North Georgia News

Legal Notices for August 14, 2024

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF JOEY E. BRUCE DECEASED ESTATE NO. 2024-122

PETITION FOR LETTERS OF ADMINISTRATION Notice To: Any Unknown Heirs of Joey E. Bruce

and to whom it may concern: Timothy Schroeder

Timothy Schroeder has petitioned for the County Administrator to be appointed administrator(s) of the estate of Joey E. Bruce deceased, having cause of action in said county for sole purpose of making it possible to commence or continue a lawsuit against the estate of said decedent. If the petition is granted, the County Administrator shall be relieved by the Court from all liabilities, duties and obligations otherwise imposed on the administrator of an estate, including by not limited to the marshaling of assets, the publication of notice to creditors, the filing of an inventory, the filing of returns, and the post of inventory, the filing of returns, and the post of a separate bond, except for these duties and obligations directly related to the acceptance of service and process and qualification as administrator and other duties directly related to the lawsuit. All interested parties are hereby

to the lawsuit. All interested parties are hereby notified to show cause by 10:00 a.m. on or before September 9, 2024 why said petition should not be granted.

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 tact 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

Address (706) 439-6006

IN THE PROBATE COURT OF UNION COUNTY

IN RE: Kimberly ann crawford DECEASED

UNDERSOR STATE NO. 2024-117
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

PORT
The petition of Timothy Allen Crawford for a year's support from the estate of Kimberly Ann Crawford deceased, for decedent's (minor child(ren)), having been duly filed, all interested persons are hereby notified to show cause, if any they have, by 10:00 a.m. on or before September 9, 2024, why said petition should not be granted

September 9, 2024, 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 Contest probate court personal for the tions, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objec-tions 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 Address (706) 439-6006 Telephone Number

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Virgil Raymond Watkins
All creditors of the estate of Virgil Raymond
Watkins, deceased, late of Union County,
Georgia, are hereby notified to render in their
demands to the undersigned according to
law, and all persons indebted to law, and all
persons indebted to said estate are required
to make immediate payment to the Personal
Representative.
This 9th day of August, 2024.
BY: Deborah A. Deaver a/k/a Debra Ann Deaver
PO Box 1724

BY: Deboran A. Deaver a/k/a Der PO Box 1724 Blairsville, GA 30514 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Kathryn Ann Jones All creditors of the estate of Kathryn Ann Jones, deceased, late of Union County, Geor-Jones, deceased, late of Union County, deor-gia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 9th day of August, 2024. BY: Terry Charles Jones 74 Jones Street

Plairsville, GA 30512
James Michael Jones
1144 Bend Creek Tr.

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Jack J. Harrell All creditors of the estate of Jack J. Harrell, All creations of the estate of Jack S. narrell, deceased, late of Union County, Gorgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate

to said estate are required to make imme payment to the Personal Representative. This 9th day of August, 2024. BY: Bruce Gray 36 Jamie Gray Lane Blairsville, GA 30512 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF WILLIAM DEAN CHITWOOD All creditors of the estate of WILLIAM DEAN CHITWOOD, deceased, late of Union County,

cerryia, are hereby notified to render in their demands to the undesigned according to law, and all persons indebted to the Personal to make immediate payment to the Personal

to make immediate payment to Representative. This 9th day of August, 2024 BY: Jennifer Chitwood Newman 502 Highland Gircle Richmond Hill, GA. 31324 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA. 30512

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF UNION

Re: Estate of THOMAS ELIJAH THOMPSON, JR Re: Estate of THOMAS ELIJAH THOMPSON, JR. All creditors of the estate of THOMAS ELIJAH THOMPSON, JR., deceased, late of Union Coun-ty, Ga., are hereby notified to render in their de-mands against said estate to the undersigned and all persons indebted to said estate are required to make immediate payment to the undersigned.

undersigned.
This the 1st day of August, 2024.
Andrew Lowman, Administrator
12 North Main Street Jasper, Ga. 30143 706-253-7701 N(Aug 7 14 21 28)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Gail Romine
All creditors of the estate of Gail Romine,
deceased, late of Union County, Georgia, are
hereby notified to render in their demands to
the undersigned according to law, and all persons indebted to law, and all persons indebted
to said estate are required to make immediate
nayment to the Personal Representative

to Salu estate are required to flack milite payment to the Personal Representative. This day of July, 2024. BY: Danielle Tomlin 4226 Covey Trail Oakwood, GA 30566 ATTORNEY: Rebecca Davies 301 Greep St. NW Suite 1008 301 Green St., NW Suite 100B Gainesville, GA 30503

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF NoIa Mae Hemphill
All creditors of the estate of NoIa Mae Hemphill, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 2nd day of August, 2024.

