

North Georgia News

Legal Notices for June 21, 2023

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Lorri Summer Wright
All creditors of the estate of Lorri Summer Wright, 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 16th day of June, 2023.

BY: Christine Gardner
1142 Shillington Drive
Katy, TX 77450

ATTORNEY: Kenya L. Patton, P.C.

44 Blue Ridge Street, Suite B
Blairsville, GA 30512

(N(Jun21,28,Jul5,12)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF
RICHARD MASHBURN

DECEASED

ESTATE NO. 2023-70

NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed.

TO: Anna S. Bailey
[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 by 10:00 a.m. on or before July 17, 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(Jun21,28,Jul5,12)

NOTICE OF FORECLOSURE

OF EQUITY OF REDEMPTION

TO: DENISE CAMPBELL, HARBIN WOODS PROPERTY OWNERS ASSOCIATION, INC., AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).

TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.

The right to redeem the following described property, to wit:

All and only that parcel of land designated as Tax Parcel 006 030 A42, lying and being in Land Lots 59 & 86 of the 8th Land District, 1st Section, Union County Georgia, containing 1.16 acres, more or less, being Lot 42, Harbin Woods Subdivision, Phase II, shown in Plat Book 59, Page 172, described in Deed Book 764, Page 209, the description contained therein being incorporated herein by this reference.

will expire and be forever foreclosed and barred on and after July 31, 2023.

The tax deed to which this notice relates is dated the 7th day of February, 2017, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1065 at Page 662.

The property may be redeemed at any time before July 31, 2023 by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

Akins & Davenport, PC

P.O. Box 923

Blairsville, GA 30514

PLEASE BE GOVERNED ACCORDINGLY.

Daniel J. Davenport

Akins & Davenport, PC

Attorney for Youngstown Group, LLC

Georgia Bar No. 821237

80 Town Square, P.O. Box 923

Blairsville, GA 30514

(706) 745-0032

(N(Jun14,21,28,Jul5)

NOTICE OF FORECLOSURE

OF EQUITY OF REDEMPTION

TO: DAVID CARL GOLD AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.

RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).

TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.

The right to redeem the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 21, 7th District, 1st Section, Union County, Georgia, containing one (1) acre, more or less, and being shown as Tract Two (2) on a plat of survey by Rochester & Associates, Inc. dated 12/06/02, as recorded in Plat Book 58, Page 74, Union County, Georgia records, which description is incorporated herein by reference and made a part hereof.

This Deed is given subject to all easements and restrictions of record.

As described in Deed Book 806, Page 540. Further described as Map & Parcel 0240671.

will expire and be forever foreclosed and barred on and after July 31, 2023.

The tax deed to which this notice relates is dated the 1st day of March, 2022, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1305 at Pages 665-666.

The property may be redeemed at any time before July 31, 2023 by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

Akins & Davenport, PC

P.O. Box 923

Blairsville, GA 30514

PLEASE BE GOVERNED ACCORDINGLY.

Daniel J. Davenport

Akins & Davenport, PC

Attorney for Youngstown Group, LLC

Georgia Bar No. 821237

80 Town Square, P.O. Box 923

Blairsville, GA 30514

(706) 745-0032

(N(Jun14,21,28,Jul5)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF James Harold Hoskins Jr.
All creditors of the estate of James Harold Hoskins 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 9th day of June, 2023.

BY: James Harold Hoskins III
101 Wood Lake Drive
Athens, GA 30606

ATTORNEY: Kenya L. Patton

44 Blue Ridge Street, Suite B

Blairsville, GA 30512

(N(Jun14,21,28,Jul5)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Michael Derry Glenn
All creditors of the estate of Michael Derry Glenn, 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 9th day of June, 2023.

BY: Tina Michelle Glenn-Hall
125 P Patton Lane
Blairsville, GA 30512

ATTORNEY: Kenya L. Patton

44 Blue Ridge Street, Suite B

Blairsville, GA 30512

(N(Jun14,21,28,Jul5)

TRADE NAME REGISTRATION

Georgia, Union County

To whom it may concern:

Please be advised that Haler Industries LLC whose address is 281 Young Harris Street Sted - 1004 Blairsville, GA 30512, and, Michael Boemanns whose address is 281 Young Harris Street Sted - 1004 Blairsville, GA 30512 is/are the owner(s) if the certain business now being carried on at in the following trade name, to-wit: Wicked Worx Welding; and that the nature of said business is: Construction / Contractor - mobile welding and metal fabrication.

