

North Georgia News

Legal Notices for August 20, 2014

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Rosemarie L. Cuomo.
All debtors and creditors of the estate of Rosemarie L. Cuomo, 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 August, 2014.
By: Stephanie Anne Cuomo Miller,
24 Deuces Wild Rd.
Blairsville, GA. 30512
N(Aug13,20,27,Sept3)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Roberta K. Tower,
All debtors and creditors of the estate of Roberta K. Tower, 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 4th day of August, 2014.
By: Kristi Tower,
5385 SE Orange St.
Stuart, FL. 34997
N(Aug13,20,27,Sept3)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Omah L. Rogers,
All debtors and creditors of the estate of Omah L. Rogers, 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 August, 2014.
By: Nancy Rogers Dyer,
326 Jimmy Nicholson Rd.
Blairsville, GA. 30512
N(Aug20,27,Sept3)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Mary C. Payne,
All debtors and creditors of the estate of Mary C. Payne, 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 15th day of August, 2014.
By: Darlene Gail Murphy,
3045 Jones Creek Rd.
Blairsville, GA. 30512
N(Aug20,27,Sept3,10)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Warren Herron Spiva,
All debtors and creditors of the estate of Warren Herron Spiva, 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 14th day of August, 2014.
By: Henry Eugene Spiva,
4070 Indian Town Rd.
Marietta, GA 30066
N(Aug20,27,Sept3,10)B

STATE OF GEORGIA UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Adith P. Everett,
All debtors and creditors of the estate of Adith P. Everett, 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 15th day of August, 2014.
By: Helena C. Kemp,
65 Terrace Trail
Hiram, GA. 30141
N(Aug20,27,Sept3,10)B

NOTICE OF INTENT TO INCORPORATE

Notice is given that Articles of Incorporation which will incorporate Vietnam Veterans of America Chapter #1101, Inc., has been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation will be located at 379 Foster Lane, Blairsville, GA 30512 and its initial registered agent at such address is Mike Priven.
N(Aug13,20)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

In Re: The Name Change of:
PATRICIA ELIZABETH HEZLITT, Petitioner.
Case No.: 14-CV-419-SG
NOTICE OF PETITION TO CHANGE NAME OF PATRICIA ELIZABETH HEZLITT
Notice is hereby given that Patricia Elizabeth Hezlitt, by and through the undersigned, filed her Petition in the Superior Court of Union County, Georgia, on or about the 31st day of July, 2014, praying for a change in the name from Patricia Elizabeth Hezlitt to Tricia Elizabeth Hezlitt.
Notice is hereby given pursuant to law to any interested or affected party to appear in said court to file objections to such name change. Objections must be filed with said court within 30 days of the filing of the Petition to Change Name of Patricia Elizabeth Hezlitt.
This 31st day of July, 2014.
AKINS & DAVENPORT, P.C.
Daniel J. Davenport
Attorney for Petitioner
Georgia Bar No. 821237
80 Town Square
P.O. Box 923
Blairsville, GA 30514
(706) 745-0032
N(Aug6,13,20,27)B

NOTICE OF TIMBER SALE

The Blue Ridge Ranger District is advertising an Integrated Resources Timber Contract to be awarded by best value selection. Timber removal includes 5,819 ccf across 13 units in Union and Fannin Counties. Project work includes Hemlock Woolly Adegild Treatment, Non-native Invasive Species Control, Gate Installation, and Road Maintenance. A pre-bid conference will be held at the Blue Ridge Ranger District Office on 8/28/2014 at 9:00 am with prospective bidders. Contract packet may be obtained at the Blue Ridge Ranger District Office or on the web.
NT(Aug20)B

NOTICE (For Discharge from Office and all Liability) PROBATE COURT OF UNION COUNTY

Re: PETITION OF BETTY O. RHODES FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF GUY OWENBY, DECEASED.
To whom it may concern:

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before September 2, 2014.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. 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 Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006
N(Aug20)B

