

North Georgia News

Legal Notices for November 1, 2017

IN THE JUVENILE COURT OF UNION COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:
M.D.
DOB: 08-09-2017
SEX: MALE
CHILD UNDER THE AGE OF EIGHTEEN
case no. 144-17J-74A
NOTICE OF DEPENDENCY HEARING
TO: SARA LAYTON AND GABRIEL DAVIS
By Order for Service by Publication dated the 28th day of September, 2017, you are hereby notified that on the 31st day of August, 2017, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named child alleging the child is dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Stephany L. Zaic an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

This Court will conduct a provisional hearing upon the allegations of the Petition and enter an interlocutory order of disposition pursuant to O.C.G.A. § 15-11-39.2 on the 26th day of October, 2017, at 1:30 p.m., at the Union County Courthouse, Blairsville, Georgia. Parties to this action are required to appear and answer the allegations of this Petition at the provisional hearing. The findings of fact and orders of disposition made pursuant to the provisional hearing will become final at the final hearing unless you appear at the final hearing. The child shall appear personally before this Court at the provisional hearing.

This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 29th day of November, 2017, at 9:00 a.m., at the Union County Courthouse, Blairsville, Georgia.

The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.

WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 28th day of September, 2017.

Honorable Jeremy Clough
Judge, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit
N(Oct11,18,25,Nov1)B

NOTICE

This notice serves purpose that Ride Mini Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on November 4, 2017, 11:00am at Ridge Mini Storage, located at 45 Dyer Ridge Road, Blairsville, GA 30512, County of Union, State of Georgia.

Rick Davis, Unit #9
This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation in the event of a settlement between the owner and obligated party.
N(Oct20,Nov1)B

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
JEAN M. DAVIS, DECEASED
ESTATE NO. 17-114
NOTICE

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

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 November 13, 2017.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Oct18-Nov9)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Roger Allen Dyer,
All debtors and creditors of the estate of Roger Allen Dyer, 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 12th day of October, 2017.
By: Pamela R. Pitts
2725 Tribble Mill Rd.
Lawrenceville, GA 30045
N(Oct18-Nov9)B

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Rickey M. McIlvoy,
All debtors and creditors of the estate of Rickey M. McIlvoy, 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 10th day of October, 2017.
By: Kayla Renee Majors
252 Coosa Way
Blairsville, GA 30512
N(Oct18-Nov9)B

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA

IN RE:
MARVIN D. PRITT, JR., DECEASED
ESTATE NO. 17-115
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of Brandy L. Pritt for a year's support from the estate of Marvin D. Pritt, Jr. Deceased, for Decedent's (Surviving Spouse) (and) (minor child(ren)), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before November 13, 2017, 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
N(Oct18-Nov9)B

SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA

Civil Action Number 17-CV-323-RG
Deborah A. Templeton

vs.
Joe D. Templeton, Estate of Joe D. Templeton, Executor or Administrator Unknown
ORDER FOR SERVICE BY PUBLICATION
Plaintiff having moved the Court for an Order directing service to be made upon the Defendant, Joe D. Templeton, in the above-styled action by publication, and it appearing that Defendant on whom service is to be made in this case cannot be found. IT IS HEREBY ORDERED that service be made by publication as provided by law.

This the 20th day of October, 2017.
Honorable Judge Raymond E. George
Superior Court of Union County
N(Nov1,8,15,22)B

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA

RALPH D. WILLIAMS and BEVERLY E. WILLIAMS,
Petitioner,

v.
ANDY THOMAS COLLINS, all persons known or unknown who may claim adversely to Petitioner's title to a portion of land lot 82 of the 16th District, 1st section of Union County, Georgia and Being that property Ralph D. Williams and Beverly E. Williams Respondent,
CASE NO. 17-CV-159-RG
SERVICE BY PUBLICATION
TO:ANDY THOMAS COLLINS
LAST KNOWN ADDRESS UNKNOWN
PRESENT WHEREABOUTS UNKNOWN
A Petition for Declaratory Judgment Pursuant to O.C.G.A. §44-5-168 has been filed in the Superior Court of Union County, Georgia by Petitioners **RALPH D. WILLIAMS and BEVERLY E. WILLIAMS.**

You are therefore given notice of said suit and are directed to file any response within sixty (60) days of the Order for Publication entered by the Court on October 18, 2017. 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. Witness the hand of the Honorable Raymond E. George, Superior Court Judge, Union County, this 18th day of October 2017.
Honorable Judy Odum
Clerk of Union County Superior Court
N(Nov1,8,15,22)B

