

North Georgia News

Legal Notices for January 24, 2018

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Steven F. Brenna,
All debtors and creditors of the estate of Steven F. Brenna, 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 5th day of January, 2018.
By: Bank of America c/o Christopher Meninno, Vice President
Mail Code FLS-870-07-01
One Town Center Rd., Suite 701
Boca Raton, FL 33486
NJJan10,17,24,31

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE:
BARBARA R. SESSIONS, DECEASED
ESTATE NO. 18-3
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT
The Petition of Gerald Sessions for a year's support from the estate of Barbara R. Sessions 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 February 5, 2018, 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
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
NJJan10,17,24,31

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Cynthia Sue Lynd,
All debtors and creditors of the estate of Cynthia Sue Lynd, 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 29th day of December, 2017.
By: Benjamin Edward Geiger
3024 Barnhard Dr., Apt 366
Tampa, FL 33613
NJJan10,17,24,31

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Cynthia Leonis,
All debtors and creditors of the estate of Cynthia Leonis, 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 29th day of December, 2017.
By: Amy McCombs
2226 Owltown Rd.
Blairsville, GA 30512
NJJan10,17,24,31

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Patricia C. Hermann,
All debtors and creditors of the estate of Patricia C. Hermann, 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 2nd day of January, 2018.
By: Joseph H. Tillman
3269 North Valdosta Rd.
PO Box 3488
Valdosta, GA 31604
NJJan10,17,24,31

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Donald Arthur Gloeckler,
All debtors and creditors of the estate of Donald Arthur Gloeckler, 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 2nd day of January, 2018.
By: Caroline Jackson Magruder Nealis
284 Stonewall Cir.
Blairsville, GA 30512
NJJan10,17,24,31

NOTICE OF ABANDONED MOTOR VEHICLE
RE: Maroon 2006 Cadillac SRX Vin # 1GYLEE37360144213
License # and state: DP8V6F GEORGIA
To Whom It May Concern:
The above described automobile was abandoned 11/14/17 at 181 Beaver Ridge Rd, Blairsville, GA 30512. Attempts to locate the owner have been unsuccessful. The vehicle is deemed abandoned under OCGA §40-11-2 and will be disposed of if not redeemed.
NJJan17,24,31

NOTICE
Notice is given that Articles of Incorporation that will incorporate Mt. Hebron Baptist Church, Inc. have been delivered to the Secretary of State in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 515 Black Forest Ln, Blairsville, County of Union, Ga. 30512 and its initial registered agent at such address is Deron Schuler.
NJJan17,24,31

GEORGIA, UNION COUNTY
NOTICE TO CREDITORS AND DEBTORS
All creditors of the estate of Patricia Cannon Hermann, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 2nd day of January, 2018.
Joseph H. Tillman, Sr.
Executor of the Estate of
Patricia Cannon Hermann, Deceased
3269 North Valdosta Road
Valdosta, GA 31602
NJJan17,24,31, Feb7,14

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
Courtney Quillen Pedine, Plaintiff,
v.
Jared Zachary Pedine, Defendant.
CIVIL ACTION
FILE NO. 2017-CV-352-SG
ORDER FOR SERVICE BY PUBLICATION
Plaintiff having moved the court for an order directing service to be made upon the Defendant in the above-styled action by publication of summons, and it appearing from the affidavit attached thereto that Defendant cannot be found within the state, it is hereby ORDERED that service be made upon the Defendant by publication. On this ___ day of December, 2017.
The Honorable Judge N. Stanley Gunter
Lumpkin County Superior Court
Enotah Judicial Circuit
Prepared by:
The Law Office of Alfred Chang, PC
81 Crown Mountain Place, 300E
Dahlonega, Georgia 30533
(706)967-3103
NJJan15,10,17,24,31

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Charles B. Allen,
All debtors and creditors of the estate of Charles B. Allen, 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 11th day of January, 2018.
By: Charles Lee Allen
5085 Winding Branch Dr.
Dunwoody, GA 30338
NJJan17,24,31, Feb7,14

