Blairsville Ga 30512  
828 Lyric Brown  
N(Mar24,31)

**NOTICE OF SALE UNDER POWER  
GEORGIA, UNION COUNTY**  
Under and by virtue of Power of Sale contained in the Security Deed from Steven Marc Carnes to Vanderbilt Mortgage and Finance, Inc., dated April 23, 2009, filed for record April 29, 2009, recorded at Deed Book 798, Page 658 and re-filed for record May 12, 2009, re-recorded at Deed Book 800, Page 206, Union County, Georgia Records, in the original principal amount of \$93,901.61, aforesaid records, together with a Promissory Note of equal date and value, 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 at UNION COUNTY, Georgia, within the legal hours of sale on the first TUESDAY in April 2021, the following described property: All that tract or parcel of land lying and being in Land Lots 93 and 124, 8th District, 1st Section, Union County, Georgia, containing 2.121 acres, more or less, as shown on Plat of Survey by Rochester & Associates, Inc., RS #2643, dated March 27, 2000, and recorded in Plat Book 44, Page 239, Union County Records, which description of said plat is hereby incorporated by reference and made a part hereof. Being all of the same property conveyed to Steven Marc Carnes by Warranty Deed from Floyd Elliott, dated April 23, 2009, of record in Book 798, page 657, Register's Office for Union County, Georgia. Being the same property conveyed to Floyd Elliott by Warranty Deed from Floyd Elliott and Jennifer Sue Elliott dated April 2002 and filed of record in Book 441, Page 234, Clerk's Office for Union County, Georgia. Map and Parcel ID # 007-109.

Said legal description is controlling however, the property is commonly known as 681 Boy Scout Road, Blairsville, Georgia 30512. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and other payments provided for under the terms of the Security Deed and Note.

Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; any outstanding taxes, including but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in possession of the property is Steven Marc Carnes and /or tenant(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. VANDERBILT MORTGAGE AND FINANCE, INC. and its counsel are acting as debt collectors. Any information obtained will be used for that purpose. VANDERBILT MORTGAGE AND FINANCE, INC., as Attorney-in-Fact for Steven Marc Carnes. For information on modifying or altering the loan or acquiring further information about this Security Deed:  
Contact: Jason Godwin  
Godwin Law Group  
3985 Steve Reynolds Blvd, Bldg D  
Norcross, GA 30093  
Phone: 470-427-2683  
Email: jgodwin@godwinlawgroup.com  
This is an attempt to collect a debt and any information obtained will be used for that purpose.  
N(Mar10,17,24,31)

**STATE OF GEORGIA COUNTY OF UNION  
NOTICE OF SALE UNDER POWER**

Pursuant to the power of sale contained in the Security Deed executed by JAMES E. QUILLEN AND DORIS THURMAN QUILLEN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., its successors and assigns, in the original principal amount of \$413,000.00 dated March 10, 2009 and recorded in Deed Book 793, Page 314, 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 2017-3, AS OWNER OF THE RELATED MORTGAGE LOAN in Deed Book 1192, Page 409, 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 April 06, 2021, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT AND 1ST SECTION OF UNION COUNTY, GEORGIA AND BEING LAND LOT 306, AND DESIGNATED AS LOT NUMBER 1, WEST WOODS SUBDIVISION, BEING 0.795 ACRES, MORE OR LESS, AS SHOWN ON PLAT OF SURVEY FOR BOBBY POTEETE, BY JAMES C. JONES, GRLS NO. 2349, RECORDED SEPTEMBER 17TH, 2004, PLAT BOOK 55, PAGE 1, UNION COUNTY, GEORGIA, RECORDS. Said property being known as: 507 COPPERHEAD RD, BLAIRSVILLE, GA 30512 F/K/A 9 WEST WOOD AVE, BLAIRSVILLE, GA 30512

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are JAMES E. QUILLEN AND DORIS THURMAN QUILLEN 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 2017-3, AS OWNER OF THE RELATED MORTGAGE LOAN, as Attorney-in-Fact for JAMES E. QUILLEN AND DORIS THURMAN QUILLEN  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112  
Firm File No. 20-027785 - AmE  
N(Mar10,17,24,31)