NOTICE OF FORECLOSURE
OF RIGHT TO REDEEM PROPERTY

Take notice that: The right to redeem the following described property, to wit: all that tract or parcel of land being and lying in Land Lot 214, of the 17th District, First Section, Union County, Georgia, being shown as Tract 2 on a survey for Village Lanes, LLC by Landtech Services, Inc., dated March 8, 2005, Job No. 25085-762, and being more particularly described as follows: To find the true point of beginning, begin at the intersection of the North right of way of U.S. Highway 76, being a 130 foot right of way and the West line of Land Lot 214; thence proceeding North 09 degrees and 09 minutes 51 seconds East to a point 376.78 feet to the true point of beginning; proceeding from the true point of beginning thence North 06 degrees 31 minutes 09 seconds 121.12 feet to an iron pin found; thence North 88 degrees 05 minutes 16 seconds East 92.79 feet to an iron pin found; thence North 88 degrees 10 minutes 11 seconds East 173.70 feet to an iron pin found; thence South 04 degrees 59 minutes 19 seconds East 321.01 feet to the North right of way of U.S. Highway 76; thence South 61 degrees 07 minutes 19 seconds West 21.87 feet to an iron pin set; thence leaving U.S. Highway 76 North 04 degrees 59 minutes 19 seconds West 210.78 feet to an iron pin found; thence South 88 degrees 10 minutes 45 seconds West 270.67 feet to the point of beginning, said tract of land containing .862 acres, more or less; will expire and be forever foreclosed and barred on and after the day of November 22, 2017. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in Deed Book 982 Page 216-217 of the Union County Records. The property may be redeemed at any time before the day of November 22, 2017, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Lance Law Firm, 57 Sears Way, Blairsville, GA 30512. Please be governed accordingly.
N(Nov1-Nov22)B

IN THE SUPERIOR COURT
OF UNION COUNTY

STATE OF GEORGIA
DEBORAH A. TEMPLESTON, PLAINTIFF
VS.
JOE D. TEMPLETON, ESTATE OF JOE D. TEMPLETON, EXECUTOR OR ADMINISTRATOR UNKNOWN, DEFENDANT
NOTICE AND ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON OCTOBER 20, 2017 REQUIRING THE FOLLOWING:
TO: JOE D. TEMPLETON OR EXECUTOR OR ADMINISTRATOR OF THE ESTATE OF JOE D. TEMPLETON

This is to notify you that Deborah A. Templeton has filed a Petition for a Declaratory Judgment under O.C.G.A. "9-4-1 through 9-4-10 and shows as follows:

1. Plaintiff has been declared the owner of 2.66 acres of land in Union County, Georgia in Land Lot 23, 8th District, 1st Section of said County, Georgia as further described in Deed Book 127, Page 435 for a complete legal description.
2. Plaintiff and Joe D. Templeton were divorced in the Superior Court of Union County, Georgia by Judgment dated September 10, 2008, nunc pro tunc to July 15, 2008. Said Judgment was filed with the Clerk of said Court on September 12, 2008.
3. Defendant Joe D. Templeton, never signed a deed to Plaintiff pursuant to such Judgment.
4. Neither his son, Jonathan Wesley Templeton nor is grandson, Jonah Zachariah Templeton know his place of death.
5. Plaintiff does not know his place of death, but was informed that his last residence was 24327 Avenue 120, Porterville, California 93257.
6. There are over 73,134 death records since 2010 for Joe or Joseph Templeton
7. That without further information, it would be impossible to serve his Estate.
8. Since Joe D. Templeton was served for the purposes of a divorce and there was no answer and this Court awarded the property to Plaintiff, this Court, under its equity powers, should award the property to Plaintiff and execute a recordable Order in her favor.
9. This Court order that any claim by Joe D. Templeton be determined by said Judgment against Joe D. Templeton would be necessary to prohibit there ever being an actual controversy.

Therefore: a) Plaintiff prays that Defendant and his heirs be served by certified mail and publication at said known address; and b) Plaintiff prays that a hearing be held for determination of Plaintiff's rights or limitations thereof, if any.