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by TOM L. LOYD AND LISA S. LOYD to PRIMARY CAPITAL ADVISORS LC, dated 02/15/2002, and Recorded on 02/18/2002 as Book No. 407 and Page No. 164-182, UNION County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$125,400.00, 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 September, 2014, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SECTION OF LAND LOT 130 OF UNION COUNTY, GEORGIA, CONTAINING 2.34 ACRES, MORE OR LESS, AND BEING PART OF TRACTS 3 AND 5 OF BIG SKY COUNTRY, AS SHOWN ON A PLAT OR SURVEY BY M.E. RICHARDS, UNION COUNTY, SURVEYOR, DATED 3/11/87 AND RECORDED IN PLAT BOOK S, PAGE 157, UNION COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF LAND LOTS 115, 116, 129 AND 130, RUN THENCE S 35 45 53 E 1514.39 FEET TO AN IRON PIN; THENCE S 15 12 E 248.97 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING, RUN THENCE S 15 12 E 271.15 FEET TO AN IRON PIN; THENCE S 55 46 30 W 300.0 FEET TO AN IRON PIN; THENCE N 54 03 W 209.94 FEET TO AN IRON PIN; THENCE N 48 30 E 80.24 FEET TO AN IRON PIN; THENCE N 34 31 21 W 156.95 FEET TO AN IRON PIN; THENCE N 52 53 08 E 66.08 FEET; THENCE S 40 02 E 69.99 FEET TO AN IRON PIN; THENCE N 85 03 E 47.66 FEET TO AN IRON PIN; THENCE N 80 56 E 97.45 FEET; THENCE N 48 30 E 179.46 FEET TO THE TRUE POINT OF BEGINNING.

GRANTOR ALSO GRANTS TO GRANTEE AN EASEMENT FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY, SAID EASEMENT TO RUN TO THE ROAD ALONG THE DRIVEWAY EASEMENT AS SHOW ON SAID PLAT. PROPERTY IS CONVEYED SUBJECT TO THE RESTRICTIONS OF RECORD PERTAINING TO BIG SKY COUNTRY AS RECORDED IN DEED BOOK 122, PAGE 678, UNION COUNTY RECORDS. GRANTOR GRANTS TO GRANTEE A PERPETUAL WATER RIGHT TO THE WELL LOCATED ON THE 0.84 ACRE TRACT PRESENTLY OWNED BY ALFRED AND YVONNE SMODE WITH THE RIGHT TO RUN AND MAINTAIN THE NECESSARY WATER LINES TO THE PROPERTY OF GRANTEE WITH THE THREE PARTIES USING THE WELL, TO BE EQUALLY RESPONSIBLE FOR THE UPKEEP AND MAINTENANCE AND THE POWER BILL.

THE PROPERTY IS CONVEYED SUBJECT TO THE POWERLINE EASEMENT TO BLUE RIDGE MOUNTAIN EMC, AS RECORDED IN DEED BOOK 126, PAGE 229, AND PAGE 149, PAGES 667-668, UNION COUNTY RECORDS. 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). WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with FEDERAL HOME LOAN MORTGAGE CORPORATION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD., MAC# X7801-014, FT. MILL, SC 29715, 803-396-6000. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 5142 HIGHLAND WOOD DRIVE, BLAIRSVILLE, GEORGIA 30512 is/are: TOM L. LOYD AND LISA S. LOYD 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) 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. WELLS FARGO BANK, N.A. as Attorney in Fact for KATHY S. GRIZZLE AND VAUGHN R. GRIZZLE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000004498341 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

N(Aug6,13,20,27)B

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by KATHY S. GRIZZLE AND VAUGHN R. GRIZZLE to WELLS FARGO BANK, N.A., dated 12/17/2009, and Recorded on 02/05/2010 as Book No. 825 and Page No. 362-374, UNION County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$64,983.54, 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 September, 2014, the following described property: THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE STATE OF GEORGIA, COUNTY OF UNION, AND DESCRIBED AS FOLLOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 292 OF THE 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 1.50 ACRES, MORE OR LESS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF JOHNNY GAP ROAD AND THE CENTER LINE OF SOUTH COOPER CREEK ROAD; THENCE FOLLOWING THE SOUTH CENTER LINE OF COOPER CREEK ROAD WEST 115 FEET; THENCE SOUTH 450 FEET; THENCE EAST 232 FEET TO CENTER LINE AT JOHNNY GAP ROAD; THENCE FOLLOWING CENTER LINE AT JOHNNY GAP ROAD NORTH 496 FEET TO THE POINT OF BEGINNING.
APN #: 045 009 B

BEING THE SAME PROPERTY CONVEYED TO KATHY S. GRIZZLE AND VAUGHN R. GRIZZLE, TENANCY NOT STATED, BY DEED FROM KATHY S. GRIZZLE, TENANCY NOT STATED, DATED 6/30/09, FILED 6/30/09 AND RECORDED IN DEED IN BOOK 805, PAGE 609 IN UNION COUNTY RECORDS. 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). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD, FORT MILL, SC 29715, 803-396-6000. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 9575 JOHNNY GAP RD, SUCHES, GEORGIA 30572 is/are: KATHY S. GRIZZLE AND VAUGHN R. GRIZZLE 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) 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. WELLS FARGO BANK, N.A. as Attorney in Fact for KATHY S. GRIZZLE AND VAUGHN R. GRIZZLE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000004498341 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

N(Aug6,13,20,27)B

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