# **North Georgia News**

# Legal Notices for August 7, 2024

#### NOTICE

All creditors of the estate of JoeAnne Hutchin-son, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Reqpres-tative. This 8th day of July, 2024. BY: Patrick Milton Hutchinson 2309 Balboa Rd. Austin, TX 78733 N(Jul17.24,31,Aug7)

#### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Lucien Gerard Rousseau All creditors of the estate of Lucien Gerard Rousseau, 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 the marks immediate summark to the Demanda to make immediate payment to the Personal Rer

- resentative Representative. This 11th day of July, 2024. BY: Elizabeth R. Wagner, Personal Representative 1690 Stone Village Lane, NW, Suite 322
- Kennesaw GA 30152

ATTORNEY: Erika K. Orcutt 1690 Stone Village Lane, NW, Suite 322 Kennesaw, GA 30152

N(Jul17,24,31,Aug7)

#### NOTICE

NUTCE The undesigned hereby certifies that it is con-ducting a business in the Blairsville, County of Union, State of Georgia, under the name: RVB Storage GA and that the nature of the business is Real estate/business investment and that said business is composed of the following U.C.

LLC: Brearey Highway Operations LLC 351 E Conestoga Road, Suite 207 Wayne, PA 19087 N(Jul31,Aug7)

#### NOTICE

Notice is given that articles of incorporation that will incorporate Honey Do Home Services, Inc have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 138 McCombs Dr, Blairsville, GA 30512 and its initial registered agent at such address is located code. Joseph Goble N(Jul31,Aug7)

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF UNION Re: Estate of THOMAS ELIJAH THOMPSON, JR. All creditors of the estate of THOMAS ELIJAH THOMPSON, JR., deceased, late of Union Coun-ty Co., are hearby aptiticat to creduce in their do

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. This the 1st day of August, 2024. Andrew Lowman, Administrator 12 North Main Street

Jasper, Ga. 30143 706-253-7701 N(Aug7,14,21,28)

#### NOTICE TO DEBTORS AND CREDITORS

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 per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This day of July, 2024. BY: Danielle Tomlin 4226 Covev Trail 4226 Covey Trail Oakwood, GA 30566 ATTORNEY: Rebecca Davies 301 Green St., NW Suite 100B Gainesville, GA 30503

N(Aug7,14,21,28)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Nola Mae Hemphill All creditors of the estate of Nola Mae Hemp-hill, deceased, late of Union County, Georgia, are hereby notified to render in their demands are neredy notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Repre-sentative. This 2nd day of August, 2024. BY: Daniel Keith Hemphill PD Roy 185.

PO Box 185 Blairsville, GA 30514

### N(Aug7,14,21,28)

NOTICE TO DEBTORS AND CREDITORS 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 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. Ruskin, FL 33570 Ruskin, FL 33570 ATTORNEY: Rebecca Kendrick

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA LEE KNIGHT, in his official capacity as : TAX COMMISSIONER OF UNION COUNTY, :

GEORGIA, Petitioner

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 LICATED AT 80 GREILING FARM VIEW, BLAIRSVILLE, GA (TAX PARCEL 073 078),

Respondents.: CIVIL ACTION NO. SUCV2024000073

CIVIL ACTION NO. SOCK2024000753 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 Densel 072 078)

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 gen-erated from the May 2, 2023 tax sale for prop-erty located at 90 Greiling Farm View, Blairs-ville, 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 publi-cation.

ation 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 Box 1286 Blairsville, GA 30514 706-400-5055 N(Jul31,Aug7,14,21)

### NOTICE TO DEBTORS AND CREDITORS

NUILE TO DESIGNS AND CHEMICKS 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 hereby 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 26th day of July, 2024. BY: Deborah Leigh Greenfield 2985 lyv Log Road Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 PO Box 748 Blairsville, GA 30514 N(Jul31,Aug7,14,21)

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

Petitioner.

V. A TRACT OF LAND IN LAND LOT 217, 9th DIS-TRICT, 1st SECTION OF UNION COUNTY, GEOR-GIA, BEING 1.00 ACRE; AND AS THEIR RESPEC-TIVE INTERESTS MAY APPEAR: JOHN YEEND, AS TRUSTEE OF THE NANCY N. MATHERS RE-VOCABLE TRUST A/K/A NANCY N. WEATHERS VOCABLE TRUST A/K/A NANCY N. WEATHERS-MATHERS TRUST DATED OCTOBER 29, 1989, HEIRS OF NANCY N. WEATHERS-MATHERS, KNOWN OR UNKNOWN, ESTATE OF JOHN YEEND BY AND THROUGH ITS DULY QUALIFIED EX-ECUTOR, SEBASTIAN YEEND, HEIRS OF JOHN YEEND, KNOWN OR UNKNOWN ALLYSSA BENE-FIELD, BRYCE CARTER, TRACY CARTER, MAL-LORY VANGYZEN, BEVERLY JONES, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROP-ERTY.