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF RHONDA GAYLE EASON, DECEASED
ESTATE NO. 2018-9
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Anthony Brian Williams has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Rhonda Gayle Eason, 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 February 12, 2018. 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
NJJan17,24,31, Feb7,14

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Carolyn Brunings McGough,
All debtors and creditors of the estate of Carolyn Brunings McGough, 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 11th day of January, 2018.
By: Matthew Lacey McGough
469 Emerine Rd.
Blairsville, GA 30512
NJJan17,24,31, Feb7,14

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF FLORA NELLE PRICE, DECEASED
ESTATE NO. 2016-125
NOTICE
IN RE: The Petition to Probate Will in Solemn Form and to Revoke-Referenced estate having been duly filed.
TO: Gavin Howard Rogers, Colin Sealey Rogers
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before February 12, 2018.
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
NJJan17,24,31, Feb7,14

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Jean E. Stanifer,
All debtors and creditors of the estate of Jean E. Stanifer, 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 8th day of January, 2018.
By: Scotty L. Stanifer
32 Foxhunt Ln.
Blairsville, GA 30512
NJJan17,24,31, Feb7,14

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: VIRGIL RAYMOND WATKINS, DECEASED
ESTATE NO. 17-145
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT
The Petition of Rosella Watkins for a year's support from the estate of Virgil Raymond Watkins, 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 February 12, 2018 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
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
NJJan17,24,31, Feb7,14

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.
A TRACT OF LAND IN LAND LOT 155, 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 1.261 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR:
ESTATE OF ROBERT LYDIGSEN, HEIRS OF ROBERT LYDIGSEN (KNOWN OR UNKNOWN), PHYLLIS SWANBY LYDIGSEN, BARON'S RIDGE HOMEOWNER'S ASSOCIATION, INC. AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
Civil Action No. 17-CV-267-SG
NOTICE OF SUMMONS
TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 119 and 120 of the 10th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 101, of Union County, Georgia, containing 1.14 acres, more or less, as shown on a plat of survey by Jack Stanley, Union County Surveyor, dated August 26, 1982 and recorded in Union County Records in Plat Book M, Page 174. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
Subject to the right of ingress and egress.
As described in Deed Book 163, page 569, Union County, Georgia Records. Further described as Map & Parcel 057094.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on August 10, 2017, and that by reason of an Order for Service by Publication entered by the Court on January 8, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).
Witness the Honorable N. Stanley Gunter, Judge of said Court.
Judy L. Odom
Clerk of Superior Court, Union County
NJJan24,31, Feb7,14,18

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.
A TRACT OF LAND IN LAND LOTS 119 AND 120, 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 1.115 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR:
ESTATE OF DAVID SMITH AND LESLIE SMITH, ESTATE OF DAVID SMITH, HEIRS KNOWN OR UNKNOWN, ESTATE OF LESLIE SMITH, HEIRS KNOWN OR UNKNOWN, IMC MORTGAGE COMPANY, CITIFINANCIAL MORTGAGE COMPANY, INC., AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
Civil Action No. 17-CV-268-SG
NOTICE OF SUMMONS
TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 119 and 120 of the 10th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in Land Lot 155, 9th District, 1st Section, Union County, Georgia, containing 1.261 acres, more or less and being shown as Lot Twenty Two (22), of Baron's Ridge Subdivision, on a plat of survey recorded in Plat Book 58, Page 45, Union County Records, which description on said plat is hereby incorporated by reference and made a part hereof.
The property is subject to the road easement as shown on said plat.
The property is subject to the power line easement to Blue Ridge Mountain EMC recorded in Deed Book 345, Page 341, Deed Book 526, Page 703 and in Deed Book 526, Page 704, Union County Records.
The property is subject to the reservation of ¼ mineral rights as recorded in Deed Book JJ, Page 473, Union County Records.
Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property along the existing easement as shown on said plat.
As described in Deed Book 636, page 88, Union County, Georgia. Further described as Map & Parcel 068065A22.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on August 10, 2017, and that by reason of an Amended Order for Service by Publication entered by the Court on January 8, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Amended Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).
Witness the Honorable N. Stanley Gunter, Judge of said Court.
This 18th day of January, 2018.
Judy L. Odom
Clerk of Superior Court, Union County
NJJan24,31, Feb7,14,18

