

North Georgia News

Legal Notices for April 27, 2022

NOTICE

The undersigned hereby certify that they are conducting a business at 426 Cleveland St., Ste. 3 in the City of Blairsville, County of Union, State of Georgia under the name of Traditions Health, and that the nature of the business is hospice services, and that said business is composed of the following partnership: Homestead Hospice of Blairsville, LLC, 426 Cleveland St., Ste. 3, Blairsville, GA 30512.

(N/Apr20,27)

STATE BOARD MEMBER TO HOLD PUBLIC HEARING

May 3, 2022
Mazella Zoller to Host
State Board of Education Ninth District Public Hearing

The State Board of Education will hold a public hearing for citizens in the Ninth Congressional District on Tuesday, May 3, 2022. The meeting will be held from 7:00 p.m. – 8:00 p.m. at Lumpkin County Board of Education, 56 Indian Drive, Dahlonega, GA 30533.

The purpose of the hearing is to hear comments from interested citizens and educators within the congressional district regarding the performance and problems of public education. Persons wishing to speak should sign in upon arrival.

The Georgia Department of Education does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. Individuals who need assistance or auxiliary aids for participation in this public forum are invited to make their needs known to Geraldine Price at sboadmin@doe.k12.ga.us no later than 72 hours before the scheduled event.

(N/Apr20,27)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

Debra A. Banks, Plaintiff
Thomas H. Banks, Defendant
TO: Thomas H. Banks
101 Daniels Way
Blairsville, GA 30512
Civil Action No. 22-CV-84-BL
NOTICE OF PUBLICATION
By Order for service by publication dated the 23rd day of March, 2022, you are hereby notified that on the 28th day of March, 2022, Debra A. Banks filed suit against you for Petition for Divorce.

You are required to file with the Clerk of the Superior Court and to serve upon plaintiff's Pro Se, Debra A. Banks, 135 Greenhaven Lane, Blairsville, GA 30512, an Answer in writing within sixty (60) days of the date of the order for publications.

Witness, the Honorable T. Buckley Levins, Judge of this Superior Court.

This the 29th day of March, 2022.

Judy L. Odum
Deputy Clerk, Superior Court

(N/Apr6,13,20,27)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Gregory Wayne Castleberry.
All debtors and creditors of the estate of Gregory Wayne Castleberry, 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 1st day of April, 2022

By: Merritt Lynn Myers
PO Box 2072

Blairsville, GA 30514

(N/Apr6,13,20,27)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Linda McDaniel Stover,
All debtors and creditors of the estate of Linda McDaniel Stover, 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 1st day of April, 2022

By: Joseph Lee Stover
2683 Alec Mtn. Rd

Clarksesville, GA 30523

(N/Apr6,13,20,27)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Eldine Gilreath,
All debtors and creditors of the estate of Eldine Gilreath, 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 1st day of April, 2022

By: Carolyn Ann Chapman
832 Wolfpen Gap Rd.

Suches, GA 30572

(N/Apr6,13,20,27)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF LILLIE MCCOLLUM

MINOR

ESTATE NO. 2022-60

NOTICE

Date of mailing, if any

Date of second publication, if any April 27, 2022

TO: David McCollum

You are hereby notified that Angela Dawn Ledford has filed a Petition seeking to be appointed temporary guardian(s) of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication.

All objections should be sworn to before a notary public or Georgia 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.

NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is 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/Apr20,27)

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 5/4/2022, at 10:00 am to the highest bidder. The auction will be held on www.storageauctions.com and will start 4/20/2022, & close 5/4/2022, 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 #119 – Cal Pollard: Lamps, Furniture, Misc Household Items

(N/Apr20,27)

THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF GERALDINE COPELAND, DECEASED

ESTATE NO. 2020-117

NOTICE

[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY

Re: PETITION OF MATTHEW L. COPELAND FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF GERALDINE COPELAND, 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 May 9, 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/Apr27)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Reid Colwell

All creditors of the estate of Reid 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 8th day of April, 2022.

