

# North Georgia News

## Legal Notices for September 11, 2019

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Harvey Claud Johns  
All debtors and creditors of the estate of Harvey Claud Johns, 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 16th day of August, 2019.

By: Claudia Johns Wells  
1229 Craig Gap Rd.  
Blairsville, GA 30512  
Tamara Johns Bousquet  
44565 White Pine Cir East  
Northville, MI 48168

N(Aug21,28,Sept4,11)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Linda F. Labadorf  
All debtors and creditors of the estate of Linda F. Labadorf, 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 16th day of August, 2019.

By: Stephen Labadorf  
2800 Scenic Dr., Suite 429  
Blue Ridge, GA 30513

N(Aug21,28,Sept4,11)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ann Darley Rich,  
All debtors and creditors of the estate of Ann Darley Rich, 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 16th day of August, 2019.

By: Deborah Ann R. Leach  
15252 Town Crk School Rd  
Blairsville, GA 30512  
William Clyde Collins, Jr.  
485 Collins Rd.  
Blairsville, GA 30512

N(Aug21,28,Sept4,11)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ruth E. Stefko,  
All debtors and creditors of the estate of Ruth E. Stefko, 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 16th day of August, 2019.

By: Daniel Davenport  
PO Box 923  
Blairsville, GA 30514

N(Aug21,28,Sept4,11)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Lester Deaver,  
All debtors and creditors of the estate of Lester Deaver, 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 September, 2019.

By: Timothy William Deaver  
80 Woodland Spur  
Blairsville, GA 30512

N(Sept11,18,25,Oct2)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of James Edward Limehouse,  
All debtors and creditors of the estate of James Edward Limehouse, 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 September, 2019.

By: Melissa Brumbaugh Sudduth  
6203 Howell Ln.  
Young Harris, GA 30582

N(Sept11,18,25,Oct2)

### IN THE PROBATE COURT COUNTY OF UNION

#### STATE OF GEORGIA

IN RE: ESTATE OF  
KENNETH CHRISTOPHER GUETTLER, DECEASED  
ESTATE NO. 19-109  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

George Holland has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Kenneth Christopher Guettler, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties 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 October 7, 2019. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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(Sept11,18,25,Oct2)

### STATE OF GEORGIA UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Travis Dewey Vaughn,  
All debtors and creditors of the estate of Travis Dewey Vaughn, 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 23rd day of August, 2019.

By: Michael Roy Vaughn  
5065 Firelight Ln.  
Alpharetta, GA 30022

N(Aug28,Sept4,11,18)

### IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

Plaintiff: Felisia Fleming and

Defendant: Jeffrey Fleming  
Civil Action File No.: 19-CV-337-SG  
NOTICE OF FILING PETITION FOR DIVORCE  
TO: Jeffrey Fleming  
Pursuant to an Order for Publication signed by the Honorable N. Stanley Gunter on August 27, 2019, you are hereby notified that a Petition for Divorce has been filed in the Superior Court of Union County, Georgia, Case No. 19-CV-337-SG, on August 29, 2019 a Petition which seeks to Obtain a Divorce.

Generally, the Petition alleges that Divorce After you review the Petition, you must file your written answer and objections to the Petition with the Clerk of Superior Court. You must also serve a copy of your answer upon the Plaintiff, whose address is as follows: 64 Triple R Garage Circle, Blairsville, GA 30512. Your answer must be made within sixty (60) days of the date of the Order for Service by Publication.  
Signed This 29 day of August, 2019

Judy L. Odum  
Clerk, Superior Court

N(Sept15,12,19,26)

#### ADVERTISEMENT FOR BIDS

Wastewater Treatment Facility Improvements – Grit Removal System for the City of Blairsville, Georgia

Sealed bids will be received by the City of Blairsville, Georgia (OWNER), for furnishing all materials, labor, tools, equipment, and any other miscellaneous items necessary for the construction of Wastewater Treatment Facility Improvements – Grit Removal System in Blairsville, Georgia.

A non-mandatory Pre-Bid Conference will be held at 10:00 a.m. local time on September 18, 2019, at the Blairsville WWTF located at 145 Scott Drive, Blairsville, GA 30512. Representatives of OWNER and ENGINEER will be present to discuss the Project. Bidders are encouraged to attend. ENGINEER will transmit to all prospective Bidders of record such Addenda as ENGINEER considers necessary in response to questions arising at the Conference. Oral statements may not be relied upon and will not be binding or legally effective.