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.
A TRACT OF LAND IN LAND LOT 85, 8TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 1.139 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR:
JEFFREY COOREMAN, ESTATE OF JEFFREY COOREMAN, HEIRS KNOWN OR UNKNOWN, JUDITH COOREMAN N/K/A JUDITH PISCOYA, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
Civil Action No. 17-CV-265-SG
NOTICE OF SUMMONS
TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 85 of the 8th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 85, of Union County, Georgia and being Lot 6, of Blacksmith Acres Subdivision, containing 1.139 acres, more or less, as shown on a Plat of Survey by Land Tech Services, Inc., dated August 5, 2004 and recorded in Union County Records in Plat Book 55, Page 59. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
Subject to restrictions as recorded in Union County Records, in Deed Book 554, Pages 530-531.
Subject to an easement to Blue Ridge Mountain EMC as recorded in Union County Records, in Deed Book 546, Pages 750-751.
Subject to right of way easement as shown on plat.
There is also granted a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.
As described in Deed Book 556, page 750. Further described as Map & Parcel 006008A06.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on August 10, 2017, and that by reason of an Amended Order for Service by Publication entered by the Court on January 8, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Amended Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).
Witness the Honorable N. Stanley Gunter, Judge of said Court.
This 18th day of January, 2018.
Judy L. Odom
Clerk of Superior Court, Union County
NJJan24,31, Feb7,14,18

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.
A TRACT OF LAND IN LAND LOT 101 10th DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING 1.14 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR:
JO M. BAGWELL, HEIRS KNOWN OR UNKNOWN, SUSAN JO BLACKLOCK, AND ALL OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
Civil Action No. 17-CV-266-SG
NOTICE OF SUMMONS
TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 85 of the 8th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 101, of Union County, Georgia, containing 1.14 acres, more or less, as shown on a plat of survey by Jack Stanley, Union County Surveyor, dated August 26, 1982 and recorded in Union County Records in Plat Book M, Page 174. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
Subject to the right of ingress and egress.
As described in Deed Book 163, page 569, Union County, Georgia Records. Further described as Map & Parcel 057094.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on August 10, 2017, and that by reason of an Order for Service by Publication entered by the Court on January 8, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).
Witness the Honorable N. Stanley Gunter, Judge of said Court.
Judy L. Odom
Clerk of Superior Court, Union County
NJJan24,31, Feb7,14,18

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.
A TRACT OF LAND IN LAND LOT 101 10th DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING 1.14 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR:
JO M. BAGWELL, HEIRS KNOWN OR UNKNOWN, SUSAN JO BLACKLOCK, AND ALL OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
Civil Action No. 17-CV-266-SG
NOTICE OF SUMMONS
TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 85 of the 8th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 101, of Union County, Georgia, containing 1.14 acres, more or less, as shown on a plat of survey by Jack Stanley, Union County Surveyor, dated August 26, 1982 and recorded in Union County Records in Plat Book M, Page 174. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
Subject to the right of ingress and egress.
As described in Deed Book 163, page 569, Union County, Georgia Records. Further described as Map & Parcel 057094.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on August 10, 2017, and that by reason of an Order for Service by Publication entered by the Court on January 8, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).
Witness the Honorable N. Stanley Gunter, Judge of said Court.
Judy L. Odom
Clerk of Superior Court, Union County
NJJan24,31, Feb7,14,18