BY: Paige Swartz
PO Box 222

Blairsville, GA 30514

ATTORNEY: Janna D. Akins
PO Box 923

Blairsville, GA 30514

(N/Apr13,20,27,May4)

NOTICE OF REFERENDUM TO THE QUALIFIED VOTERS OF UNION COUNTY SCHOOL DISTRICT, GEORGIA

NOTICE IS HEREBY GIVEN that on the 24th day of May, 2022, a special election will be held at the regular polling places in all the election districts of Union County at which time there will be submitted to the qualified voters of Union County for their determination the question of whether a special sales and use tax for educational purposes of one percent shall continue to be levied, imposed and collected on all sales and uses in Union County for a period of time not to exceed twenty (20) calendar quarters and for the purpose of raising not more than \$42,000,000 of net proceeds by said tax, which shall go to the School District for the purpose of (i) adding to, renovating, repairing, improving, and equipping existing school buildings and facilities, including, but not limited to athletic facilities, cafeterias, and parking facilities; (ii) acquiring, constructing and equipping a new Elementary School; (iii) acquiring textbooks, e-books, e-book readers, computers, laptops, tablets, peripherals, and any instructional materials/equipment; (iv) acquiring school buses and fleet vehicles and maintenance equipment; (v) acquiring miscellaneous new equipment, fixtures and furnishings, including but not limited to playground equipment; (vi) acquiring technology equipment and upgrades, hardware, software and infrastructure, safety and security equipment; (vii) energy efficiency upgrades to include electrical and propane upgrades; (viii) land acquisitions for school facility expansions, the maximum amount of the projects to be paid with sales and use tax proceeds will be \$42,000,000.

The ballots to be used at such referendum shall have written or printed thereon substantially the following:

Yes _____ No _____

Shall a special one percent sales and use tax for educational purposes be imposed in Union County for a period not to exceed twenty (20) calendar quarters and for the purpose of raising not more than \$42,000,000 of net proceeds by said tax, which shall go to the School District for the purpose of (i) adding to, renovating, repairing, improving, and equipping existing school buildings and facilities, including, but not limited to athletic facilities, cafeterias, and parking facilities; (ii) acquiring, constructing and equipping a new Elementary School; (iii) acquiring textbooks, e-books, e-book readers, computers, laptops, tablets, peripherals, and any instructional materials/equipment; (iv) acquiring school buses and fleet vehicles and maintenance equipment; (v) acquiring miscellaneous new equipment, fixtures and furnishings, including but not limited to playground equipment; (vi) acquiring technology equipment and upgrades, hardware, software and infrastructure, safety and security equipment; (vii) energy efficiency upgrades to include electrical and propane upgrades; (viii) land acquisitions for school facility expansions, the maximum amount of the projects to be paid with sales and use tax proceeds will be \$42,000,000.

The several places for holding said referendum shall be at the regular and established voting precincts of the election districts of Union County, Georgia, and the polls will be open from 7:00 a.m. to 7:00 p.m. on the date fixed for the referendum. All polling places will be open.

The last day to register to vote in this referendum shall be April 25, 2022, through 5:00 p.m. Those residents of Union County qualified to vote at such referendum shall be determined in all respects in accordance with the election laws of the State of Georgia.

This notice is given pursuant to a resolution of the Union County Board of Education adopted on January 11, 2022

This 11th day of January, 2022.

/s/Elizabeth Libby Stevens
Elections Supervisor

(N/Apr13-May18)

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Douglas Gerald Nation,
All debtors and creditors of the estate of Douglas Gerald Nation, 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 15th day of April, 2022

By: Shaye Marie Young
450 Weaver Rd.

Ellijay, GA 30536

(N/Apr20,27,May4,11)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF CHARLES RAYMOND AMARA III, DECEASED

ESTATE NO. 22-26

PETITION FOR LETTERS OF ADMINISTRATION

Julie Anne Amara has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Charles Raymond Amara III deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or waiver 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 May 16, 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/Apr20,27,May4,11)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF William H. Cannady Jr.

All creditors of the estate of William H. Cannady Jr., 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 15th day of April, 2022.