Bids will be received at Blairsville City Hall at 62 Blue Ridge Street, Blairsville, GA 30512 until 2:00 p.m. on October 10, 2019. Any bid received after said time and date of bid opening will not be considered by OWNER. Bids will be publicly opened and read aloud at this time and location. All bids will be evaluated by OWNER and the project will be awarded, if it is awarded, within sixty (60) days of the bid opening. If a bidder is not selected within sixty (60) days of the bid opening, any bidder that is determined by the OWNER to be unlikely of being selected for contract award shall be released from their bid.

The award of this bid proposal, if awarded, shall be based on several criteria, including prices bid, experience in the work proposed, and references. Refer to Article 14 of Section 00100 for criteria and award method.

The Project consists of, but is not limited to the following major elements:  
Construction of a new vortex style grit removal system. Major components shall include grit removal equipment, grit classifier, concrete structures, piping, sluice gates, electrical, site grading, etc.

Time of completion for all work associated with this project shall be one hundred eighty (180) consecutive calendar days from the date of a written "Notice to Proceed" from OWNER.

Copies of Contract Documents, Specifications, and Construction Drawings may be obtained at the office of Engineering Management, Inc., 303 Swanson Drive, Lawrenceville, Georgia 30043, upon payment of a non-refundable cost of \$250.00. Checks shall be made payable Engineering Management, Inc.

For purchasing documents regarding this project, you may contact Renee Stewart at 770-962-1387 or rstewart@eminc.biz. For technical questions regarding this project, you may contact Chip McGaughey at 770-962-1387, extension 102 or chipm@eminc.biz.

The Information for Bidders, Bid Proposal Form, Form of Agreement, Drawings, Specifications, and forms of Bid Bond, Performance Bond, Payment Bond, Bidders Qualification Forms, and other Contract Documents may be examined at the following locations:

OWNER:  
City of Blairsville  
62 Blue Ridge Street  
Blairsville, GA 30512  
706-745-2000 (T)  
ENGINEER:  
Engineering Management, Inc.  
303 Swanson Drive  
Lawrenceville, GA 30043  
770-962-1387 (T)  
770-962-8010 (F)

A list of persons who purchased Contract Documents from Engineering Management, Inc. will be available from the Engineer ONLY through their website at [www.eminc.biz](http://www.eminc.biz), email, facsimile transmission or U.S. Mail.

OWNER requires a bid bond\* or a certified cashier's check in the amount of five percent (5%) of the total bid to be enclosed with the bid at the time of bid opening. Cashier's check will be made payable to the City of Blairsville.

The successful bidder will be required to furnish OWNER with Insurance, Workman's Compensation Insurance, and Performance and Payment Bonds\* in the amount of one-hundred percent (100%) of the total bid. Also required from successful bidder will be Form W-9 and Contractor E-Verify Affidavit which can be obtained from

#### OWNERS Finance Clerk.

Each bid must be submitted in a SEALED ENVELOPE, addressed to the OWNER. Each sealed envelope containing a Bid must be plainly marked on the outside as, "Wastewater Treatment Facility Improvements – Grit Removal System City of Blairsville, Georgia". If bid is forwarded by mail, the sealed envelope containing the Bid must be enclosed in a separate mailing envelope to the attention of the OWNER at the address previously given.

All Bids must be made out on the bid form of the type bound in the Contract Documents, in accordance with the instructions in the Information for Bidders. No interlineation, additions, or deletions shall be made in the proposal form by the BIDDER.

Any and all Bids received without the aforementioned qualification criteria enclosed, will be returned to the BIDDER.  
CONTRACTORS and SUBCONTRACTORS bidding on this Project will be required to comply with all Federal, State, and local laws.

OWNER reserves the right to waive any informalities or to reject any or all Bids, to evaluate Bids, and to accept any Bid which in its opinion may be in the best interest of the OWNER. No Bid will be rejected without just cause.

Successful Bidder will be required to perform WORK as the Prime Contractor. WORK performed by Prime Contractor shall be at a minimum 30% of the contract value.

No BIDDER may withdraw his bid within the time limit specified in the Instruction to Bidders (Section 00100).

This project is being financed by The Georgia Environmental Finance Authority.  
The BIDDER's attention is called to the fact that this project is being funded with Federally Assisted EPA revolving loan funds through the Georgia Environmental Finance Authority (GEFA). Successful BIDDER's will be required to document specific compliance with participation by Disadvantaged Business Enterprises (DBE), EEO, Davis- Bacon Wage Rates and all other federal Requirements. The BIDDER's attention is also called to the requirements of Public Law 113-76 which includes the requirement of using American Iron and Steel (AIS) in connection with this project.

