

# North Georgia News

## Legal Notices for December 19, 2018

**NOTICE OF SERVICE BY PUBLICATION**  
**JAMES B. NUTTER & COMPANY vs. NINA B. SEYMOUR & GEORGE D. SEYMOUR**  
CIVIL ACTION NO.: 18-CV-212-PJI  
SUPERIOR COURT OF UNION COUNTY, GEORGIA  
TO: NINA B. SEYMOUR & GEORGE D. SEYMOUR  
The above-styled Motion for Service by Publication having been read and considered; and it appearing Plaintiff has taken diligent steps to search for Defendants Nina B. Seymour & George D. Seymour, and has satisfied all requirements for service of process by publication; IT IS THEREFORE ORDERED that Plaintiff's Motion is hereby GRANTED and that service shall issue on Defendants Nina B. Seymour & George D. Seymour by publication as provided by law. SO ORDERED THIS 1st day of November 2018. Judge, Superior Court of Union County Prepared and presented by: s/David S. Perrie, Bar No. 572530, Kristlie Kelly Bar No. 412755 Attorneys for Plaintiff PERRIE & ASSOCIATES, LLC 100 Galleria Parkway Suite 1170 Atlanta, Georgia 30339 770.579.2700 Phone 404.214.6686 Fax davidperrie@perrielaw.com kkelly@perrielaw.com

N(Dec19,26,Jan2,9)B

### NOTICE OF SALE

Notice is given that Gumlog Storage will sell the content of rental unit #24, said contents belonging to Gene Fugate. Said sale shall take place on Friday, January 4th, 2019 at 10:30 outside the Gumlog Storage Unites, located at the intersection of 129N (Murphy Hwy) and Gumlog Road, Blairsville, GA.

N(Dec19,26)P

### IN THE JUVENILE COURT OF Union COUNTY

#### STATE OF GEORGIA

#### IN THE INTEREST OF:

riley j. lowry

DOB: 02-02-2004

SEX: feMALE

case no. 144-18j-67a

taylor lowry

DOB: 01-26-2003

SEX: MALE

case no. 144-18j-68a

#### CHILD UNDER THE AGE OF EIGHTEEN

#### NOTICE OF DEPENDENCY HEARING

TO: CLINT LOWRY

By Order for Service by Publication dated the 14 day of November 2018, you are hereby notified that on the 3rd day of October, 2018, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Protective Order against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General William Mercer an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

The Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 16 day of January, 2019 at 1:30 p.m., at the Towns County Courthouse, Hiawassee, Georgia.

The children 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 \_\_\_\_ day of \_\_\_\_\_, 2018.

Honorable Jeremy Clough

Judge, Juvenile Court

Towns County, Georgia

Enotah Judicial Circuit

N(Dec5,12,19,26)B

### IN THE JUVENILE COURT OF Union COUNTY

#### STATE OF GEORGIA

#### IN THE INTEREST OF:

SAGE MARADIAGA

DOB: 02-21-2012

SEX: FEMALE

case no. 144-18j-111a

RHEN STROUD

DOB: 01-26-2018

SEX: MALE

case no. 144-18j-110a

#### CHILD UNDER THE AGE OF EIGHTEEN

#### NOTICE OF DEPENDENCY HEARING

TO: ANTONY MARADIAGA

By Order for Service by Publication dated the 14 day of November 2018, you are hereby notified that on the 3rd day of October, 2018, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Protective Order against you as to the above-named children alleging the children are dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General William Mercer an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

The Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 16 day of January 2019 at 1:30 p.m., at the Towns County Courthouse, Hiawassee 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 \_\_\_\_ day of \_\_\_\_\_, 2018.

Honorable Jeremy Clough

Judge, Juvenile Court

Towns County, Georgia

Enotah Judicial Circuit

N(Dec5,12,19,26)B

### NOTICE OF INCORPORATION

Notice is given that Articles of Incorporations that will incorporate Living Well Counseling, P.C., have been delivered to the Secretary of State for filing in accordance with the Georgia Professional Corporation Code. The initial registered office of the Corporation is located at 196 Poteete Creek Road, Blairsville, Georgia 60512-1787, Union County, and its initial registered agent at such is Fred Poteet.

