

North Georgia News

Legal Notices for November 8, 2017

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF JEAN M. DAVIS, DECEASED
ESTATE NO. 17-114

NOTICE
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
TO: Dana Davis
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before November 13, 2017.

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
(706) 439-6006
Telephone Number
N(Oct18-Nov8)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Roger Allen Dyer,
All debtors and creditors of the estate of Roger Allen Dyer, 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 12th day of October, 2017.
By: Pamela R. Pitts
2725 Tribble Mill Rd.
Lawrenceville, GA 30045
N(Oct18-Nov8)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Rickey M. McIlvoy,
All debtors and creditors of the estate of Rickey M. McIlvoy, 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 October, 2017.
By: Kayla Renee Majors
252 Coosa Way
Blairsville, GA 30512
N(Oct18-Nov8)B

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: MARVIN D. PRITT, JR., DECEASED
ESTATE NO. 17-115

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Brandy L. Pritt for a year's support from the estate of Marvin D. Pritt, Jr. Deceased, (Surviving Spouse) (and) (minor child(ren)), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before November 13, 2017, 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.
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NOTICE OF FORECLOSURE OF RIGHT TO REDEEM PROPERTY

Take notice that: The right to redeem the following described property, to wit: all that tract or parcel of land being and lying in Land Lot 214, of the 17th District, First Section, Union County, Georgia, being shown as Tract 2 on a survey for Village Lanes, LLC by Landtech Services, Inc., dated March 8, 2005, Job No. 25085-762, and being more particularly described as follows: To find the true point of beginning, begin at the intersection of the North right of way of U.S. Highway 76, being a 130 foot right of way and the West line of Land Lot 214; thence proceeding North 09 degrees and 09 minutes 51 seconds East to a point 376.78 feet to the true point of beginning; proceeding from the true point of beginning thence North 06 degrees 31 minutes 09 seconds 121.12 feet to an iron pin found; thence North 88 degrees 05 minutes 16 seconds East 92.79 feet to an iron pin found; thence North 88 degrees 10 minutes 11 seconds East 173.70 feet to an iron pin found; thence South 04 degrees 59 minutes 19 seconds East 321.01 feet to the North right of way of U.S. Highway 76; thence South 61 degrees 07 minutes 19 seconds West 21.87 feet to an iron pin set; thence leaving U.S. Highway 76 North 04 degrees 59 minutes 19 seconds West 210.78 feet to an iron pin found; thence South 88 degrees 10 minutes 45 seconds West 270.67 feet to the point of beginning, said tract of land containing .862 acres, more or less; will expire and be forever foreclosed and barred on and after the day of November 22, 2017. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in Deed Book 982 Page 216-217 of the Union County Records. The property may be redeemed at any time before the day of November 22, 2017, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Lance Law Firm, 57 Sears Way, Blairsville, GA 30512. Please be governed accordingly.
N(Nov1-Nov22)B

NOTICE OF MERGER

Notice is given that articles of merger which will effect a merger by and between Four Oaks Bank & Trust Company, a North Carolina bank, with and into United Community Bank, a Georgia bank, have been delivered to the Department of Banking and Finance for filing in accordance with the Georgia Financial Institutions Code. The name of the surviving bank in the merger is United Community Bank, a bank chartered in the State of Georgia. A copy of the articles of merger may be examined upon request at United Community Bank, 177 Highway 515 East, Blairsville, Georgia 30512.
N(Nov8,15)B

NOTICE OF MERGER

Notice is given that articles of merger which will effect a merger by and between Four Oaks Bank & Trust Company, a North Carolina bank, with and into United Community Bank, a Georgia corporation, have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The name of the surviving corporation in the merger is United Community Banks, Inc., a corporation incorporated in the State of Georgia. The registered office of such corporation is located at 177 Highway 515 East, Blairsville, Georgia, 30512, and its registered agent at such address is Brad Miller.
N(Nov8,15)B

