

North Georgia News

Legal Notices for August 9, 2023

TRADE NAME REGISTRATION

To whom it may concern:
Please be advised that Jefe Property Management whose address is 685 Meadowview Dr, Morganton, GA 30560, and, Terry Hays whose address is 685 Meadowview Dr, Morganton GA 30560 is/are the owner(s) of the certain business now being carried on at 685 Meadowview Dr, Morganton, GA 30560 in the following trade name, to-wit: Chautaugua Fishing and that the nature of said business is: Fishing Charter.

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 13 day of July, 2023

(N/Aug19,26,Aug2,9)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Robert David Folllese
All creditors of the estate of Robert David Folllese, 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 14th day of July, 2023.

BY: Karen Marie Folllese
10 Evers Way
Blairsville, GA 30512
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514

(N/Aug19,26,Aug2,9)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Reida Mae Stephens
All creditors of the estate of Reida Mae Stephens, 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 14th day of July, 2023.

BY: Shirley Jaunita Dyer
PO Box 726
Murrayville, GA 30564
Sharon Geneva Owenby
152 Chinkapin Trail
Dahlonega, GA 30533

(N/Aug19,26,Aug2,9)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF TERESITA E. REUTER
DECEASED
ESTATE NO. 2023-97
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER
OF BOND AND/OR GRANT OF CERTAIN POWERS
NOTICE

Ralph C. Reuter 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 August 14, 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/Aug19,26,Aug2,9)

CITATION

IN THE SUPERIOR COURT OF UNION COUNTY
GEORGIA
DOCKET NO. SUCV2023000238
IN REM
DEPARTMENT OF TRANSPORTATION
VS.
0.866 acres of land; and certain easement rights; and Superior Plus Energy Services, Inc., individually

The said named persons and any and all other persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands hereinafter described, and all occupants, tenants, lessees, licensees and all holders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, providing for the exercise of the power of eminent domain by the State of Georgia, or any of its subdivisions, or by any county of such State, as follows:
That the above stated case, being a condemnation in rem against the property hereinafter described, was filed in said Court on the 26th day of July, 2023; That, in accordance with provisions of the aforesaid Official Code, a Declaration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking the said described lands for State-aid public road purposes, thereby vesting the title to same in the Department of Transportation; and, in pursuance of

Parcel No. 93 19, such authority, the Department of Transportation has deposited with the Clerk of the Superior Court of said County \$304,600.00 as the just compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court;
In accordance with the provisions of the Official Code of Georgia Annotated, the Plaintiff-Condennor has prayed the Court for immediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required by the Order of the Judge of said Court to surrender possession of the property to the Department of Transportation no later than 30 days from filing of the Declaration of Taking.

That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim against or interest in said property, shall be dissatisfied with the compensation, as estimated in the Declaration of Taking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Declaration and the deposit of the fund into Court but not later than 30 days following the date of service as provided for in the Official Code of Georgia Annotated Sections 32-3-8 through 32-3-10 to file with the Court a notice of appeal, the same to be in writing and made a part of the record in the proceedings.

The said property, as thus affected, is described as follows:
SEE PAGE 20-A; 20-B; and 20-C FOR DESCRIPTION
This 26th day of July, 2023.

Judy L. Odum
Clerk Superior Court
UNION COUNTY
Parcel No. 93 20.
PROJECT NO.: APD00-0056-02(029) UNION COUNTY
P.I. NO.: 122900
PARCEL NO.: 93
REQUIRED R/W: 0.866 acres of land; and certain easement rights
PROPERTY OWNER: Superior Plus Energy Services, Inc.
RIGHT OF WAY

ALL THAT TRACT or parcel of land lying and being in Land Lot 213, 17th District, 1st Section, Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as follows:

Beginning at a point 42.02 feet left of and opposite station 288+07.71 on the construction centerline of SR 515 / US 76 on Georgia Highway Project No. APD00-0056-02(029); running thence N 30°34'21.8" W a distance of 113.16 feet to a point 154.76 feet left of and opposite station 287+97.98 on said construction centerline laid out for SR 515/US 76; thence N 55°23'46.9" E a distance of 53.81 feet to a point 163.15 feet left of and opposite station 288+51.14 on said construction centerline laid out for SR 515/US 76; thence N 62°36'12.3" E a distance of 305.63 feet to a point 172.53 feet left of and opposite station 291+56.62 on said construction centerline laid out for SR 515/US 76; thence S 24°29'04.9" E a distance of 91.34 feet to a point 81.20 feet left of and opposite station 291+54.78 on said construction centerline laid out for SR 515/US 76; thence S 56°54'47.9" W a distance of 168.31 feet to a point 59.38 feet left of and opposite station 289+87.89 on said construction centerline laid out for SR 515/US 76; thence S 58°32'41.3" W a distance of 127.35 feet to a point 46.48 feet left of and opposite station 286+61.20 on said construction centerline laid out for SR 515/US 76; thence southwesterly 53.67 feet along the arc of a curve (said curve having a radius of 1454.04 feet and a chord distance of 53.67 feet on a bearing of S 59°36'08.1" W) back to the point of beginning. Said tract containing 0.866 acres more or less.

Parcel No. 93 20-A
TEMPORARY DRIVEWAY EASEMENT – AREA 1
ALL THAT TRACT or parcel of land lying and being in Land Lot 213, 17th District, 1st Section, Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as follows:

Beginning at a point 23.39 feet left of and opposite station 0+88.53 on the construction centerline of Bowling Gap Circle (2) on Georgia Highway Project No. APD00-0056-02(029); running thence N 30°34'21.8" W a distance of 17.85 feet to a point 25.48 feet left of and opposite station 0+52.71 on said construction centerline laid out for Bowling Gap Cir (2); thence N 62°29'13.7" E a distance of 10.01 feet to a point 35.50 feet left of and opposite station 0+52.72 on said construction centerline laid out for Bowling Gap Cir (2); thence S 30°34'21.8" E a distance of 16.61 feet to a point 28.44 feet left of and opposite station 1+18.66 on said construction centerline laid out for Bowling Gap Cir (2); thence S 55°23'46.9" W a distance of 10.02 feet back to the point of beginning. Said tract containing 0.004 acres more or less.

TEMPORARY DRIVEWAY EASEMENT – AREA 2
ALL THAT TRACT or parcel of land lying and being in Land Lot 213, 17th District, 1st Section, Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as follows:

Beginning at a point 42.80 feet left of and opposite station 3+68.37 on the construction centerline of Bowling Gap Circle (2) on Georgia Highway Project No. APD00-0056-02(029); running thence N 27°32'34.8" W a distance of 12.36 feet to a point 55.13 feet left of and opposite station 3+67.55 on said construction centerline laid out for Bowling Gap Cir (2); thence N 62°27'25.2" E a distance of 79.31 feet to a point 54.27 feet left of and opposite station 4+56.40 on said construction centerline laid out for Bowling Gap Cir (2); thence S 27°32'34.8" E a distance of 12.57 feet to a point 41.78 feet left of and opposite station 4+55.09 on said construction centerline laid out for Bowling Gap Cir (2); thence S 62°36'12.3" W a distance of 79.31 feet back to the point of beginning. Said tract containing 0.023 acres more or less.

Parcel No. 93 20-B.
The title, estate or interest in the above-described lands required by Condemnor and now taken by Condemnor for public use is as follows: Fee simple title to the above-described lands being shown described within on the attached plats dated April 19, 2017; last revised: Sheet Nos. 45 and 46 on June 10, 2021; and attached hereto as Annex 1-A.

Two temporary easements are condemned for the right to construct driveways to connect the newly constructed road and right of way to the Condemnee's remaining land for driveway purposes. Said easements will expire five (5) years from the date the Petition is filed, and being shown described within on the attached plats marked Annex 1-A.
Parcel No. 93 20-C.