This statement is made in conformity with O.C.G.A. § 10-1-490 et seq. requiring the filing of such statement with the Clerk of Superior Court of this county.

This the 17 day of June, 2023

(N(Jun21,28)

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA

ROBERT D. COLE, III and

ALICE R. COLE,

Petitioners/Plaintiffs,

v.

ALL THE WORLD who claim or might claim adversely to Petitioner's title to: All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 92 of Union County, Georgia Union County Tax Map and Parcel 108 107,

Respondents / Defendants.)

SUCV2023000131

NOTICE OF PUBLICATION

TO: ALL UNKNOWN WHO CLAIM OR MIGHT CLAIM AN INTEREST IN THE FOLLOWING DESCRIBED LAND HEREIN AND ALL THE WORLD.

You are hereby notified that the above-styled action, being one to Quiet Title (Quia Timet) was filed against All the World in said Court on April 18, 2023 and pursuant to Georgia law, you are hereby commanded and required to file with the Clerk of said Court and serve upon Ronald F. Chicken, Petitioner's attorney, whose address is 200 Main Street, Suite 600, P.O. Box 3280, Gainesville, Georgia 30503 an answer to said Petition to Quiet Title (Against All the World) within thirty (30) days of the first publication of this notice, which should first run on June 21, 2023. All the World and all unknown who dispute petitioner's claim shall show cause at the hearing, which date shall be determined by the Special Master, at the law offices of STEWART, MELVIN & FROST, LLP, 200 Main Street SW, Gainesville, Georgia 30501 unless another location is designated by the Special Master, at which time any Respondents shall show cause why the prayers of the Petition should not be granted. Any Respondents should contact Petitioner's counsel for further details on the date and time of the hearing to be set by the Special Master.

The properties that are the subject of this matter are described as follows:

1.064 Acre Tract ("Tract 1"):

All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 92, Union County, Georgia, and being 1.064 acres as shown on a plat of survey by Cleveland & Cox, Land Surveying, LLC, RS #2894 dated 10/1/08 and recorded in Plat Book 57, page 240, Union County records which description on said plat is hereby incorporated by reference and made a part hereof. Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property over and across the existing easements as shown on said plat.

5.395 Acre Tract ("Tract 2"):

All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 92, Union County, Georgia, and being 5.395 acres and being Tract One (1) as shown on a plat of survey by Cleveland & Cox, Land Surveying, LLC, RS #2894 dated 10/4/08 and recorded in Plat Book 61, page 90, Union County records which description on said plat is hereby incorporated by reference and made a part hereof. Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property over and across the existing easements as shown on said plat.

0.626 Acre Tract ("Tract 3"):

All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 92, Union County, Georgia, and being 0.626 acres and being Tract Two (2) as shown on a plat of survey by Cleveland & Cox, Land Surveying, LLC, RS #2894 dated 10/4/08 and recorded in Plat Book 61, page 90, Union County records which description on said plat is hereby incorporated by reference and made a part hereof. Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property along Perry's Place to Winn Road and Town Creek Road (a country road) as shown on said plat. This property benefits from that easement recorded in Deed Book 771, page 180 Union County Records.

1.479 Acre Tract ("Tract 4"):

All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 92, Union County, Georgia, and being 1.479 acres and being Tract Three (3) as shown on a plat of survey by Cleveland & Cox, Land Surveying, LLC, RS #2894 dated 10/3/12 and recorded in Plat Book 65, page 72, Union County records which description on said plat is hereby incorporated by reference and made a part hereof. Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property along Perry's Place to Winn Road and Town Creek Road (a country road) as shown on said plat. This property benefits from that easement recorded in Deed Book 771, page 180 Union County Records.

Easement Clarification:

A 20 foot wide easement in Union County Georgia on Lot of Land 92 in the 16th District and 1st Section of said state and county, whose centerline is described as follows:

Beginning at an iron pin 854 feet S02°45'00" W from the Northeast corner of lot of land 92, thence N 86°48'45" W 10.23 feet, to the point of beginning. Thence N02°45'00" E 152.76 feet.

