

North Georgia News

Legal Notices for August 27, 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

**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

**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/Aug13,20,27,Sept3

**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

**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

**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

**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

**NOTICE OF UNCLAIMED PROPERTY
VALUE AT MORE THAN \$75**
Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that on January 1, 2013, said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia.

PROPERTY Owner
1) \$270.00 US Currency Calib Paul Nix
2) \$502.00 US Currency Bill Douglass Burnette
Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The serial numbers to the above listed items have been partially hidden, owner must be able to prove which case the items was seized from or have valid proof of purchase indicating the complete serial number.

Mack Mason, Sheriff
Union County, Ga.
378 Beasley Street
Blairsville, Ga. 3051
(706)439-6066
N/Aug27,Sept3,10,17

NOTICE
The undersigned hereby certify that AmeriGas Propane, L.P. is conducting a business at 3700 Highway 515 East in the City of Blairsville, County of Union, State of Georgia under the name of Heritage Propane, and that the nature of the business is propane gas distribution, sales and service, and that said business is composed of the following corporation: AmeriGas Propane, L.P., 460 N. Gulph Rd., King of Prussia, PA 19406.
N/Aug27,Sept3

**STATE BOARD MEMBER
TO HOLD PUBLIC HEARING**
RE: Estate of Warren Herron Spiva,
September 9, 2014
Kevin Boyd to Host
State Board of Education Ninth District Public Hearing

The State Board of Education will hold a public hearing for citizens in the Ninth Congressional District on Tuesday, September 9, 2014. The meeting will be held from 7:00 - 8:00 p.m. at Gainesville High School, Pam Ware Theatre, 830 Century Place, Gainesville, GA.
The purpose of the hearing is to hear comments from interested citizens and educators within the congressional district regarding the performance and problems of public education. This includes hearing comments about the Common Core Georgia Performance Standards in Mathematics and English Language Arts as part of the State Board's formal evaluation of these standards.

Persons wishing to speak should sign in upon arrival. For more information, please contact Mrs. Debbie Caputo at 404-657-7410.
The Georgia Department of Education does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. Individuals who need assistance or auxiliary aids for participation in this public forum are invited to make their needs known to Mrs. Debbie Caputo at (404) 657-7410, no later than 72 hours before the scheduled event.
NT/Aug27,Sept3

**NOTICE OF SALE UNDER POWER,
UNION COUNTY**
Pursuant to the Power of Sale contained in a Security Deed given by Tony Medeiros and Carol A. Medeiros to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Mortgage Services, Inc. dated 4/8/2009 and recorded in Deed Book 796 Page 264, Union County, Georgia records; as last transferred to or acquired by Ocwen Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of \$ 221,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on October 07, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property:

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 Tract "A", containing 1.00 acres, more or less, as shown on a plat of survey by Tim Cable and Associates, dated June 20, 2006, and recorded in Union County Records in Plat Book 58, Page 218. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

And
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 Tract "B", containing 0.94 acres, more or less, as shown on a plat of survey by Tim Cable and Associates, dated June 20, 2006, and recorded in Union County Records in Plat Book 58, Page 218. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Also conveyed is a nonexclusive perpetual easement for the use of the roads for ingress and egress, running from Cook Henry Road and Old Morganton Highway to the above described property, as shown on above described plat recorded in Plat Book 58, Page 218.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 5250 East Cook Henry Road, Morganton, GA 30560 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Tony Medeiros and Carol A. Medeiros or tenant or tenants.

Ocwen Loan Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Ocwen Loan Servicing, LLC
Foreclosure Loss Mitigation
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409
1-877-596-8580

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Ocwen Loan Servicing, LLC as agent and Attorney in Fact for Tony Medeiros and Carol A. Medeiros
Aldridge Connors, LLP, 15 Piedmont Center,
3575 Piedmont Road, N.E., Suite 500, Atlanta,
Georgia 30305, (404) 994-7400.
1017-657110A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-657110A
N/Aug27,Sept3,10,17,24,Oct1

**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 48 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 13 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. Provided 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. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC. as Attorney in Fact for TOM L. LOYD AND LISA S LOYD. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000004486494 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

N/Aug6,13,20,27

**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. 00000004486341 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

N/Aug6,13,20,27