N(Dec12,19)P

### NOTICE

Notice is given that articles of incorporation that will incorporate Derrick Whittle Memorial Fund, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Non-Profit Corporation Code. The initial registered office of the corporation is located at 3079 Trackrock Gap Road, Blairsville, GA 30512 and its registered agent at such address is Sharon Whittle.

N(Dec12,19)B

### NOTICE

Notice is given that a notice of intent to dissolve RMG Design Services, LLC, a Georgia corporation with its registered office at 1659 Ivylog Creek Rd, Young Harris, GA 30582, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code.

N(Dec12,19)P

### NOTICE

(For Discharge from Office and all Liability)  
PROBATE COURT OF UNION COUNTY  
Re: PETITION OF BRENDA GAIL SOSEBEE BERRY. FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF ELLAREE S. FORTENBERRY, 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 December 31, 2018.

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(Dec19)B

### NOTICE OF ARTICLES OF AMENDMENT

Notice is given that Articles of Amendment which will change the name of BLAIRSVILLE ANIMAL HOSPITAL, P.C. to BAH TRANSITION, P.C. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The registered office of the corporation is located at 294 Cleveland Street, Blairsville, GA 30512. The registered agent is Eric Seifarth.

N(Dec19,26)P

### STATE OF GEORGIA

#### UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ruth Jean Handy,

All debtors and creditors of the estate of Ruth Jean Handy, 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 December, 2018.

By: Deborah Lynn Savery

125 Lazy Pines Ln.

Blairsville, GA 30512

N(Dec19,26,Jan2,9)B

### STATE OF GEORGIA

#### UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Carol F. Head,

All debtors and creditors of the estate of Carol F. Head, 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 30th day of November, 2018.

By: Jimmy C. Tallent

P0 Box 398

Blairsville, GA 30514

N(Dec5,12,19,26)B

### IN THE PROBATE COURT OF UNION COUNTY

#### STATE OF GEORGIA

#### IN RE:

NED E. GOOCH, DECEASED

ESTATE NO. 18-161

#### NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Laura Carol Gooch for a year's support from the estate of Ned E. Gooch, 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 December 26, 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

N(Dec5,12,19,26)B

### NOTICE OF SALE UNDER POWER

#### GEORGIA, UNION COUNTY

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by William E. Campbell to First Horizon Home Loan Corporation, dated January 13, 2004, recorded in Deed Book 506, Page 448, Union County, Georgia Records and as re-recorded in Deed Book 820, Page 560, Union County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 1068, Page 409, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-FIVE THOUSAND AND 0/100 DOLLARS (\$155,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Wednesday in January, 2019, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Nationstar Mortgage LLC d/b/a Mr.Cooper is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX 75019, 888-850-9398x3705. To the best knowledge and belief of the undersigned, the party in possession of the property is William E. Campbell, Estate of William E. Campbell and Patricia B. Campbell a/k/a Patricia B. Norwood or a tenant or tenants and said property is more commonly known as 3930 Highland Lane, Blairsville, Georgia 30512. 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 d/b/a Mr.Cooper as Attorney in Fact for William E. Campbell McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 1st Section,7th District, Land Lot 94, Union County, Georgia, containing 4.58 acres and being Lot Six (6) of Skeenah Highlands as shown on a plat of survey by Roy A. Terrell, RS #1700, dated 11/26/84, and recorded in Plat Book P, page 203 Union County records, which description ion said plat is incorporated herein by reference. The property is conveyed subject to the road easement as shown on said plat. The property is conveyed subject to the restrictions recorded in Deed Book 155 page 412 Union County Records. The property is conveyed subject to the powerline easement granted to Blue Ridge Mountain EMC recorded in Deed Book 155 page 409 Union County Records. MR/hq1 1/2/19 Our file no. 5754314 - FT2

N(Dec5,12,19,26)B

### NOTICE OF SALE UNDER POWER,

#### UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by James Callear to Mortgage Electronic Registration Systems, Inc. as nominee for Ally Bank (Corp.)

