

North Georgia News

Legal Notices for September 4, 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 Doris Jacobs Dockery,
All debtors and creditors of the estate of Doris Jacobs Dockery, 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 9th day of August, 2019.
By: William Keith Dockery
8934 Glenbrook Rd.
Fairfax, VA 22031
N(Aug14,21,28,Sept4)

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Maureen Justeen Gouge,
All debtors and creditors of the estate of Maureen Justeen Gouge, 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 9th day of August, 2019.
By: James G. Gouge
317 Daniel Paul Dr.
Archdale, NC 27263
N(Aug14,21,28,Sept4)

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of David H. Haight Jr.,
All debtors and creditors of the estate of David H. Haight Jr., 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 9th day of August, 2019.
By: David Henry Haight III
PO Box 90
Blue Ridge, GA 30513
N(Aug14,21,28,Sept4)

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Mavis (NMN) Knowles,
All debtors and creditors of the estate of Mavis (NMN) Knowles, 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 9th day of August, 2019.
By: Samuel Louis Knowles
46 Ledge Ln.
Blairsville, GA 30512
N(Aug14,21,28,Sept4)

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Charles H. Shepherd,
All debtors and creditors of the estate of Charles H. Shepherd, 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 9th day of August, 2019.
By: Linda Lou Shepherd
3190 Windmill Point Blvd.
Kissimmee, FL 34746
N(Aug14,21,28,Sept4)

IN THE PROBATE COURT COUNTY OF UNION

STATE OF GEORGIA

IN RE: ESTATE OF
VEATRICE WINN FLOYD, DECEASED

ESTATE NO. 19-109

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

James Kirtland Floyd has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Veatrice Winn Floyd, 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 September 9, 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(Aug14,21,28,Sept4)

NOTICE OF SUPERIOR COURT OF UNION COUNTY

Carter Paul Sisum, a minor child, BNF Mindy Elizabeth Taylor Sisum
Superior Court of Union County;
CAFN: SUCV2019000260JP
TO: Any interested party,

By Order of the Court for Service by Publication dated July 19, 2019, you are hereby notified that on July 16, 2019, Mindy Elizabeth Taylor Sisum filed a Petition for Name Change in re: Carter Paul Sisum. You are required to file an objections with the Clerk of the Superior Court, and to serve upon Plaintiff's Attorney Michelle Vaughan, P.O. Box 1657, Blairsville, Georgia, 30514, an Answer in writing within thirty (30) days of July 31, 2019.

N(Aug14,21,28,Sept4)

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(Sept5,12,19,25)

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 Alabama Road Roswell, Georgia 30076 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 55, Page 393, Union. County, records. MR/ca 10/1/19 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)