

# North Georgia News

## Legal Notices for May 14, 2014

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS & CREDITORS**  
RE: Estate of Joanne S. Rhodes  
All debtors and creditors of the estate of Joanne S. Rhodes, deceased, late of Union County, Georgia, are hereby notified to render their demands and payment 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 April, 2014.  
By: Kristin Stanley,  
Clerk of the Probate Court  
65 Courthouse Street, Suite 8  
Blairsville, GA 30512  
N(Apr23,30,May7,14)P

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS & CREDITORS**  
RE: Estate of Sondra McQuate aka Sondra Dottor McQuate  
All debtors and creditors of the estate of Sondra McQuate aka Sondra Dottor McQuate, deceased, late of Palm Beach County, Florida, are hereby notified to render their demands and payment to the Personal Representative of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.  
By: Gary Carl McQuate  
255 Ranch Ln  
West Palm Beach, FL 33406  
N(Apr23,30,May7,14)P

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS & CREDITORS**  
RE: Estate of Virginia Moose Harkins  
All debtors and creditors of the estate of Virginia Moose Harkins, deceased, late of Union County, Georgia, are hereby notified to render their demands and payment 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 April, 2014.  
By: Kristin Stanley,  
Clerk of the Probate Court  
65 Courthouse Street, Suite 8  
Blairsville, GA 30512  
N(May7,14,21,28)P

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS & CREDITORS**  
RE: Estate of Joyce Emerine  
All debtors and creditors of the estate of Joyce Emerine, deceased, late of Union County, Georgia, are hereby notified to render their demands and payment 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 April, 2014.  
By: Kristin Stanley,  
Clerk of the Probate Court  
65 Courthouse Street, Suite 8  
Blairsville, GA 30512  
N(May7,14,21,28)P

**STATE OF GEORGIA**  
**UNION COUNTY**  
**NOTICE TO DEBTORS & CREDITORS**  
RE: Estate of Leroy Fortenberry  
All debtors and creditors of the estate of Leroy Fortenberry, deceased, late of Union County, Georgia, are hereby notified to render their demands and payment 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 1st day of May, 2014.  
By: Kristin Stanley,  
Clerk of the Probate Court  
65 Courthouse Street, Suite 8  
Blairsville, GA 30512  
N(May7,14,21,28)P

**PETITION FOR LETTERS OF ADMINISTRATION**  
**GEORGIA, UNION COUNTY PROBATE COURT**  
IN RE: Estate of Paula Jean Densmore, Deceased  
Estate No. 14-47  
TO: Any interested parties  
Kathy Lynn Adkins has petitioned to be appointed Administrator(s) of the estate of Paula Jean Densmore, 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 June 2, 2014. 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 Street, Suite 8  
Blairsville, GA 30512  
706-439-6066  
N(May7,14,21,28)P

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: L.M.C., Plaintiff  
TO: Jeremy Chase  
Civil Action No. RG12-A-10-8  
**NOTICE OF PUBLICATION**  
By Order for Service by Publication date the 10th day of April, 2014, you are hereby notified that on the 1st day of October 2012, Tammy Mason filed suit against you for Termination of Parental Rights and Step-Parent Adoption.  
You are required to file with the Clerk of the Superior Court and to serve upon plaintiff's attorney, Gayle S. Graziano, PO Box 767, Hiawassee, GA 30546 an Answer in writing within sixty (60) days of the date of the order for publication.  
Witness, the Honorable Raymono Georgia, Judge of this Superior Court  
This the 15th day of April, 2014  
N(Apr23,30,May7,14)P

**NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION**  
Notice is given that a notice of intent to dissolve Dover South, Inc., a Georgia corporation with its registered office at 7076 Murphy Hwy, Blairsville, Georgia 30512, will be delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. It is hereby requested that all persons or entities with claims against Dover South, Inc. present the amount and date of such claim and the reason or underlying transaction for such claim in a written statement and send such statement to Dover South, Inc. c/o Paige P. Baker, Esq. at 2 Ravinia Drive, Suite 1200, Atlanta, Georgia 30346. Except for claims which are contingent or arise after the time at which Dover South, Inc. files its Notice of Intent to Dissolve with the Secretary of State, a claim against Dover South, Inc. not otherwise barred will be barred unless a proceeding to enforce such claim is commenced within two years after the publication of this notice.  
N(May7,14)B