dated 4/25/2012 and recorded in Deed Book 902 Page 467 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 \$ 150,454.00, 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 Court-house door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on January 02, 2019 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

SITUATED IN THE COUNTY OF UNION AND STATE OF GEORGIA:  
4.63 ACRES OF LAND LOT NUMBER 106 OF THE 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING LOT NUMBER 8 OF FISH GAP COVE SUBDIVISION AS SHOWN ON A PLAT OF SURVEY MADE BY NORTH GEORGIA LAND SURVEYORS, ROY A. TERRELL, G.R.L.S. NUMBER 1700, DATED AUGUST 3, 1983, REVISED JULY, 1984 AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT IN PLAT BOOK P, FOLIO -22- AND REFERENCE IS HEREMADE TO SAID PLAT FOR A FULL AND COMPLETE DESCRIPTION HEREIN.

PPN: 041 012

JAMES CALLEAR

452 ANGEL FISH ROAD, BLAIRSVILLE GA 30512  
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 452 Angel Fish Road, Blairsville, GA 30512 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): James Callear 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 James Callear  
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.  
1017-2438A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-2438A

N(Dec5,12,19,26)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 WILLIAM FARIAS to UNITED COMMUNITY BANK, dated June 21, 2011, recorded July 20, 2011, in Deed Book 873, Page 587, Union County, Georgia records, as modified by Modification of Security Deed dated June 21, 2013, recorded in Deed Book 950, Page 184, Union County, Georgia records, said Security Deed being given to secure a Note from WILLIAM FARIAS dated June 21, 2013, in the original principal amount of Sixty Nine Thousand Six Hundred Seventy Nine and 90/100 (\$69,679.90) Dollars, with interest due thereon 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 Wednesday in January, 2019, the following described property:

All that tract or parcel of land lying and being in Land Lot 228, 9th District, 1st Section, Union County, Georgia, being Lot Eighty-four (84), containing 1.17 acres, more or less and Lot Eighty-five (85) containing 2.12 acres, more or less, of The Arbor, Phase II, as shown on a plat of survey by Blue Ridge Mountain Surveying, Inc. dated May 16, 2011, as recorded in Plat Book 64, Pages 29-30 ("Plat"), Union County, Georgia records, which description is incorporated herein by reference and made a part hereof.

Only Lot 85 is conveyed subject to the 50 foot state waters buffer as shown on said Plat. Only Lot 85 is conveyed subject to the designated 100 foot septic spring buffer as referenced on the Plat.

The property is conveyed with and subject to said access easement as referenced on the Plat.

The property is subject to the road easements as shown on said Plat.

The property is subject to the restrictions recorded in Deed Book 736, Pages 232-292, as amended in Deed Book 847, Page 408-410, Union County, Georgia records.

The property is subject to the restrictions recorded in Deed Book 868, Pages 199-200, Union County, Georgia records.

The property is subject to the Notice of Annexation as recorded in deed Book 847, Pages 411-414, Union County, Georgia records.

The property is subject to the Transmission Line easement as recorded in Deed Book 00, page 307, Union County, Georgia records.

The property is subject to the easement to USA as recorded in Deed Book 56, Pages 160-162, Union County, Georgia records.

The property is subject to the easement to Blue Ridge Mountain EMC as recorded in Deed Book 137, Pages 257-258 and Deed Book 695, Pages 12-13, Union County, Georgia records.

The property is subject to the Reciprocal Easement in Deed Book 558, Pages 670-672, Union County, Georgia records.

Grantor grants to Grantee, their successors, heirs and assigns a non-exclusive, perpetual, ingress/egress and access easement along and thru the subdivision roads to and from Arbor Acres Farm Road as depicted on the above referenced survey.

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 WILLIAM FARIAS or a tenant or tenants.

UNITED COMMUNITY BANK,

as attorney in Fact for WILLIAM FARIAS

L. Lou Allen

Stites & Harbison, PLLC

520 West Main Street

Blue Ridge, Georgia 30513

(404) 739-8893

File No. 7484A

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

N(Dec5,12,19,26)B