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.
A TRACT OF LAND IN LAND LOTS 119 AND 120, 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 1.115 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR:
DAVID SMITH AND LESLIE SMITH, ESTATE OF DAVID SMITH, HEIRS KNOWN OR UNKNOWN, ESTATE OF LESLIE SMITH, HEIRS KNOWN OR UNKNOWN, IMC MORTGAGE COMPANY, CITIFINANCIAL MORTGAGE COMPANY, INC., AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
Civil Action No. 17-CV-268-SG
NOTICE OF SUMMONS
TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 119 and 120 of the 10th District, 1st Section, Union County, Georgia, being more particularly described as follows:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lots 119 & 120, of Union County, Georgia, containing 1.115 acres, more or less and being Lot 2, as shown on a plat of survey by Rochester & Associates, Inc., dated October 19, 1994 and recorded in Union County Records in Plat Book 32, Page 144. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
As described in Deed Book 285, page 182 & Deed Book 224, Page 501, Union County, Georgia Records. Further described as Map & Parcel 074008A.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on August 10, 2017, and that by reason of an Amended Order for Service by Publication entered by the Court on January 8, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Amended Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).
Witness the Honorable N. Stanley Gunter, Judge of said Court.
This 18th day of January, 2018.
Judy L. Odom
Clerk of Superior Court, Union County
NJJan24,31, Feb7,14,18

NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION
TO: ESTATE OF ADEL HENSON A/K/A ADEL B. HENSON, BY AND THROUGH ITS TEMPORARY ADMINISTRATOR, STEPHEN ALLISON, HEIRS OF ADEL HENSON, KNOWN OR UNKNOWN, ESTATE OF SAMMY HENSON, BY AND THROUGH ITS ADMINISTRATOR STEVE HENSON, HEIRS OF SAMMY HENSON, KNOWN OR UNKNOWN, ESTATE OF WILLIAM HENSON, JR., HEIRS KNOWN OR UNKNOWN, ESTATE OF AUDIE HENSON, HEIRS KNOWN OR UNKNOWN, JOYCE HENSON, PEGGY HENSON, JANEY WALLS, DEBORAH ANN RICE, JEANNIE HENSON, STEVEN HENSON, CODY HENSON, CLARISSA HENSON, 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.).
TAKEN 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 98, of the 9th District, 1st Section, Union County, Georgia, containing 9.104 acres, more or less, as shown as Tract 1 on a plat of survey for Adel Henson, recorded in Plat Book 68, Page 37, made by Cleveland & Cox Land Surveying LLC, dated March 4, 2015, Union County, Georgia Surveyor, as recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, reference is hereby made to said plat of survey for a full and complete description herein.
Same being a portion of the property to the said Grady Henson by William H. Henson and being part of that land as described in a Deed from E.E. Conley to William H. Henson, dated 3/27/1901 & recorded in Deed Book H, Page 126-127, in the Office of the Clerk of Union County, Superior Court.
Same being a portion of the property conveyed to Adel Henson by the heirs at law of William H. Henson in Deed Book 78, 168, Union County, Georgia Records. Being Union County Tax Parcel 068001A.
will expire and be forever foreclosed and barred on and after March 15, 2018.
The tax deed to which this notice relates is dated the 2nd day of June, 2015, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1010 at Pages 420-421.
The property may be redeemed at any time before March 15, 2018, 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 James Milton Bradley
Georgia Bar No. 821237
80 Town Square
P.O. Box 923
Blairsville, GA 30514
(706) 745-0032
NJJan17,24,31, Feb7,14