IN THE JUVENILE COURT OF Union County STATE OF GEORGIA

IN THE INTEREST OF:
N.D.
DOB: 06-06-2007
SEX: MALE
case no. 144-17J-64a
W.D.
DOB: 10-05-2012
SEX: MALE
case no. 144-17J-65a
CHILDREN UNDER THE AGE OF EIGHTEEN
NOTICE OF DEPENDENCY HEARING
TO: CRYSTAL DUNKLE, MOTHER OF THE ABOVE-NAMED CHILDREN

By Order for Service by Publication dated the 1st day of November, 2017, you are hereby notified that on the 20th day of July, 2017, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Dependency) 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 Stephany L. Zaic an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 24th day of January, 2018 at 10:00 o'clock a.m. in the Union County Courthouse in Blairsville, 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 1st day of November, 2017.

Honorable Jeremy Clough
Judge, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit
N(Nov8,15,22,29)B

USDA-FOREST SERVICE

Chattahoochee-Oconee National Forests
Conasauga, Blue Ridge, and Chattooga River Ranger Districts

Murray, Fannin, Gilmer, Habersham, Lumpkin, and White Counties.
Opportunity to Comment on Foothills Landscape Project

The Forest Service is preparing an environmental assessment (EA) for the proposed Foothills Landscape project, and we are asking you to provide comments. The Foothills Landscape project was developed to restore the biological integrity, resilience to disturbance, connectivity, and soil and water quality. This project area encompasses 143,500 acres. The project is located on the Conasauga, Blue Ridge and Chattooga River Ranger Districts of the Chattahoochee-Oconee National Forests. This project includes a portion of the Cohutta WMA and Dawson, Fannin, Gilmer, Habersham, Lumpkin, Murray, Rabun and White Counties.

The Forest Service proposes to enhance and provide quality habitat for rare and declining species, as well as desired game and non-game species; to reduce hazardous fuel loading across the landscape to diminish damaging wildfires; to improve soil and water quality; to provide sustainable recreation and access opportunities; and to awaken and strengthen a connection to these lands for all people. Proposal information is available on Chattahoochee-Oconee National Forests' project webpage at: <http://www.fs.fed.us/nepa/fs-usda-pop.php?project=52509>.

The proposed project is an activity implementing a land management plan and is subject to pre-decisional objection process at 36 CFR 218 Subparts A and B.

How to Submit Your Comments
Specific written comments as defined by §218.2 should be within the scope of the proposed action, have a direct relationship to the proposed action, and must include supporting reasons for the responsible official to consider. It is the responsibility of all individuals and organizations to ensure that their comments are received in a timely manner.

The Forest plans continue to seek feedback and comments on the project through collaborative efforts throughout the life of the project. However, only those who submit timely project-specific written comments during an official public comment period are eligible to file an objection. The official scoping comment period for the Foothills Landscape project will run through December 22, 2017.

Comments received in response to this notice, including names and addresses of those who comment, will be considered part of the public record on these proposed actions and will be available for public inspection. Comments submitted anonymously will be accepted and considered; however, anonymous comments will not provide the agency with the ability to provide the respondent with subsequent environmental documents or standing for administrative review (§218.24). Only those who respond to this request for comments will remain on the mailing list for this project.

Specific written comments must be submitted by mail to: Betty Jewett, Forest Supervisor, ATTN: Angie L. Bell, Chattahoochee-Oconee National Forests, 1755 Cleveland Highway, Gainesville, GA 30501, or by fax: 770-297-3011.

The office business hours for those submitting hand-delivered comments are: 9:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:00 p.m. Monday through Friday, excluding holidays.

Submit electronic comments at the Foothills Landscape Project webpage: <https://www.fs.usda.gov/project/?project=52509> by selecting the "Comment on Project" link in the "Get Connected" group at the right hand side of the project webpage. Please state "Foothills Landscape Project" in the subject line when providing electronic comments, or on the envelope when replying by mail; attachments may be in the following formats: plain text (.txt), rich text format (.rtf), Word (.doc, .docx), or portable document format (.pdf).

