

North Georgia News

Legal Notices for August 18, 2021

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Mary Anne Sellers
All debtors and creditors of the estate of Mary Anne Sellers, 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 23rd day of July, 2021.
By: Kevin Sellers
327 Mira Monte
Grand Junction, CO 81507
N(Aug28,Aug4,11,18)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Annie Jeanette Poplin
All debtors and creditors of the estate of Annie Jeanette Poplin, 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 23rd day of July, 2021.
By: Lavern (L.A.) Allen Williams
951 Ivylog Creek Rd.
Young Harris, GA 30582
N(Aug28,Aug4,11,18)

LAKE NOTTELY SELF STORAGE
NOTICE OF PUBLIC SALE
Lake Nottely Self Storage notice of public sale, located at 76 Gibbs Road, Blairsville, Georgia 30512, will hold a public sale to the highest bidder on or after September 2, 2021. This sale is to enforce a lien on said property pursuant to the Georgia Self Storage Facility Act Georgia Code Section 10-4-210/10-4-215. Unit B12-Westmiller, E11A- Phipps, E10C-Lejeune, A17-Strickland. Goods are general household items. The terms of the sale are cash only and must be paid for at the time of sale. All goods are sold as is. Lake Nottely Self Storage reserves the right to withdraw from such sale or reject any bids. All contents must be removed completely from the premises within 48 hours.
(706) 994-7927.
N(Aug28,29)

NOTICE
TO ANY PERSON OR ENTITY WHO MAY CLAIM TITLE, RIGHT, OR INTEREST IN THAT CERTAIN REAL PROPERTY COMMONLY KNOWN AS LOT 6 AND LOT 7 OF THE NOTTELY FALLS SUBDIVISION AND/OR SURROUNDING AREAS UNDERNEATH THE TVA FLOWAGE EASEMENT OF LAKE NOTTELY, please be advised that on or about November 6, 2020, a quiet title lawsuit involving said property was filed styled Murray v. ME Crossing, LLC, Union County (Georgia) Superior Court Civil Action No. SUCV2020000286. On or about July 21, 2021 the special master ordered that all potential claimants to the aforementioned properties shall be afforded notice of the above-styled quiet action. Accordingly, should you claim any title, right, or other interest in said properties, you are hereby directed to immediately file with the Clerk of Court for the Superior Court of Union County (Georgia) an answer or other appearance setting forth the nature of said claim and serve a copy of the same upon the Law Office of Daniel R. Duello, LLC, 426 Cleveland Street, Suite 4, Blairsville, Georgia 30512 and upon Weissman PC, One Alliance Center, 4th Floor, Atlanta, Georgia 30326.
N(Aug4,11,18,25)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
TRUDY MATHIS and,
LUTHER MATHIS
Plaintiffs,
v.
RUSSELL CLARK and
JOSEPH CODDINGTON
Defendants.
Civil Action
File Number: 2021-CV-0018JP
NOTICE OF SUMMONS
TO: RUSSELL CLARK, WHEREABOUTS UNKNOWN
TO: JOSEPH CODDINGTON, WHEREABOUTS UNKNOWN
A Complaint for Custody was filed in the Superior Court of Union County, Georgia by Plaintiffs TRUDY MATHIS and LUTHER MATHIS on June 18, 2021.
You are hereby notified that the above-styled action is seeking Custody and you are therefore given notice of said suit and are directed to file any response within thirty (30) days of the Order for Publication entered by the Court on July 21, 2021. You are hereby commanded and required to file with the Clerk of said Court and serve upon Janna D. Akins, Plaintiffs' attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia 30514, an answer to the Complaint.
Witness the hand of the Honorable Joy Parks, Superior Court Judge, Union County, this 26 day of July 2021.
Judy Odom, Clerk of Superior Court
N(Aug4,11,18,25)