BY: Daniel Keith Hemphill PO Box 185 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Nina Glynn Morris All creditors of the estate of Nina Glynn Morris, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted Solis indebted to law, and an persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 2nd day of August, 2024.
BY: Wade Garrett Morris
1103 Coastal Hammock Ave.
Public El 20570

Ruskin, FL 33570 ATTORNEY: Rebecca Kendrick PO Box 1286

Blairsville, GA 30514 N(Aug7,14,21,28)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Geraldine S. Elmore
All creditors of the estate of Geraldine S. Elmore, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law. debted to said estate are required to make immediate payment to the Personal Representative.
This 2nd day of August, 2024.
BY: William Michael Elmore

627 Steeplechase Road Tuscaloosa, AL 35406 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF ECORGIA
LEE KNIGHT, in his official capacity as:
TAX COMMISSIONER OF UNION COUNTY,:

V.
JOSEPH SALAMONE,
HEIRS AT LAW, KNOWN OR UNKNOWN , OF
DOMINICK SALAMONE, DECEASED, AND ALL
PARTIES THAT MAY CLAIM AN INTEREST IN THE
EXCESS FUNDS GENERATED FROM THE MAY 2, 2023 TAX SALE FOR PROPERTY LOCATED AT 80 GREILING FARM VIEW, BLAIRSVILLE, GA (TAX PARCEL 073 078),

PARCEL 073 078),
Respondents.:
CIVIL ACTION NO. SUCV2024000073
NOTICE OF SUMMONS
To: All unknown heirs of Joseph Salamone and all persons unknown who claim or might claim an interest in the excess funds generated from the May 2, 2023 Tax Sale for property located at 90 Greiling Farm View, Blairsville, GA 30512
(Tax Parcel 073 078)
You are hereby notified that the above-styled action seeking to interplead excess funds generated from the May 2, 2023 tax sale for property located at 90 Greiling Farm View, Blairsville, GA was filed against you in said court on March 13, 2024 and that by reason of an order for service of summons by publication entered July 25, 2024 you are hereby commanded and required to file with the clerk of said court an answer to the complaint within sixty (60) days of the date of the order for service by publication.
Witness the Honorable, Judge of said court

cation.
Witness the Honorable Judge of said court.
This 26th day of July, 2024.
Prepared by
Clerk of Union County Superior Court
Rebecca Kendrick
Attorney for Petitioner
State Bar No. 108938
PO Roy 1286 PO Box 1286 Blairsville, GA 30514 706-400-5055

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Carol Ann Watson
All creditors of the estate of Carol Ann Watson,
deceased, late of Union County, Georgia, are
hereby notified to render in their demands to the undersigned according to law, and all per the undersigned according to law, and an persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 26th day of July, 2024.

BY: Deborah Leigh Greenfield 2985 Ivy Log Road Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(Jul31.Aug7.14.21)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
MAGGIE FAYE CARROLL

MINOR ESTATE NO. 2024-120

Date of second publication, if any 8/21/2024 TO: Jennifer Lynn Carroll You are hereby notified that Colleen Casey Or-chanian and Thomas Paul Orchanian has filed

chanian and Thomas Paul Orchanian 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 arter the second publication of this nouce 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. amount of filing fees.

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. without a hearing. Dwain Brackett

Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 Address (706) 439-6006

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF NOAH THOMAS CARROLL ESTATE NO. 2024-126 NOTICE

Date of second publication, if any 8/21/2024
TO: Jennifer Lynn Carroll
You are hereby notified that Colleen Casey Orchanian and Thomas Paul Orchanian 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. Conyou 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. Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

Address (706) 439-6006

Telephone Number N(Aug14,21)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,

A TRACT OF LAND IN LAND LOT 217, 9th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 1.00 ACRE, AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: JOHN YEEND, AS TRUSTEE OF THE NANCY N. MATHERS REVOCABLE TRUST AVKA, NANCY N. WEATHERS—MATHERS TRUST DATED OCTOBER 29, 1989, HEIRS OF NANCY N. WEATHERS—MATHERS, KNOWN OR UNKNOWN, SETATE OF JOHN YEEND KNOWN OR UNKNOWN, SETATE OF JOHN YEEND BY AND THROUGH ITS DULY QUALIFIED EXECUTOR, SEBASTIAN YEEND, HEIRS OF JOHN YEFND KNOWN OR BUNKNOWN ALLYSSA REME A TRACT OF LAND IN LAND LOT 217, 9th DIS-FEDUTOR, SEEDSTIAN TEERND, REINS OF JOHN YEEND, KNOWN OR UNKNOWN ALLYSSA BENEFIELD, BRYCE CARTER, TRACY CARTER, MALLORY VANGYZEN, BEVERLY JONES, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY.

TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
Civil Action No. 22-CV-115-JP NOTICE OF SUMMONS TO: JOHN YEEND, AS SUCCESSOR TRUSTEE OF THE NANCY N. MATHERS-WEATHERS REVOCABLE TRUST, SEBASTIAN YEEND, AS EXECUTOR OF THE ESTATE OF JOHN YEEND Last Known Address: 2365 South Congress Avenue, Palm Springs, FL 33406 ALYSSA BENEFIELD
Last Known Address: 41 Country Hill Road, Last Known Address: 41 Country Hill Road,

ALYSSA BENEFIELD
Last Known Address: 41 Country Hill Road,
Loudon, NH 03307
TRACY CARTER
Last Known Address: 18 2nd Street, Mont Vernon, NH 03057-1713
BRYCE CARTER
Last Known Address: c/o Tracy Carter, 18 2nd
Street, Mont Vernon, NH 03057-1713
MALLORY VANGYZEN
Last Known Address: 155 Stoney Brook Rd.,
Newbury, NH 03255
BEVERLY JONES
ALL PERSONS OR PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE

RECOMPTION OF PARTIES, NEWWY OF ON ONKNOWN, WHO HAVE OR CLAIM ANY ADVERSE
OR POSSESSORY RIGHT, TITLE OR INTEREST IN
THE RESPONDENT PROPERTY, who may claim
adversely to Petitioner's title to all that tract or
parcel of land lying and being in Land Lot 217
of the 9th District, 1st Section, Union County,
Capacia, between particularly described. Georgia, being more particularly described as follows: All and only that parcel of land designated as Tax Parcel 022 065 A16, lying and being in Land Lot 217 of the 9th Land District, 1st Sec-

Lanu Lot 217 or the 9th Land District, 1st Section, Union County, Georgia, containing 1.00 acre, more or less, being Lot 16, shown in Plat Book U, Page 277, and being a portion of the property described in Deed Book 173, Page 380, the description contained therein being incorporated herein by this reference. You are hereby notified that the above-styled action seeking a Petition to Fstablish Quiet. action seeking a Petition to Establish Quiet Title was filed on April 26, 2022, and that by reason of an Order for Service by Publication entered by the Court on July 2, 2024, you are hereby commanded and required to file with the clerk of said Court and serve upon Danthe cierk of said court and serve upon Dan-iel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within sixty (60) days of the date of the Order for Service by Publication pursuant to O.C.G.A.

23-3-65(b). Witness the Honorable Joy R. Parks, Judge of Judy L. Odom
Clerk of Superior Court, Union County

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
HARRIETT E. CIANCI

DECEASED ESTATE NO. 2024-107

N(Jul31,Aug7,14,21)

PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER
OF BOND AND/OR GRANT OF CERTAIN POWERS
NOTICE Brittni Fichetola has/have petitioned for

Brittin Fichetoia nas/have petutioned for waiver of reports and waiver of statements 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 26, 2024.

gust 20, 2024.

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 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. Con-tact 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. be granted without a hearin Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court

65 Courthouse Street, Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number

N(Jul31.Aug7.14.21)

STATE OF GEORGIA IN RE: ESTATE OF DEBRA LYNN ROGERS

DECEASED ESTATE NO. 2024-110 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
To whom it may concern:
Frank James Twiggs has petitioned to be appointed administrator(s) of the estate of Debra Lynn Rogers deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in 0.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said netition. 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 by 10:00 a.m. on or before

August 19, 2024. 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 filling fees must be tendered with your objections, unless not public to file to a probate to the court of the court o 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

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF NANCY C. GOOCH

DECEASED
ESTATE NO. 2024-116
PETITION FOR LETTERS OF ADMINISTRATION

To whom it may concern:

Jeffery Scott Gooch has petitioned to be appointed administrator(s) of the estate of Nancy
C. Gooch, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or waiver of reports, waiver of statements, and/or grant of certain powers contained in 0.C.G.A, § 53-12-261.) 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 by 10:00 a.m. on or before August 19, 2024.

filed with the Court by 10:00 a.m. on or before August 19, 2024.