Additional information regarding proposed activity action can be obtained from Angie L. Bell, Foothills Project Team Leader, at 770-297-3095 or Foothillslandscape@fs.fed.us
N(Nov8)B

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

DEBORAH A. TEMPLETON, PLAINTIFF VS.

JOE D. TEMPLETON, ESTATE OF JOE D. TEMPLETON, EXECUTOR OR ADMINISTRATOR

UNKNOWN DEFENDANT

NOTICE AND ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON OCTOBER 20, 2017 REQUIRING THE FOLLOWING:

TO: JOE D. TEMPLETON OR EXECUTOR OR ADMINISTRATOR OF THE ESTATE OF JOE D. TEMPLETON

This is to notify you that Deborah A. Templeton has filed a Petition for a Declaratory Judgment under O.C.G.A. "9-4-1 through 9-4-10 and shows as follows:

1. Plaintiff has been declared the owner of 2.66 acres of land in Union County, Georgia in Land Lot 23, 8th District, 1st Section of said County, Georgia as further described in Deed Book 127, Page 435 for a complete legal description.

2. Plaintiff and Joe D. Templeton were divorced in the Superior Court of Union County, Georgia by Judgment dated September 10, 2008, nunc pro tunc to July 15, 2008. Said Judgment was filed with the Clerk of said Court on September 12, 2008.

3. Defendant Joe D. Templeton, never signed a deed to Plaintiff pursuant to such Judgment.

4. Neither his son, Jonathan Wesley Templeton nor is grandson, Jonah Zachariah Templeton know his place of death.

5. Plaintiff does not know his place of death, but was informed that his last residence was 24327 Avenue 120, Porterville, California 93257.

6. There are over 73,134 death records since 2010 for Joe or Joseph Templeton

7. That without further information, it would be impossible to serve his Estate.

8. Since Joe D. Templeton was served for the purposes of a divorce and there was no answer and this Court awarded the property to Plaintiff, this Court, under its equity powers, should award the property to Plaintiff and execute a recordable Order in her favor.

9. This Court order that any claim by Joe D. Templeton be determined by said Judgment against Joe D. Templeton would be necessary to prohibit there ever being an actual controversy.

Therefore: a) Plaintiff prays that Defendant and his heirs be served by certified mail and publication at said known address; and b) Plaintiff prays that a hearing be held for determination of Plaintiff's rights or limitations thereof, if any.

This the 24th day of October, 2017
By: Deborah A. Templeton through her attorney of record, David E. Barrett.

David E. Barrett, LLC
108 Blue Ridge Highway, Suite 6
Blairsville, GA 30512
(706) 745-0250
(706) 745-0234
N(Nov1-Nov22)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from Jeremy Charles Lands, Nicole Lands to MORTGAGE FINANCIAL GROUP INC, dated July 31, 2013, recorded August 1, 2013, in Deed Book 949, Page 406, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Twenty-Three Thousand Seven Hundred Thirty-Three and 00/100 dollars (\$123,733.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac Loan Services, LLC, there will be sold 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 December, 2017, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE NINTH DISTRICT, 1ST SECTION, LAND LOT 217, OF UNION COUNTY, GEORGIA, AND BEING LOT 2, OF DEER RUN SUBDIVISION, CONTAINING 1.00 ACRE MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC. DATED NOVEMBER 20, 1989, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK U, PAGE 277. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

Said legal description being controlling, however the property is more commonly known as 559 DEER RUN RD, BLAIRSVILLE, GA 30512.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is Jeremy Charles Lands, Nicole Lands, or tenants(s).

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.

Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Rd., Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583.

PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for JEREMY CHARLES LANDS, NICOLE LANDS THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. PNV-16-07157-5

Ad Run Dates 11/08/2017, 11/15/2017, 11/22/2017, 11/29/2017
www.rublinlublin.com/property-listings.php
N(Nov8,15,22,29)B

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from KENYA L. PATTON to SOUTHERN HIGHLANDS MORTGAGE LLC