

# North Georgia News

## Legal Notices for December 23, 2015

### STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Owen William Trull,  
All debtors and creditors of the estate of Owen William Trull, 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 7th day of December, 2015.

By: Mark Adam Trull,  
Personal Representative  
57 Robert Hull Ln.  
Blairsville, GA 30512

N(Dec16,23,30,Jan6)B

### STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Betty York Ray,  
All debtors and creditors of the estate of Betty York Ray, 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 7th day of December, 2015.

By: Jacquelyn R. Law,  
Personal Representative  
3232 Bay Estates Dr.  
Miramar Beach, FL 32550

N(Dec16,23,30,Jan6)B

### IN THE SUPERIOR COURT FOR THE COUNTY OF UNION STATEE OF GEORGIA

#### IN THE MATTER OF:

Adoption of a minor child to be known as Jimmy Elbert Jones,  
Linda Jones and Jimmy Jones, Petitioners

#### NOTICE OF PUBLICATION

FILE NO. SG-15-A10-1

TO: Kevin Teague, the biological father of Caleb Vance Teague

An application for adoption of Caleb Vance Teague, born in 2006, a minor child, has been filed with the Superior Court of Union County, Georgia on October 1, 2015.

An Order for Publication was signed by the Honorable N. Stanley Gunter on November 2, 2015.

A final hearing on this matter will be held in Union Superior Court on the 7th day of January, 2016 at 9:00 a.m. at the Union County Courthouse.

Should you fail to object to this application, you are subject to having all parental rights to the above-said minor child terminated by the court.

WITNESS the Honorable N. Stanley Gunter, Judge, Union Superior Court on this 12 day of November, 2015.

Judy Odom, Clerk  
Union Superior Court

N(Dec2,9,16,23)B

### IN THE SUPERIOR COURT FOR THE COUNTY OF UNION STATE OF GEORGIA

#### IN THE MATTER OF:

Adoption of a minor child to be known as Jimmy Elbert Jones,  
Linda Jones and Jimmy Jones, Petitioners

#### NOTICE OF PUBLICATION

FILE NO. SG-15-A10-1

TO: Jennifer Mae Teague, the biological mother of Caleb Vance Teague

An application for adoption of Caleb Vance Teague, born in 2006, a minor child, has been filed with the Superior Court of Union County, Georgia on October 1, 2015.

An Order for Publication was signed by the Honorable N. Stanley Gunter on November 2, 2015.

A final hearing on this matter will be held in Union Superior Court on the 7th day of January, 2016 at 9:00 a.m. at the Union County Courthouse.

Should you fail to object to this application, you are subject to having all parental rights to the above-said minor child terminated by the court.

WITNESS the Honorable N. Stanley Gunter, Judge, Union Superior Court on this 12 day of November, 2015.

Judy Odom, Clerk  
Union Superior Court

N(Dec2,9,16,23)B

#### NOTICE

Notice is hereby given that American 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 Thursday, December 31, 2015 at 10 a.m. at American Mini Storage, 1625 Blue Ridge Hwy., Blairsville, GA 30512, County of Union, State of Georgia.

Nannette McCravey #005, Beth Anne Kandyrin #072, Stephen Gooch #087-103, Joseph Awkins #108.

This auction will be a cash sale to highest bidder. Sale subject to cancellation in the event of settlement between owner and obligated party.

N(Dec9,16,23)P

### IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF

AUGUST BALDWIN TURNER, DECEASED

ESTATE NO. 15-108

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT

The Petition of Teresa Tidwell Turner, for a year's support from the estate of August Baldwin Turner, 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 January 4, 2016, 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., Ste. 8

Blairsville, GA 30512

Address

(706) 439-6006

Telephone Number

N(Dec9,16,23,30)B

### IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF

LISA LAUREN BEDFORD, MINOR

ESTATE NO. 15-131

#### NOTICE

Date of mailing, if any \_\_\_\_\_ Date of second publication, if any 12/16/15

TO: Travis Lee Bedford

You are hereby notified that Sabrina Jeanne Bedford has filed a Petition seeking to be appointed temporary guardian(s) of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia 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.

NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is filed, the Petition may be granted without a hearing.

N(Dec9,16)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 Ray Groves and Wilma Groves to Mortgage Electronic Registration Systems, Inc., as nominee for United Community Mortgage Services, Inc., its successors and assigns dated 07/14/08, recorded in Deed Book 768, Page 421, Union County, Georgia Records, as last transferred to James B. Nutter & Company by assignment recorded in Deed Book 864 , Page 500 , Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of \$285,000.00, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash or certified check only before the courthouse door of Union County, Georgia within the legal hours of sale on January 5, 2016, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 261 of Union County, Georgia, containing 1.12 acres, more or less, and being further identified as Tract 2, as shown on plat of survey by Jack Stanley, dated March 31, 1977, and recorded in Union County Records in Plat Book F, Page 207. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). James B. Nutter & Company services the above referenced loan on behalf of the current owner of the loan. James B. Nutter & Company can be contacted at 800-315-7334 or by writing to Westport Plaza Office 4153 Broadway Kansas City, MO 64111, to discuss possible alternatives to foreclosure. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: James B. Nutter & Company, Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. 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. To the best knowledge and belief of the undersigned, the party in possession of the property is Ray Groves and Wilma Groves or a tenant or tenants and said property is more commonly known as 3474 Pat Colwell Rd, Blairsville, GA 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. RCO Legal, P.S. 2970 Clairmont Road NE, Suite 780 Atlanta, GA 30329 (770)-234-9181 www.rcolegal.com 7870.20878 TS#: 7870.20878 FEI # 2013.03669 12/09/2015, 12/16/2015, 12/23/2015, 12/30/2015 ,

N(Dec9,16,23,30)B