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 should be sworm 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

65 Courthouse St., Suite 8 Blairsville, GA 30512 (706) 439-6006 N(Jul24,31,Aug7,14)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF STEVEN CLARKE GOINES,

DECEASED ESTATE NO. 2024-102 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT
The petition of Stana T. Goines, for a year's support from the estate of Steven Clarke Goines, deceased, for decedent(s) surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, by 10:00 a.m. on or before August 19, 2024, why said petition should not be granted

gust 19, 2024, 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 proceeding 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. tion 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(Jul24,31,Aug7,14)

IN THE SUPERIOR COURT FOR THE COUNTY OF STATE OF GEORGIA

KAMILA PANFILAU, PLAINTIFF, VS. Andrei Panfilau,

DEFENDANT. CIVIL ACTION

CIVIL ACTION
FILE NO. 2024-SU-CV-141
NOTICE OF PUBLICATION
TO: ANDREI PANFILAU
By Order for Service of Publication dated 11th
day of July, 2024, you are hereby notified that
on the 6th day of May, 2024, the Plaintiff filed
suit against you for Divorce.
You are required to file with the Clerk of the
Superior Court of Union County, Georgia, and
to serve upon the Plaintiff's counsel at this address, Law Office of Sarah K. Owensby, 3830
East First Street, Suite B, Blue Ridge, Georgia
30513, an answer to the Complaint for Divorce
within sixty (60) days of the date of the first
publication of notice.
Witness the Honorable Raymond E. George,
Judge of this Court.

Judge of this Court. This 16th day of July, 2024.

Judy Odom Clerk, Superior Court of Union County N(Jul24,31,Aug7,14)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Jeffrey Allen Kovach
All creditors of the estate of Jeffrey Allen Kovach,
deceased, late of Union County, Georgia,
are hereby notified to render in their demands
to the undersigned according to law, and all
persons indebted to law, and all persons inpersons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Repre-sentative. This 19th day of July, 2024. BY: David George Kovach 9233 E Neville Ave., Apt. 1096 Mesa, AZ 85209 ATTORNEY: Richard W. Sarrell II 90 Rey 517.

Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Lucille M. Daniel All creditors of the estate of Lucille M. Daniel, deceased, late of Union County, Georgia, are hereby notified to render in their demands to nerely notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 19th day of July, 2024. BY: Renee Annette Branyon, Co-Administrator 700 Nenen Rd

790 Henson Rd. Blairsville, GA 30512 Blairsville, GA 30512
Mary Faye Fortenberry,
Co-Administrator
PO Box 135
Blairsville, GA 30514
ATTORNEY: Lawrence S. Sorgen
PO Box 67 PO Box 67 Hiawassee, GA 30546

N(Jul24,31,Aug7,14) **NOTICE TO DEBTORS AND CREDITORS**

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE DF Larry Lamar Daniel
Alk/a Robert Larry Daniel
All creditors of the estate of Larry Lamar Daniel
Alk/a Robert Larry Daniel, deceased, late of
Union County, Georgia, are hereby notified to
render in their demands to the undersigned
according to law, and all persons indebted to
law, and all persons indebted to said estate
are required to make immediate payment to
the Personal Representatives.
This 19th day of July, 2024.
BY: Renee Annette Branyon,

BY: Renee Annette Branyon, Co-Administrator Blairsville, GA 30512 Mary Faye Fortenberry, Co-Administrator PO Box 135 Blairsville, GA 30514 ATTORNEY: Lawrence S. Sorgen N(Jul24,31,Aug7,14)

NOTICE TO DERTORS AND CREDITORS

IN RE: ESTATE OF Samuel Dayton Dyer All creditors of the estate of Samuel Dayton Dyer, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Repre-

This 19th day of July, 2024. BY: Stacy Darin Dyer 189 Hampton Hills Lane Cleveland, GA 30528

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Jack Richard Martin
All creditors of the estate of Jack Richard Martin, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate newment to the Personal Representations. immediate payment to the Personal Repre-