ERTY,	
Respondents.	
Civil Action No.	22 CV 115 ID

GIVII ACUUII NO. 22-6V-110-JP
NOTICE OF SUMMONS
TO JOUNIVEEND AD OUGOEOOC

TO: JOHN YEEND, AS SUCCESSOR TRUSTEE OF THE NANCY N. MATHERS-WEATHERS REVOCA-BLE TRUST, SEBASTIAN YEEND, AS EXECUTOR OF THE ESTATE OF JOHN YEEND Last Known Address: 2365 South Congress Av-enue, Palm Springs, FL 33406 ALYSSA BENEFIELD Last Known Address: 41 Out of the structure

Last Known Address: 41 Country Hill Road, Loudon, NH 03307

Loudon, NH 03307 TRACY CARTER Last Known Address: 18 2nd Street, Mont Ver-non, 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 UN-KNOWN, WHO HAVE OR CLAIM ANY ADVERSE

ALL PENSIONS ON PARIES, KNOWN ON ON-KNOWN, 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, Central being mene activated to described as 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 Section, Union County, Georgia, containing 1.00 acre, more or less, being Lot 16, shown in Plat Book II, Page 277, and being a portion of the Book of 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 Tota are needy indined that the above-styled 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 Dan-iel L Downerst, Defibired attempt ubove 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 said Court. day of \_\_\_\_\_, 2024. This Judy L. Odom Clerk of Superior Court, Union County N(Jul31,Aug7,14,21)

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

ESTATE NO. 2024-107 PETITION BY PERSONAL REPRESENTATIVE FOR OF BOND AND/OR GRANT OF CERTAIN POWERS

Brittni Fichetola has/have petitioned for Brittin Fichetoia nas/nave peruoned for waiver of reports and waiver of statements in regard to the above estate. All interested per-sons are hereby notified to show cause why said petition should not be granted. All objec-tions 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 Au-net 26 2024

met 26 2024

gust 26, 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 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 date. If no objections are filed, the petition may be granted without a hearing.

date. If no objections are filed, 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 Numst Aur 7421) N(Jul31,Aug7,14,21) IN THE PROBATE COURT OF UNION COUNTY

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 ap-pointed administrator(s) of the estate of Debra pointed administrator(s) of the estate of Joena 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 O.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 10, 2024

August 19, 2024. BE NOTIFIED FURTHER: All objections to the be not the province. An unit objections to 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 use undifficient to file on an indirect math. Case 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. Dwain Brackett 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(Jul24,31,Aug7,14) 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 NOTICE

NUTICE To whom it may concern: Jeffery Scott Gooch has petitioned to be ap-pointed administrator(s) of the estate of Nancy C. Gooch, deceased, of said county. (The pe-titioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or provide the provement of each is a concerned. Walver or reports, walver or statements, and/or grant of certain powers contained in O.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.

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 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. 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

IN THE SUPERIOR COURT FOR THE COUNTY OF IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA KAMILA PANFILAU,

PLAINTIFF, ANDREI PANFILAU.

ANDREI FANTILAO, DEFENDANT. CIVIL ACTION FILE NO. 2024-SU-CV-141 NOTICE OF PUBLICATION **TO: ANDREI PANFILAU** 

10: ANDREL PANILAU 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 ad-dress, 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 Within Stary Go, Layo of Layo of the infer publication of notice. Witness the Honorable Raymond E. George, 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 Ko-vach, 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 in-debted to said estate are required to make immediate payment to the Personal Repre-sentative. sentative. 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 Do Pay E12 PO Box 517 Blairsville, GA 30514

# N(Jul24,31,Aug7,14)

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 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 Co-Administrator 790 Henson Rd. Blairsville, GA 30512 Mary Faye Fortenberry, Co-Administrator PO Box 135 Blairsville, GA 30514 ATTORNEY: Lawrence S. Sorgen PO Box 67 Hiawassee, GA 30546 N(Jul24,31,Aug7,14)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Larry Lamar Daniel a/k/a Robert Larry Daniel All creditors of the estate of Larry Lamar Dan-All creations of the estate of Larry Lamar Dan-iel a/k/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, Co-Administrator 790 Henson Rd. Blairsville, GA 30512 Mary Faye Fortenberry, Co-Administrator PO Box 135 Blairsville, GA 30514 ATTORNEY: Lawrence S. Sorgen PO Box 67 Hiawassee, GA 30546

N(Jul24,31,Aug7,14)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Samuel Dayton Dyer All creditors of the estate of Samuel Dayton An creations of the estate of sample bayon 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 in-debted to said estate are required to make immediate payment to the Personal Repre-Immediate payment to the sentative. This 19th day of July, 2024. BY: Stacy Darin Dyer 189 Hampton Hills Lane Cleveland, GA 30528 N(Jul24,31,Aug7,14)