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
ROGER LEE KRALL, DECEASED
ESTATE NO. 21-99
PETITION BY PERSONAL REPRESENTATIVE FOR
WAIVER
OF BOND AND/OR GRANT OF CERTAIN POWERS
NOTICE
Robert Krall has/have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons 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 August 30, 2021.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. 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(Aug4,11,18,25)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Vaunda S. Gibson
All debtors and creditors of the estate of Vaunda S. Gibson, 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 6th day of August, 2021
By: Susan G. Comer
289 12 Point Rd.
Blairsville, GA 30512
N(Aug11,18,25,Sept1)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Robert Ralph Latoza
All debtors and creditors of the estate of Robert Ralph Latoza, 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 6th day of August, 2021
By: Barbara Ann Corcoran
15011 E. Twilight View Dr.
Fountain Hills, AZ 85268
N(Aug11,18,25,Sept1)

NOTICE OF SALE
Notice is hereby given that Union County, a political subdivision of the state of Georgia, on behalf of the Union County Sheriff's Office, will be holding a public auction on the courthouse steps in Union County for the sale of the below described property to be sold to the highest and best bidder for cash during the legal hours of sale on the 7th day of September, 2021.
208 Praise the Lord Ln., Blairsville, Union County, Georgia 30512. More particularly described as Tract B of Land Lot 66, 1st Section, 9th District of Union County, Georgia, consisting of 1.5 acres (See Deed Book 1252, Page 662, Union County Clerk of Superior Court Records).
Bidders must register prior to the cry of the auction and either have certified funds or a binding letter of credit from a bank.
Lamar Paris, Commissioner
Union County, Georgia
N(Aug11,18,25,Sept1)

NOTICE OF SUPERIOR COURT
OF UNION COUNTY
Petition for the Adoption of J.L.K. a minor child
Superior Court of Union County;
CAAFN: JP-21-A5-5
TO: Jason Lee Kelley
By Order of the Court for Service by Publication dated August 2, 2021, you are hereby notified that on May 19, 2021, KAYLE WHITNEY PAYNE filed a Petition for Adoption and a Motion to Terminate your parental rights. Pursuant O.C.G.A. § 19-8-10 you are hereby notified to appear and show cause why your parental rights to said child should not be terminated on September 8, 2021, at 8:45 a.m. at the Union County Courthouse in Blairsville, Georgia and/or Zoom Videoconferencing. Any interested party may contact the Judicial office at (706) 482-2512 to obtain the Zoom Videoconferencing information.
N(Aug11,18,25,Sept1)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Robert Ralph Latoza
All debtors and creditors of the estate of Robert Ralph Latoza, 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 10th day of August, 2021.
By: Barbara Ann Corcoran
15011 East Twilight View Drive
Fountain Hills AZ 85268.
N(Aug18,25,Sept1,8)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Lula Mae Parker
All debtors and creditors of the estate of Lula Mae Parker, 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 13th day of August, 2021
By: Betty Jean Woody
98 Northside Rd.
Suches, GA 30572
N(Aug18,25,Sept1,8)

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
ALAN ROBERT BRUEMMER, DECEASED
ESTATE NO. 21-106
**NOTICE OF PETITION TO FILE FOR YEAR'S SUP-
PORT**
The petition of Laura Ann Bruemmer, for a Year's Support from the estate of Alan Robert Bruemmer, 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 September 13, 2021, 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
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Aug18,25,Sept1,8)

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 Rose Marie Taylor to Bank of Hiwassee d/b/a Bank of Blairsville, dated March 20, 2003, recorded in Deed Book 459, Page 187, Union County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 1037, Page 668, Union County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 695, Page 735, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY-THREE THOUSAND SEVEN HUNDRED AND 0/100 DOLLARS (\$33,700.00), 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 Tuesday in September, 2021, 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 may 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.
Wells Fargo Bank, N.A. 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: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472.
To the best knowledge and belief of the undersigned, the party in possession of the property is Rose Marie Taylor or a tenant or tenants and said property is more commonly known as 151 Billy J. Road, 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.
Wells Fargo Bank, N.A.
as Attorney in Fact for
Rose Marie Taylor
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 61 of Union County, Georgia, containing 1.18 acres, more or less, and being Tracts 1 & 2, as shown on a plat of survey by Blairsville Surveying Co., dated January 29, 1999 and recorded in Union County records in Plat Book 42, Page 106. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
MR/meh 9/7/21
Our file no. 5384619 - FT5
N(Aug11,18,25,Sept1)

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