Thence on a curve to the left having radius of 48.77 feet, an arc length of 63.84 feet and whose chord bears N55°46'41" W a distance of 59.38 feet. Thence S86°43'19" W 56.22 feet. Thence S88°34'00" W 22.05 feet. Thence N89°44'38" W 40.29 feet. Thence N84°49'28" W 36.78 feet. Thence N81°10'55" W 65.00 feet.

Thence N76°39'02" W 12.91 feet. Thence on a curve to the right having a radius of 325.84 feet, an arc length of 81.89 feet and whose chord bears N70°58'56" W 81.68 feet. Thence N63°46'56" W 116.86 feet. Thence on a curve to the left having a radius of 154.00 feet, an arc length of 121.54 feet and whose chord bears N86°20'19" W 118.15 feet. Thence S71°06'18" W 131.76 feet. Thence S73°13'51" W 41.12 feet.

Thence on a curve to the right having a radius of 47 feet, an arc length of 47.87 and whose chord bears N77°35'32" W 45.83 feet. Thence N48°24'55" W 65.98 feet to the end point.

WITNESS the Honorable RAYMOND E. GEORGE, Judge of said Court.

This 9th day of June, 2023.

Judy L. Odom, Clerk,

Superior Court of Union County, Georgia

Prepared by:

Ronald F. Chicken

Georgia Bar No. 613605

Stewart, Melvin, and Frost, LLP

Attorneys for Petitioner

P.O. Box 3280

Gainesville, GA 30503

P: 770-536-0101 F: 678-207-2098

Rchicken@smf-law.com

(N(Jun21,28,Jul5,12)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Joyce Gwendolyn Jones

All creditors of the estate of Joyce Gwendolyn Jones, 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 2nd day of June, 2023.

BY: Trudy Gwendolyn Smith

186 Poppet Lane

Blairsville, GA 30512

ATTORNEY: Cary D. Cox

PO Box 748

Blairsville, GA 30514

(N(Jun7,14,21,28)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

ROBERT DAVID FOLLESE

DECEASED

ESTATE NO. 2023-77

PETITION BY PERSONAL REPRESENTATIVE FOR

WAIVER

OF BOND AND/OR GRANT OF CERTAIN POWERS

NOTICE

Karen Marie Follese has/have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. 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 July 3, 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 Street, Suite 8

Blairsville, GA 30512

Address

(706) 439-6006

Telephone Number

(N(Jun7,14,21,28)

IN THE PROBATE COURT

COUNTY OF UNION

STATE OF GEORGIA

IN RE: ESTATE OF

ANNETTE L. FREER

DECEASED

ESTATE NO. 2023-72

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

William Freer has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Annette L. Freer, 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 July 3, 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

PROBATE JUDGE

By: Kristin Stanley

PROBATE CLERK

65 Courthouse St., Ste. 8

Blairsville, GA 30512

(706) 439-6006

(N(Jun7,14,21,28)

NOTICE OF SALE UNDER POWER,

UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Geneva R Bailey a/k/a Geneva Bailey and Gerry W Bailey a/k/a Gerry Bailey to Fifth Third Mortgage Co dated 7/18/2016 and recorded in Deed Book 1053 Page 685 Union County, Georgia records; as last transferred to or acquired by Fifth Third Bank, National Association f/k/a Fifth Third Mortgage Co, conveying the afterdescribed property to secure a Note in the original principal amount of \$76,010.00, 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 July 5, 2023 (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:

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN UNION COUNTY, GEORGIA: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 244 OF UNION COUNTY, GEORGIA, AND BEING LOT 19 OF FERN VALLEY SUBDIVISION, CONTAINING 0.750 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JULY 30, 1997, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 40, PAGE 184. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. GRANTORS ALSO GRANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY. PARCEL NO: 054 051 A19 THE TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS AND ARE NOT HEREBY INSURED.

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 492 Fern Valley Ln, 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): Geneva Bailey and Gerry Bailey or tenant or tenants.

Fifth Third Bank, National Association is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Fifth Third Bank, National Association 5001 Kingsley Dr. Cincinnati, OH 45227 1-888-393-1352

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