This the 24th day of October, 2017
By: Deborah A. Templeton through her attorney of record, David E. Barrett.
David E. Barrett, LLC
108 Blue Ridge Highway, Suite 6
Blairsville, GA 30512
(706) 745-0250
(706) 745-0234
N(Nov1-Nov22)B

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt given by Christopher A. Vaughn and Candace M. Vaughn (the "Grantor") to and in favor of Charles J. Walter Jr. and Barbara Ann Walter (the "Lender") dated October 12, 2011 and recorded on October 28 2012 in Union County, Georgia records in Deed Book 883, Pages 87-89, (the "Deed to Secure Debt"); in the original principal amount of \$254,900.00 (the "Note") with interest at the rate specified therein, 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 November, 2017, the following described property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land LotS 84 of Union County, Georgia, containing 1.02 acre, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated September 21, 2010, and recorded in Union County, Georgia records in Plat Book 64, Page 104. Said plat is incorporated herein by reference hereto for a full and complete description of the above described property.

The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. 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 Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: CHARLES J. WALTER JR. AND BARBARA ANN WALTER 193 Coosa Valley Rd. Blairsville, GA. 30512. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 243 MT. Pleasant Church Rd, Blairsville, GA 30512 is/are: CHRISTOPHER A. VAUGHN AND CANDACE M. VAUGHN 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 Deed to Secure Debt 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) to 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 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.. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. WOODSIDE & BOEMANNS, P.C., 44B Blue Ridge St., Blairsville, GA 30512 Telephone (706) 745-2142
N(Oct11,18,25,Nov1)P

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by CAROL ANN TINDELL to REVERSE MORTGAGE USE, INC. in the original principal amount of \$235,500.00 dated October 11, 2013 and recorded in Deed Book 958, Page 201, Union County records, said Security Deed being last transferred to in Deed Book 1077, Page 156, Union County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on November 07, 2017, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 159 AND 160 OF THE 8TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, AND BEING DESIGNATED AS LOT 19 OF BEAVER RIDGE, CONTAINING 1.22 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED ON PLAT OF SURVEY PREPARED BY ROBERT J. BREEDLOVE, GRLS #2228 DATED SEPTEMBER 8, 2005 AND RECORDED IN PLAT BOOK 56, PAGE 356, UNION COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE LEGAL DESCRIPTION.

SUBJECT TO THE DECLARATION OF, RESTRICTIONS BY BEAVER RIDGE AS RECORDED IN DEED BOOK 648, PAGE 219, UNION COUNTY, GEORGIA RECORDS, AS FURTHER SUPPLEMENTED AND/OR AMENDED. GRANTOR GRANTS TO GRANTEE A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE ABOVE PROPERTY RUNNING TO AND FROM HEDGECOCK ROAD, A COUNTY ROAD, AND THEN ALONG THE SUBDIVISION ROADS, AS SHOWN ON SAID PLAT.

Said property being known as: 181 BEAVER RIDGE ROAD BLAIRSVILLE, GA 30512
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are CAROL ANN TINDELL or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Reverse Mortgage Solutions, Inc.
14405 Walters Road, Suite 200
Houston, TX 77014
866-503-5559

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

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

REVERSE MORTGAGE SOLUTIONS INC.,
as Attorney-in-Fact for
CAROL ANN TINDELL
RAS Crane LLC
10700 Abbott's Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 17-088055 - DaJ
N(Oct11,18,25,Nov1)B

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Security Deed from ED CARNEY to UNITED COMMUNITY BANK d/b/a UNION COUNTY BANK N/K/A UNITED COMMUNITY BANK, dated March 19, 1999, recorded March 30, 1999, in Deed Book 314, Page 553, Union County, Georgia records, as last modified by Modification of Security Deed dated March 3, 2009, recorded in Deed Book 793, page 444, Union County, Georgia records, said Security Deed being given to secure a Note from WILLIAM ED CARNEY and JONI B. CARNEY dated March 3, 2009, in the original principal amount of Thirty nine Thousand Five Hundred Seventy Five and 09/100 (\$39,575.09) Dollars, with interest on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in November, 2017, the following described property:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 317 of Union County, Georgia, containing 3 acres, more or less, described as follows:
Beginning at a point on Hayfield Road at the Reid Carney line; thence West 110 feet to the True Point of Beginning; thence North 430 feet; thence West 220 feet; thence South 450 feet; thence East 250 feet to the True Point of Beginning.

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, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is ED CARNEY or a tenant or tenants.

UNITED COMMUNITY BANK d/b/a UNION COUNTY BANK N/K/A UNITED COMMUNITY BANK, as attorney in Fact for ED CARNEY
L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. 7484A-03575
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N(Oct11,18,25,Nov1)B