This 19th day of July, 2024. BY: Jennifer M. Perkins 252 Frank Martin Road Blairsville, GA 30512 ATTORNEY: Kenya L. Patton 44B Blue Ridge Street Blairsville, GA 30512 N(Jul24,31,Aug7,14)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Michael Gary Moss
All creditors of the estate of Michael Gary
Moss, deceased, late of Union County, Georgia,
are hereby notified to render in their demands
to the undersigned according to law, and all
persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 19th day of July, 2024.
BY: Wayne Daniel Moss

Woodstock, GA 30188 ATTORNEY: Angela Stewart DeLorme PO Box 1549 Blue Ridge, GA 30513 N(Jul24,31,Aug7,14)

PO Box 392

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION Under and by virtue of the Power of Sale contained in a Security Deed given by Dawn E. Doucette-Shultz and Troy R. Shultz to Mortgage Electronic Registration Systems, Inc., as nominee for Freedom Mortgage Corporation (the Secured Creditor), dated November 23, 2009, and Recorded on December 4, 2009 as Book No. 820 and Page No. 94, Union County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$108,974.00, with interest at the rate specified therein, as last assigned to Nationstar Mortgage, LLC by assignment that is or to be recorded in the Union County, Georgia Records, there will be sold by County, Georgia Records, there will be sold by the undersigned at public outcry to the high-est bidder for cash at the Union County Court-house within the legal hours of sale on the first Tuesday in September, 2024, the following

tirst Tuesday in September, 2024, the following described property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 175 of Union County, Georgia, containing 1.0 acre, more or less, and being Lot #216 of Lake Nottely Subdivision, as shown on a plat of survey made by Jack Stanley, Union County Surveyor, dated April 15, 1980 and recorded in the Office of the Clerk of the Surveyor County filbrice.

dated Ápril 15, 1980 and recorded in the Office of the Clerk of the Superior Court of Union County, Georgia in Plat Book J, Page 110, said plat reading as follows:

To reach the True Point of Beginning, start at the original land lot corner common to Land Lots 150, 151, 174 & 175; thence S 3 degrees 36 minutes W 537. Feet to an iron pin to the True Point of Beginning; said iron pin being located in the West right-of-way line of Wayne Colwell Road; thence S 3 degrees 58 minutes E 284.9 feet; thence N 81 degrees 08 minutes W 220.0 feet to an iron pin; thence N 18 degrees 50 minutes E 245.6 feet to an iron pin; thence N

220.0 feet to an iron pin; thence N 18 degrees 50 minutes E 245.6 feet to an iron pin; thence N 81 degrees 24 minutes E 119.7 feet to the True Point of Beginning. Tax ID: 037B 097 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. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this 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). Nationstar Mortgage, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Nationstar Mortgage, LLC 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. Nationstar of paying the same and all expenses of this

Pursuant to O.C.G.A. §44-14-162.2, Nationstar Mortgage, LLC may be contacted at: (833) 685-2565 or by writing to 350 Highland Drive, Lew-isville, TX 75067.

isville, TX 75067. 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 186 LAKESIDE DRIVE, BLAIRSVILLE, GA 307212 is/are: Dawn E. Doucette-Shultz 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 pavable). (b) any matall 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 Security Deed 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

mation and addit of the status of the loan with the holder of the security deed.

Pursuant to O.C.G.A. §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 se provided in the prethe status of the loan as provided in the pre-

runds used at sale shall be in certified funds and payable to "Bell Carrington Price & Gregg, LLC".

Nationstar Mortgage, LLC as Attorney in Fact Nationstal Morlagge, LLC as Attorney in Patr for Dawn E. Doucette-Shultz and Troy R. Shultz. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 24-43253

NCJUIJA. Aug. 7.14.21.28)

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from NIKITA S ROSS and KATHY E ROSS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR HOMESTAR FINANCIAL CORP., dated March 9, 2020, recorded March 10, 2020, in Deed Book 1186, Page 547, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Three Thousand Two Hundred Seventy-Nine and 00/100 dollars (\$93,279.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Planet Home Lending, LLC, there will be sold at public outcry to the highest bidwith the legal hours of sale on the first Tues-day in September, 2024, all property described in said Security Deed including but not limited

day in September, 2024, 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 10TH DISTRICT, 1ST SECTION, LAND LOT 27 OF UNION COUNTY, GEORGIA, CONTAINING 0,93 ACRES, MORE OR LESS, AND BEING LOT 4 AS SHOWN ON A SURVEY BY ROCHESTER & ASSOCIATES, INC, DATED JULY 24, 1996 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 40, PAGE 63, SAID PLAT IS INCORPORATED HEREIN BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY IS SUBJECT TO AND BENEFITS FROM MATTERS AS SHOWN INTHE ABOVE REFERENCED PLAT OF SURVEY.
THE PROPERTY IS SUBJECT TO AND BENEFITS FROM A PRIVATE ROAD MAINTENANCE AGREEMENT AND EASEMENT AGREEMENT AS RECORDED IN DEED BOOK 844, PAGE 626, UNION COUNTY RECORDS.