(N/Aug9,16)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Karen Martin
All creditors of the estate of Karen Martin, 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 21st day of July, 2023.
BY: Sandra Tokash
5763 Park Central Avenue
Peachtree Corners, GA 30092

(N/Aug28,Aug2,9,16)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

ESTATE OF B.R. SOUTHER, By and Through Its Executor, Angela Souther Reece, Plaintiff,
v.
BRENDA KAY HILLIARD, as Trustee of the BRENDA KAY HILLIARD REVOCABLE TRUST UTA DATED MAY 4, 1992,
Defendant.
Civil Action File No. SUCV-2023-129-JP
NOTICE OF SUMMONS
TO: BRENDA KAY HILLIARD, as Trustee of the BRENDA KAY HILLIARD REVOCABLE TRUST UTA DATED MAY 4, 1992

You are hereby notified that the above-styled action seeking a Complaint for Declaratory Judgment and Injunctive Relief, and that by reason of an Order for Service by Publication entered by the Honorable Joy Parks on July 13, 2023, you are hereby commanded and required to file with the Clerk of said Court and serve upon Janna D. Akins, Plaintiff's Attorney, whose address is P.O. Box 923, Blairsville, Georgia 30514, an answer to the Complaint within sixty (60) days of July 13, 2023, which is the date of the Order for Service by Publication entered by the Honorable Joy Parks.
This 17th day of July, 2023.
Judy L. Odum
Clerk of Superior Court, Union County

(N/Aug28,Aug2,9,16)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Annette L. Freer
All creditors of the estate of Annette L. Freer, 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 28th day of July, 2023.
BY: William Freer
2369 Brenda Dr.
Smyrna, GA 30080
ATTORNEY: S. Tyler Normandia
PO Box 627
Athens, GA 30603

(N/Aug2,9,16,23)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Richard Mashburn
All creditors of the estate of Richard Mashburn, 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 28th day of July, 2023.
BY: Reba Crowe
3637 Murphy Hwy.
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514

(N/Aug2,9,16,23)

NOTICE OF INCORPORATION

Notice is given that articles of incorporation which incorporate Tri-State Community Band, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 3320 Pat Colwell Road, Blairsville, GA 30512 and its initial registered agent at such address is Alan Demmon.

Any correspondence can be sent to:
Wilson Hamilton LLC
316 Summit Street
Blue Ridge, GA 30513
706-946-6808 office
706-946-6809 fax

(N/Aug9,16,23,30)

NOTICE TO DEBTORS & CREDITORS

In Re: ESTATE OF James Logan Stith
All debtors and creditors of the Estate of James Logan Stith, deceased, late of Union County, 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 4th day of August, 2023
BY: G. William Little, III
4805 OLD HIGHWAY 76
BLUE RIDGE, GA 30513

(N/Aug9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Juanita Smith Harkins
All creditors of the estate of Juanita Smith Harkins, 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 4th day of August, 2023.
BY: Merle Alan Fortenberry
807 Crawley Gap Road
Blairsville, GA 30512
ATTORNEY: Kenya L. Patton
44 Blue Ridge Street, Suite B
Blairsville, GA 30512

(N/Aug9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Rachel Harkins Dyer
All creditors of the estate of Rachel Harkins Dyer, 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 4th day of August, 2023.
BY: Audrey Michelle Hester
PO Box 343
Blairsville, GA 30514
ATTORNEY: James Hindmon
PO Box 1869
Blairsville, GA 30514

(N/Aug9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Una Lou Batton
All creditors of the estate of Una Lou Batton, 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 4th day of August, 2023.
BY: Beverly Batton Colding
465 Faith Acres Road
Blairsville, GA 30512
ATTORNEY: Rosalind N. Henderson
PO Box 2132
Blairsville, GA 30514

(N/Aug9,16,23,30)

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Ashley L. Sewell to Mortgage Electronic Registration Systems, Inc., as nominee for Consumer Real Estate Finance Co. (the Secured Creditor), dated June 15, 2020, and Recorded on June 17, 2020 as Book No. 1198 and Page No. 702, Union County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$104,080.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Union County, Georgia Records, 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 September, 2023, the following described property:

All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 63, Union County, Georgia, being Tract 1, containing 0.750 acres, more or less, as set forth on plat of survey by B. K. Rochester, GRLS No. 1534, dated January 28, 1983 and recorded as Exhibit A to that Warranty Deed recorded in Deed Book 731, Pages 147-8, Union County Records, more particularly described as follows: Begin at the intersection of Land Lots 45, 46, 63 and 64, running thence S35 degrees 18'52"E 1185.09 feet to an iron pin set, being the True Point of Beginning; thence N89 degrees 35'57"E 115.30 feet to a point; thence S36 degrees 52'13"E 72.57 feet to a point; thence S07 degrees 44'42"W 105.36 feet to a point; thence S00 degrees 02'15"E 40 feet to a point; thence S71 degrees 31'55"W 112.54 feet to a point; thence S14 degrees 27'14"E 32.21 feet to a point; thence S14 degrees 27'14"E 14.70 to a point; thence N88 degrees 22'57"W 34.86 feet to an iron pin found; thence N03 degrees 00'08"W 282.13 feet to an iron pin set, being the True Point of Beginning.
Tax ID: 057A 090 C

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. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC 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, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglas Road, Suite 110 and 200-A, Anaheim, CA 92806-5951.

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 867 ROBERTSON CIRCLE, BLAIRSVILLE, GA 30512 is/are: Ashley L. Sewell 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 Security Deed 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. §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.
Funds used at sale shall be in certified funds and payable to "Bell Carrington Price & Gregg, LLC".

Carrington Mortgage Services, LLC as Attorney in Fact for Ashley L. Sewell.
Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-54559

(N/Aug19,26,Aug2,9,16,23,30)

NOTICE OF FORECLOSURE SALE UNION COUNTY

By virtue of that certain Mortgage ("Mortgage") from Adam Harvey ("Grantor") to Owl View, LLC ("Grantee"), dated July 11, 2022, recorded July 14, 2022, in Deed Book 1320, Pages 321-325, Union County, Georgia Records, said Mortgage being given to secure a Note of even date in the original principal amount One Hundred Fifty-Five Thousand Dollars and 00/100 (\$155,000.00), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said mortgage aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid mortgage and the laws in such cases made and provided for, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in September, 2023 the following described real property to wit:

All that tract or parcel of land lying and being in Land Lot 13, 9th District, 1st Section, Union County, Georgia containing 3.00 acres, more or less, and being shown as Tract II on a plat of survey by Blairsville Surveying Co. dated September 16, 2009 and recorded in Plat Book 63, Page 36, Union County, Georgia records. Said plat is incorporated herein by reference and made a part hereof.

The property is subject to and benefits from matters as shown in Plat Book 50, Page 75 and Plat Book 63, Page 36, Union County, Georgia records.

The property is subject to and easement to Blue Ridge Mountain EMC and recorded in Deed Book 787, Page 146, Union County, Georgia records.

The property is subject to and benefits from the certificate of permanent location for a Manufacture Home as recorded in Deed Book 1082, Page 362, Union County, Georgia records. The property is subject to and benefits from a Reservation of Easement as recorded in Deed Book 815, Page 180, Union County, Georgia records.

Access for ingress and egress through North Carolina property as reserved and shown in Deed Book 76, Page 102, Clay County, North Carolina records.

The debt secured by the Mortgage has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of the Note and Mortgage. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees (notice of intent to collect attorneys' fees having been given).

The sale will be conducted subject to all federal and state laws, and subject any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, unpaid utility bills, and matters of record superior to the Mortgage first set out above.

To the best knowledge and belief of Grantee, the above described property is in the possession of Adam Harvey, or a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or assessments, if any. Said property is commonly known as 549 NC Pinehog Church Rd, Blairsville, GA 30512. Owl View, LLC is the entity or individual(s) who shall have the authority to negotiate, amend, or modify the terms of the mortgage. Owl View, LLC, 254 Owl Ridge, Blairsville, GA 3012. Note, however, that such entity may not be required to negotiate, amend, or modify the terms of the loan.

Richard W. Sarrell II, LLC, 144 Cleveland St, Blairsville, GA 30512. (706) 745-5591. This law firm may be acting as a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.

08/09/2023; 08/16/2023

08/23/2023; 08/30/2023

(N/Aug9,16,23,30)