BY: Scott W. Cannady
609 Wingspread

Peachtree City, GA 30269

ATTORNEY: Daniel J. Davenport
PO Box 923

Blairsville, GA 30512

(N/Apr20,27,May4,11)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF LARRY EUGENE THOMAS, DECEASED

ESTATE NO. 22-64

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The petition of Kimberley Jane Thomas, for a Year's Support from the estate of Larry Eugene Thomas, deceased, for decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before May 23, 2022, 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
PROBATE JUDGE

By: Kristin Stanley
PROBATE CLERK

65 Courthouse St., Ste. 8
Blairsville, GA 30512

(706) 439-6006

(N/Apr27,May4,11,18)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: The name change of:
William David Pouncey III, Petitioner

Civil Action Case Number: 22CV113JP

NOTICE OF PETITION TO CHANGE NAME OF ADULT

William David Pouncey III filed a petition in the Union County Superior Court on April 22, 2022 to change the name from: William David Pouncey III to Lenore Clementine Arlio.

Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Dated: 2/22/2022

William David Pouncey III
6034 Old Blue Ridge Hwy

Blairsville, GA 30512

(N/Apr27,May4,11,18)

NOTICE OF SALE UNDER POWER, UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Joshua C Cheek and Nicole M Cheek to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for VANDERBILT MORTGAGE AND FINANCE, INC. DBA SILVERTON MORTGAGE, its successors and assigns, dated 2/15/2019 and recorded in Deed Book 1140 Page 71 and re-recorded at Deed Book 1140 Page 344 Union County, Georgia records; as last transferred to or acquired by PennyMac Loan Services, LLC, conveying the after-described property to secure a Note in the original principal amount of \$206,196.00, 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 May 3, 2022 (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 9th District, 1st Section, Land Lot 104 of Union County, Georgia, containing 1.299 acres, more or less, and being Lot One-A (1-A) as shown on a plat of survey by Rochester & Associates, Inc., dated July 27, 1999 and recorded in Plat Book 46, Page 124, said plat being incorporated herein, by reference hereto, for a full and complete description as shown on said plat.

Subject to a roadway easement as shown on said plat. Subject to the Restrictions as recorded in Union County Records in Deed Book 272, Page 569. Subject to an easement to Blue Ridge Mountain EMC recorded in Union County Records in Plat Book 269, Page 138.

Together with a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above property.

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 14 Teague Rd, 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): Joshua C Cheek and Nicole M Cheek or tenant or tenants.

PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361

1-866-549-3583

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.

PennyMac Loan Services, LLC as agent and Attorney in Fact for Joshua C Cheek and Nicole M Cheek

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1120-23363A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23363A

(N/Apr6,13,20,27)

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from LYLE M ROBINSON, PAMELA A ROBINSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR CORRIDOR MORTGAGE GROUP, INC., dated February 26, 2016, re-recorded February 29, 2016, in Deed Book 1030, Page 700, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Forty-Six Thousand One Hundred Sixty-Nine and 00/100 dollars (\$146,169.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing, there will be sold 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 May, 2022, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 218, 17TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING 1.825 ACRES, MORE OR LESS, AND BEING LOT TWENTY-SEVEN (27) OF ROSS RIDGE AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC. BY JAMES L. ALEXANDER, GRLS #2653, DATED OCTOBER 28, 1997 AND RECORDED IN PLAT BOOK 38, PAGE 236, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

THE PROPERTY IS SUBJECT TO THE ROADS AND OTHER MATTERS AS SHOWN ON AFORESAID PLAT.

THE PROPERTY IS SUBJECT TO THE RESTRICTIONS FOR ROSS RIDGE SUBDIVISION AS RECORDED IN DEED BOOK 141, PAGES 277-279, UNION COUNTY, GEORGIA RECORDS.

THE PROPERTY IS SUBJECT TO THE EASEMENT IN FAVOR OF BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 144, PAGES 167-169, UNION COUNTY, GEORGIA RECORDS.

THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION AS RECORDED IN DEED BOOK 180, PAGE 281, UNION COUNTY, GEORGIA RECORDS.

THE GRANTOR GRANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT OF INGRESS AND EGRESS OVER AND UPON THE SUBDIVISION ROADS TO THE SUBJECT PROPERTY AS SHOWN ON THE AFORESAID PLAT.

Said legal description being controlling, however the property is more commonly known as 218 ROSS RIDGE RD, BLAIRSVILLE, GA 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. 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 (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; any zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is LYLE M ROBINSON, PAMELA A ROBINSON, or tenants(s).

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.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place, Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

as Attorney in Fact for LYLE M ROBINSON, PAMELA A ROBINSON