CORDED IN DEED BOOK 844, PAGE 626, UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO EASEMENTS TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 279, PAGE 42 AND DEED BOOK 279, PAGE 44, UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO A RIGHT-OF-WAY TO UNION COUNTY AS RECORDED IN DEED BOOK 126, PAGE 67, UNION COUNTY RECORDS. Said legal description being controlling, however the property is more commonly known as 71 GOLDEN RIDGE RD, BLAIRSVILLE, GA 30512. The indebtedness secured by said Security 71 GUIDEN RIDGE RIJ, 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. 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 Samith Pay payments provided for under the terms of the Security Deed.
Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named or the un-dersigned. 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. payable; the right of retemplation 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 NIKITA S ROSS, KATHY E ROSS or tenents (s)

ROSS, or tenants(s).
The sale will be conducted subject (1) to con-

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.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Planet Home Lending, LLC, Loss Mitigation Dept., 321 Research Parkway Suite 303, Meriden, CT 06450, Telephone Number: 855-884-2250. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
PLANET HOME LENDING, LLC as Attorney in Fact for

PLANET HOME LENDING, LLC
as Attorney in Fact for
NIKITA'S ROSS, KATHY E ROSS
THE BELOW LAW FIRM MAY BE HELD TO BE
ACTING AS A DEBT COLLECTOR, UNDER FEDFEAL 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.
PHL-22-02906-8
Ad Run Dates 08/07/2024, 08/14/2024,
08/21/2024, 08/28/2024
rlselaw.com/property-listing

rlselaw.com/property-listing

N(Aug7,14,21,28)

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from Luis F. Arbona and Omarlig J. Torres ("Grantor") to Lakewood Capital Group, LLC ("Grantee"), dated August 7, 2020, recorded September 10, 2020, in Deed Book 1212, Page 639, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Thirty-One Thousand Four Hundred Thirty and 00/100 (\$31,430.00), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in September, 2024, the following described real property to wit:

Georgia, within the legal hours of sale on the first Tuesday in September, 2024, the following described real property to wit:
All that tract or parcel of land lying and being in Land Lot 280, 281, 296 & 297, 9th District, 1st Section, Union County, Georgia and being Lot One Hundred Twenty-Five (125) of Highland Park Subdivision, Phase III, containing 1.20 acres, more or less, as shown on the Final Plat for Highland Park, Phase III, by Blue Ridge Mountain Surveying, Inc. dated 5/31/19, last revised 07/18/19, and being recorded in Plat Book 71, Page 255-258, Union County, Georgia records, which description is incorporated herein by reference and made a part hereof. The property is conveyed with and subject to the road easement as shown on aforesaid Plat. The property is conveyed subject to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Highland Park Subdivision as recorded in Deed Book 1110, Pages 343-364, Union County, Georgia records, the First Amendment to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Highland Park Subdivision as recorded in Deed Book 1141, Pages 235-237, Union County, Georgia records and the Second Amendment to the Declaration of Covenants, Restrictions, Restri Deed Book 1141, ragies 235-237, linion county, Georgia records and the Second Amendment to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Highland Park Subdivision as recorded in Deed Book 1152, Pages 567-569, Union County, Georgia records.

The property is conveyed subject to the set-backs, easements and all matters shown on aforesaid Plat.

packs, easements and an matters shown on aforesaid Plat.

The property is being conveyed subject to all easements, covenants, restrictions, agreements, permits, rights of ways, government regulations, zoning ordinances and all matters of record affecting subject property. This Deed is given subject to all easements and restrictions of record, if any. The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of 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, including attorneys' fees (notice of intent to collect attorneys' fees having been given).

attorneys' fees (notice of intent to collect attorneys' 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.

To the best knowledge and belief of Grantee, the above described property is in the posses.

to the best knowledge and belief of values, the above described property is in the possession of Luis F. Arbona and Omarlig J. Torres, or a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or assessments, if any.

Lakewood Capital Group, LLC

As Attorney in Each froup. As Attorney in Fact for Luis F. Arbona and Omarlig J. Torres