The OWNER has acquired all necessary State and Federal permits in connection with this project. The OWNER has acquired all of the easements and rights of way in connection with this project.

\* Surety and insurance companies must have an AM Best rating of A-6 or greater, be listed in the Federal Registry of Companies holding Certificates of Authority and Acceptable Sureties on Federal Bonds, be licensed by the Georgia Insurance Department and the Georgia Secretary of State to do business in the State of Georgia. Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) For Performance Bonds less than \$300,000 an irrevocable Letter of Credit from a bank as defined in O.C.G.A. Code Section 7-1-4 may be submitted in lieu of a bond. In lieu of a Payment Bond, a Cashier's Check, Certified Check, or Cash may be submitted in an amount not less than the total amount payable by the terms of the CONTRACT.

Mayor Jim Conley  
City of Blairsville, Georgia

N(Sept11)

#### NOTICE OF SALE UNDER POWER

#### GEORGIA, UNION COUNTY

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Jessica Woods to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for American Financial Network, Inc., its successors and assigns, dated October 25, 2017, recorded in Deed Book 1088, Page 682, Union County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment to be recorded in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-NINE THOUSAND FOUR HUNDRED TWENTY-EIGHT AND 0/100 DOLLARS (\$139,428.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2019, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF 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 will be sold subject to 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, and matters of record superior to the Security Deed first set out above. Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5900. To the best knowledge and belief of the undersigned, the party in possession of the property is Jessica Woods or a tenant or tenants and said property is more commonly known as 1440 Murphy Hwy, Blairsville, Georgia 30512. 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. Freedom Mortgage Corporation as Attorney in Fact for Jessica Woods McCalla Raymer Leibert Pierce, LLC 1544 Old Alcabama Road Roswell, Georgia 30076 [www foreclosurehotline.net](http://www foreclosurehotline.net) EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 265, 9th District, 1st Section, Union County, Georgia, containing a total of 0.884 acres, more or less, and being Tract -1 containing 0.861 acres and Tract - 2 containing 0.023 acres, as shown on a plat of survey for Emmett Payne by Cleveland & Cox Land Surveyors, LLC, GRLS#2763, dated 12/7/15 and recorded in Plat Book 70, Page 138, Union County records. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. The property is subject to and benefits from matters as shown on the above referenced plat. Said property being that same property as conveyed in the following deeds: Deed Book 844, Page 736; Deed Book 99, Page 242; Deed Book 89, Page 112; Deed Book 87, Page 120; Deed Book 70, Page 87; Deed Book 69, Page 356; Deed Book 66, Page 298 and a portion of property shown in Deed Book SS, Page 393, Union County, records. MR/ca 10/11/19 Our file no. 5590019 - FT17

N(Sept4,11,18,25)

#### NOTICE OF SALE UNDER POWER,

#### UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by John R. Benjamin and Gloria J. Benjamin to Mortgage Electronic Registration Systems, Inc., as nominee for Novastar Mortgage, Inc. dated 7/17/2007 and recorded in Deed Book 719 Page 658 Union County, Georgia records; as last transferred to or acquired by Towd Point Mortgage Trust 2017-3, U.S. Bank National Association, as Indenture Trustee, conveying the after-described property to secure a Note in the original principal amount of \$208,250.00, 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 October 1, 2019 (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 10TH DISTRICT, 1ST SECTION LAND LOT 47 OF UNION COUNTY, GEORGIA, AND BEING LOT 8 OF FOREST RIDGE SUBDIVISION CONTAINING 0.66 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY TIM CABLE SURVEYING DATED JUNE 29, 1994 RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 31, PAGE 215. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY .

BEING THE SAME PREMISES AS CONVEYED IN WARRANTY DEED FROM SOUTHERN CONSTRUCTION AND INVESTMENTS RECORDED ON 4/22/02 IN BOOK 415 PAGE 28 IN SAID COUNTY AND STATE.

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 2535 Forest Ridge Road, 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 Benjamin or tenant or tenants.

Select Portfolio Servicing, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Select Portfolio Servicing, Inc. Loan Resolution Department 3217 South Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032

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.

Towd Point Mortgage Trust 2017-3, U.S. Bank National Association, as Indenture Trustee as agent and Attorney in Fact for John R. Benjamin and Gloria J. Benjamin Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1012-5163A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-5163A

N(Sept4,11,18,25)