**STORAGE UNIT AUCTION**  
Saturday, May 24, 2014 at 10 a.m.  
First Location Address: Kiutuestia Creek Road and Blue Ridge Hwy. Corner  
C3 Grant Hyatt, C8 Terry Prather, C12 Terry Prather, F2 William Owenby, F9 Lillian McCarter, F13 Lillian McCarter, F23 Ilka Cinquemano, L15 Rick McCollum, 119 Eric Stites, J1 Maryion Williams, J4 Gina Burnett  
N(May14,21)B

**NOTICE OF PETITION TO CHANGE NAME**  
**STATE OF GEORGIA**  
**COUNTY OF UNION**  
14-CV-237-MM  
Notice is hereby given that A. Louise Copp, the undersigned, filed her petition to the Superior Court of Union County, Georgia, on the 8th day of May, 2014, praying for a change in the name of Petition from A. Louise Copp to Louise A. Copp. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 8th day of May, 2014.  
Judy Odom, Clerk  
Superior Court  
Union County, Georgia  
N(May14,21,28,Jun4)P

**NOTICE OF SALE UNDER POWER**  
**GEORGIA, UNION COUNTY**  
By virtue of a Power of Sale contained in that certain Security Deed from ANNA WOODIN AND EDWARD WOODIN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE BANK, FSB, dated August 17, 2007, recorded August 23, 2007, in Deed Book 724, Page 32-48, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety Thousand and 00/100 dollars (\$90,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Nationstar Mortgage LLC, 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 June, 2014, 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 THE 9TH DISTRICT, 1ST SECTION, LAND LOT 218 OF UNION COUNTY, GEORGIA, CONTAINING 0.50 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY B. KEITH ROCHESTER & ASSOCIATES, INC., DATED JUNE 11, 1987, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 52, PAGE 89. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.  
ALSO CONVEYED IS A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY.  
Said legal description being controlling, however the property is more commonly known as 1604 NOTTELY DAM RD, 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 attorneys' fees (notice to collect same having been given) 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 ANNA WOODIN AND EDWARD WOODIN, 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.  
Nationstar Mortgage LLC., holds the duly endorsed Note and is the current assignee of the Security Deed to your property. Nationstar Mortgage LLC, acting on behalf of and, as necessary, in consultation with Federal Home Loan Mortgage Corporation (the current investor on your loan), is the entity with the full authority to negotiate, amend, and modify all terms of your loan. Pursuant to O.C.G.A. § 44-14-162.2, you may contact Nationstar Mortgage LLC at: Nationstar Mortgage LLC  
350 Highland Drive  
Lewisville, TX 75067  
888-480-2432  
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.  
**NATIONSTAR MORTGAGE LLC**  
as Attorney in Fact for  
ANNA WOODIN AND EDWARD WOODIN  
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: Rubin Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092  
Telephone Number: (877) 813-0992 Case No. NAT-14-01876-1  
Ad Run Dates 05/07/2014, 05/14/2014, 05/21/2014, 05/28/2014  
www.rublinlublin.com/property-listings.php  
N(May7,14,21,28)B

**NOTICE OF SALE UNDER POWER**  
**IN SECURITY DEED**  
**STATE OF GEORGIA**  
**COUNTY OF UNION**  
Under and by virtue of the Power of Sale contained in the Real Estate Deed to Secure Debt from Archway Properties LLC to Bank of Hiawassee dated November 9, 2007, filed November 13, 2007 and recorded in Deed Book 735, Page 43, in the offices of the Clerk of the Superior Court of Union County, Georgia; as assigned to Citizens South Bank by that certain Master Assignment recorded in Deed Book 853, Page 642, aforesaid record; (as same may have been modified from time to time, hereinafter collectively referred to as "Security Deed"); the undersigned will sell at public outcry to the highest and best bidder for cash before the door of the Courthouse of Union County, Georgia, during the legal hours of sale, on the first Tuesday in June, 2014, the following described real property, to wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT, 1st SECTION, LAND LOT 22 OF UNION COUNTY, GEORGIA, CONTAINING 10.0 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY JACK STANLEY, UNION COUNTY, GEORGIA SURVEYOR, DATED JUNE 28, 1982, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK M, PAGE 139. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.  
ALSO CONVEYED IS A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY.  
ALSO CONVEYED IS A 1996 CAVALIER MOBILE HOME VIN NUMBERS ALCAG398556-S41498A AND ALCAD398556S41498B.  
PROPERTY IS MORE COMMONLY KNOWN AS 9448 HAWKSCRAWL ROAD, MORGANTON, GEORGIA 30560.  
The debt secured by the Security Deed is evidenced by a Renewal Note dated November 9, 2007 from Archway Properties LLC to Bank of Hiawassee, in the original principal amount of \$140,047.50, as assigned to Park Sterling Bank, and as the same has been reduced to judgment as evidenced by that certain Default Judgment filed January 9, 2014 in Civil Action File No. 13A47827-S, in the State Court of Union County, State of Georgia (the Note as reduced to judgment is hereinafter referred to as the "Note"); plus interest from date on the unpaid balance until paid, and other indebtedness.  
Default has occurred and continues under the terms of the Note and Security Deed by reason of, among other possible events of default, the nonpayment when due of the indebtedness evidenced by the Note and secured by the Security Deed and the failure to comply with the terms and conditions of the Note and Security Deed. By reason of this default, the Security Deed has been declared foreclosable according to its terms.  
The above-described real property will be sold to the highest and best bidder for cash as the property of Archway Properties LLC, the proceeds to be applied to the payment of said indebtedness, attorneys' fees, and the lawful expenses of said sale, all as provided in the Note and Security Deed. The sale shall be subject to the following: all outstanding ad valorem taxes and/or assessments, if any; possible redemption rights of the Internal Revenue Service, if any; and all prior assessments, easements, restrictions or matters of record.  
To the best of the undersigned's knowledge and belief, the real property is presently owned by Archway Properties LLC.  
To the best of the undersigned's knowledge and belief, the party in possession of the real property is Archway Properties LLC, and tenants holding under it.  
Park Sterling Bank, successor by merger to Citizens South Bank, as successor in interest to Bank of Hiawassee, as Attorney-in-Fact for Archway Properties LLC.  
M. Todd Westfall, Esquire  
Howick, Westfall, McBryan & Kaplan, LLP  
Suite 600, One Tower Creek  
3101 Towercreek Parkway  
Atlanta, Georgia 30339  
(678) 384-7005  
N(May7,14,21,28)B