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from SARAH SHULIN and THOMAS M. SHULIN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AN NOMEMEE FOR MOUNTAIN LAKES MORTGAGE INC., dated July 1, 2016, recorded July 1, 2016, in Deed Book 1042, Page 237, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Seven Thousand Six Hundred Eighty-Six and 00/100 dollars (\$97,686.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to First Community Mortgage Inc, 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 February, 2018, 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 69, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, AS SHOWN ON A PLAT OF SURVEY BY NORTH GEORGIA SURVEYORS DATED AUGUST 1, 1986 AND RECORDED IN PLAT BOOK S, PAGE 242, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT U.S. HIGHWAY 129, THENCE S 70 26 W 930 FEET ALONG STATE ROUTE 325 TO AN IRON PIN WHICH IS THE BEGINNING POINT OF THE PROPERTY; THENCE S 71 57 W 101.16 FEET ALONG STATE ROUTE 325 TO AN IRON PIN; THENCE S 71 57 W 97.52 FEET ALONG STATE ROUTE 325 TO AN IRON PIN; THENCE N 19 27 W 380.39 FEET TO AN IRON PIN; THENCE S 72 25 08 E A DISTANCE OF 199.52 FEET TO AN IRON PIN; THENCE S 27 59 E A DISTANCE OF 265.34 FEET TO AN IRON PIN WHICH IS THE BEGINNING POINT OF THE PROPERTY. THE PROPERTY IS SUBJECT TO ALL MATTERS AS SHOWN ON THE AFORESAID PLAT. THE PROPERTY IS SUBJECT TO A TRANSFERRED LINE EASEMENT AS RECORDED IN DEED BOOK 90 PAGES 339-340, UNION COUNTY, GEORGIA RECORDS.
Said legal description being controlling, however the property is more commonly known as 10869 ST HWY 325, 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 and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees (notice to collect said debt), and all other payments provided for under the terms of the Security Deed and Note.
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; all 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 SARAH SHULIN and THOMAS M. SHULIN, 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.
Please note that, pursuant to O.C.G.A. § 44-14-162-2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: First Community Mortgage, Inc., Loss Mitigation Dept., 1 Corporate Drive, Ste 360, Lake Zurich, IL 60047, Telephone Number: 1-866-397-5370. FIRST COMMUNITY MORTGAGE INC as Attorney in Fact for SARAH SHULIN and THOMAS M. SHULIN.
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. DMI-17-02746-8
Ad Run Dates: 01/10/2018, 01/17/2018, 01/24/2018, 01/31/2018
www.rublinlublin.com/property-listings.phpc
NJJan17,24,31

NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION
TO: ESTATE OF ADEL HENSON A/K/A ADEL B. HENSON, BY AND THROUGH ITS TEMPORARY ADMINISTRATOR, STEPHEN ALLISON, HEIRS OF ADEL HENSON, KNOWN OR UNKNOWN, ESTATE OF SAMMY HENSON, BY AND THROUGH ITS ADMINISTRATOR STEVE HENSON, HEIRS OF SAMMY HENSON, KNOWN OR UNKNOWN, ESTATE OF WILLIAM HENSON, JR., HEIRS KNOWN OR UNKNOWN, ESTATE OF AUDIE HENSON, HEIRS KNOWN OR UNKNOWN, JOYCE HENSON, PEGGY HENSON, JANEY WALLS, DEBORAH ANN RICE, JEANNIE HENSON, STEVEN HENSON, CODY HENSON, CLARISSA HENSON, 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.).
TAKEN 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 98, of the 9th District, 1st Section, Union County, Georgia, containing 9.104 acres, more or less, as shown as Tract 1 on a plat of survey for Adel Henson, recorded in Plat Book 68, Page 37, made by Cleveland & Cox Land Surveying LLC, dated March 4, 2015, Union County, Georgia Surveyor, as recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, reference is hereby made to said plat of survey for a full and complete description herein.
Same being a portion of the property to the said Grady Henson by William H. Henson and being part of that land as described in a Deed from E.E. Conley to William H. Henson, dated 3/27/1901 & recorded in Deed Book H, Page 126-127, in the Office of the Clerk of Union County, Superior Court.
Same being a portion of the property conveyed to Adel Henson by the heirs at law of William H. Henson in Deed Book 78, 168, Union County, Georgia Records. Being Union County Tax Parcel 068001A.
will expire and be forever foreclosed and barred on and after March 15, 2018.
The tax deed to which this notice relates is dated the 2nd day of June, 2015, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1010 at Pages 420-421.
The property may be redeemed at any time before March 15, 2018, 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 James Milton Bradley
Georgia Bar No. 821237
80 Town Square
P.O. Box 923
Blairsville, GA 30514
(706) 745-0032
NJJan17,24,31, Feb7,14

NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION
TO: ESTATE OF ADEL HENSON A/K/A ADEL B. HENSON, BY AND THROUGH ITS TEMPORARY ADMINISTRATOR, STEPHEN ALLISON, HEIRS OF ADEL HENSON, KNOWN OR UNKNOWN, ESTATE OF SAMMY HENSON, BY AND THROUGH ITS ADMINISTRATOR STEVE HENSON, HEIRS OF SAMMY HENSON, KNOWN OR