**NOTICE OF SALE UNDER POWER**  
**GEORGIA, UNION COUNTY**  
Under and by virtue of the Power of Sale contained in that Deed to Secure Debt given by Union Performance Group, LLC to Nantahala Bank & Trust Company, being dated October 20, 2008, recorded in Deed Book 778 Pages 120-128, Union County Georgia records; as subsequently modified in Deed Book 852 Pages 69-72, Union County, Georgia records, and under and by virtue of the Power of Sale contained in that Deed to Secure Debt given by Union Performance Group, LLC to Nantahala Bank & Trust Company, being dated October 20, 2008, recorded in Deed Book 778 Pages 131-139, Union County, Georgia records, as subsequently modified in Deed Book 852 Pages 65-68, Union County Georgia records, (both of the above referenced Deeds to Secure Debt, as modified, shall hereinafter be referred to as "Security Deeds"), there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in June, 2014, the following described real property:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 301, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING A TOTAL OF 4.868 ACRES, AND BEING SHOWN AS TRACT ONE(1)(1.124 ACRES), TRACT TWO(2)(1.617 ACRES), TRACT THREE(3)(1.187 ACRES) AND TRACT FOUR(4)(0.940 ACRES), ON A PLAT OF SURVEY BY CLEVELAND & COX LAND SURVEYING, LLC, DATED 10/02/2008, RECORDED IN PLAT BOOK 61 PAGE 145 UNION COUNTY, GEORGIA RECORDS, WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.  
TRACTS 1, 2, AND 4 ARE SUBJECT TO THE PROPOSED EASEMENT SERVING TRACT 3, AS SHOWN ON SAID PLAT.  
A PORTION OF TRACT 1 IS SUBJECT TO AN EASEMENT RECORDED IN DEED BOOK 126 PAGE 151 UNION COUNTY RECORDS.  
A PORTION OF TRACT 1 IS SUBJECT TO A RIGHT OF WAY DEED RECORDED IN DEED BOOK 124 PAGE 600 UNION COUNTY RECORDS.  
A PORTION OF TRACT 1 IS SUBJECT TO THE RIGHT OF WAY DEEDS RECORDED IN DEED BOOK 124 PAGE 748, DEED BOOK 139 PAGE 722 AND IN DEED BOOK 141 PAGE 476 UNION COUNTY RECORDS.  
THE PROPERTY IS SUBJECT TO ALL TERMS, CONDITIONS AND OTHER MATTERS CONTAINED IN THE AFFIDAVIT BY THE CITY OF BLAIRSVILLE, DATED 4/23/03 AND RECORDED IN DEED BOOK 464 PAGE 52 UNION COUNTY RECORDS.  
THE PROPERTY IS SUBJECT TO THE EASEMENT RECORDED IN DEED BOOK 541 PAGES 566-571, UNION COUNTY RECORDS.  
The debt secured by the Deed to Secure Debt as recorded in Deed Book 778 Pages 120-128, as subsequently modified in Deed Book 852 Pages 69-72, Union County, Georgia records is evidenced by that certain Renewal Promissory Note dated March 1, 2013, from Union Performance Group, LLC to Nantahala Bank & Trust Company, in the original amount of \$526,708.76 (as same may have been further modified, renewed or amended), plus interest from date on the unpaid balance until paid, and other indebtedness. The debt secured by the Deed to Secure Debt as recorded in Deed Book 778 Pages 131-139, Union County, Georgia records, as subsequently modified in Deed Book 852 Pages 65-68, Union County Georgia records is evidenced by that certain Renewal Promissory Note dated March 1, 2013, from Union Powersports, Inc. to Nantahala Bank & Trust Company, in the original amount of \$289,973.75 (as same may have been further modified, renewed or amended), plus interest from date on the unpaid balance until paid, and other indebtedness. Both of the above referenced notes, as they may have been further modified, renewed, or amended are hereinafter collectively referred to as notes.  
The debts secured by said Security Deeds, have been and are 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 notes and Security Deeds. The debts 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 Deeds, 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, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, and matters of record superior to the Security Deeds, first set out above.  
The individual or entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is Tim Hubbs of Nantahala Bank & Trust Company, 120 Siler Road, Franklin, NC 28734; (828)-369-2265. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instruments.  
Said property will be sold as the property of Union Performance Group, LLC. To the best knowledge and belief of the undersigned, the party in possession of the property is Union Performance Group, LLC, or a tenant or tenants.  
Nantahala Bank & Trust Company, as attorney in fact for Union Performance Group, LLC.  
Bruce L. Ferguson  
Bruce L. Ferguson, P.C.  
150 S. Main Street, Ste. D  
Hiawassee, GA 30546  
(706)-896-9699  
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IN THE EVENT YOU HAVE FILED FOR BANKRUPTCY PROTECTION, THIS COMMUNICATION IS NOT AN ATTEMPT TO COLLECT A DEBT BUT IS BEING ISSUED PURSUANT TO GEORGIA PREFORECLOSURE REQUIREMENTS.  
N(May7,14,21,28)B

**STATE OF GEORGIA**  
**COUNTY OF UNION**  
**NOTICE OF POWER OF SALE**  
Under and by virtue the power of sale contained in "Lien for Homeowners Association Dues and/or Assessment(s)" in the principal amount of \$3,060.00, Entered on Lien Docket L14, at Page 12, Union County Records; the undersigned has declared the full unpaid amount of the indebtedness secured by said "Lien for Homeowners Association Dues and/or Assessment(s)" due and pay and payable, and acting under the power of sale under said Lien, for the purpose of paying said indebtedness, will on the first Tuesday in June, 2014, during the legal hours of sale at the Courthouse in Union County, Georgia, sell at public outcry to the highest bidder for cash, the land and all improvements thereon, the property described as follows:  
All that tract of parcel of land lying and being in Land Lots 67 & 68, District 9, Section 1, Union County, Georgia, and being Lot Twenty-Four (24) of Arrowhead Valley RV Park, Phase II, as shown on a plat of survey by J.A. Long & Associates, RS #1579, DATED July 15, 1990, 1994, recorded in Plat Book "Y", Page 70, Union County records.  
The description on said plat is incorporated herein by reference thereto for a full and complete description of the property hereby conveyed.  
The property is conveyed subject to the Declaration of Covenants, Conditions, & Restrictions for the Arrowhead Valley RV Park, as recorded in Deed Book 179, Pages 784-787, Union County records.  
This sale will be held subject to any unpaid taxes or other assessments, which may be liens against said property, and all easements and covenants of record.  
The indebtedness remaining in default, the sale will be made for the purpose of applying the proceeds thereof to the payment of the indebtedness secured by the Lien for Homeowners Association Dues and/or Assessment(s), accrued interest and expenses of the sale and other sums secured by the Lien for Homeowners Association Dues and/or Assessment(s), and the remainder, if any, shall be applied as permitted by law.  
To the best of the undersigned's knowledge and belief, the property is in the possession of STEPHEN E. HULTBERG and GLORIA F. HULTBERG, and said property will be sold as the property of STEPHEN E. HULTBERG and GLORIA F. HULTBERG.  
This law firm is acting as a debt collector attempting to collect a debt and all information obtained shall be used for that purpose.  
James L. Bass, P.C., P.O. Box 609, Blue Ridge, Georgia, 30513. (706) 632-3001  
N(May7,14,21,28)B