## NOTICE TO DEBTORS AND CREDITORS NUILE TO DESIGNS AND CREDITIONS IN RE: ESTATE OF Jack Richard Martin All creditors of the estate of Jack Richard Mar-tin, 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 in-debted to said estate are required to make immediate payment to the Personal Repre-

DECEASED ESTATE NO. 2024-103 PETITION BY PERSONAL REPRESENTATIVE FOR OF BOND AND/OR GRANT OF CERTAIN POWERS NOTICE

STATE OF GEORGIA IN RE: ESTATE OF WAYNE FRANK GIORDANO

Samuel Joseph Giordano has/have petitioned Same Joseph and an advantage perturbed for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in 0.C.G.A. § 53-12-261 in regard to the above estate. All interested per-sons are hereby notified to show cause why said petition should not be granted. All objec-tions to the notificer must be in writing setting. Salu perution should not be granted. An 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 12, 2024. BE NOTIFIED FURTHER: All objections to the activitien methods in writing or the file for the activitien methods in the setting of the the setting for the the setting of the the setting of the the setting of the setting for the setting of the set of the

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. 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. Dwain Brackett Judge of the Probate Court

Uwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 Addrese Address (706) 439-6006 Telephone Number N(Jul17,24,31,Aug7)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Renee Arlene Satterfield All creditors of the estate of Renee Arlene

An clean of the estate of nener Anere Satterfield, 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 enclose interdicts extrement to the Demand to make immediate payment to the Personal to make immediate payment to the Pers Representative. This 12th day of July, 2024. BY: Patricia Gaile Buice a/k/a Gaile Buice 207 Runaway Road Blairsville, GA 30512 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514 N(Jul17,24,31,Aug7)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Terry Alan Crutcher All creditors of the estate of Terry Alan Crutcher, 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 to said estate are required to make immediate to sale estate are required to make imme payment to the Personal Representative. This 12th day of July, 2024. BY: Kristin Henry 6588 Bluebird Drive Maple Grove, MN 55369 ATTORNEY: Daniel J. Davenport PO Box 923 Riairsville. GA 30514 N(Jul17,24,31,Aug7)

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 Mort-gage Electronic Registration Systems, Inc., as nominee for Freedom Mortgage Corporation (the Secured Creditor), dated November 23, 2000 and Recorded on December 4, 2000 ac (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 assignent to Nationstar Mortgage, LLC by assignment that is or to be recorded in the Union County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Union Courty Court-house within the legal hours of sale on the house within the legal hours of sale on the

house within the legal hours of sale on the first 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 Not-tely Subdivision, as shown on a plat of survey made by Jack Stanley, Union County Surveyor, dated April 15, 1980 and recorded in the Of-fice of the Clerk of the Superior Court of Union County, Georgia in Plat Book J, Page 110, said plat reading as follows: plat reading as follows:

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 537.7 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 Calvell Beach thence S decrease Be minutes 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 81 degrees 24 minutes E 119.7 feet to the True Point of Beginning. Tax ID: 037B 097 been and is hereby declared due because of, among other possible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and and in the manner provided in the vote 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 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 duy en-dorsed Note and is the current assignee of the Security Deed to the property. Nationstar Mort-gage, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the leare

### NOTICE OF SALE UNDER POWER

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 Secu-rity Deed having been last sold, assigned and transferred to Planet Home Lending, LLC, there will be sold at public outcry to the highest bid-der for cash at the Union County Gourthouse, within the legal hours of sale on the first Tues-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 SEC-TION, LAND LOT 27 OF UNION COUNTY, GEOR-GIA, CONTAINING 0.93 ACRES, MORE OR LESS, AND BEING IN THE 10TH DISTRICT, 1ST SEC-TION, LAND LOT 27 OF UNION COUNTY, BECORDS IN PLAT BOK 40, PAGE 63, SAID PLAT IS INCORPORATED HEREIN BY REFER-ENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

PROPERTY. THE PROPERTY IS SUBJECT TO AND BENEFITS THE PROPERTY IS SUBJECT TO AND BENEFITS FROM MATTERS AS SHOWN IN THE ABOVE REF-ERENCED PLAT OF SURVEY. THE PROPERTY IS SUBJECT TO AND BENEFITS FROM A PRIVATE ROAD MAINTENANCE AGREE-MENT AND EASEMENT AGREEMENT AS RE-CORDED 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, how-ever the property is more commonly known as 71 GOLDEN RIDGE RD, BLAIRSVILLE, GA 30512. The indebtedness secured by said Security

ever the property is more commonly known as 71 GOLDEN RIDGE RD, BLAIRSVILLE, GA 3051-2. 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 remain-ing 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. 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

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; assess-ments; 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 posses-sion of the property is NKITA S ROSS, KATHY E ROSS, or tenants(s). The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation 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 (al-though 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 0.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

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 FED-ERAL 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

PHL-22-02906-8 Ad Run Dates 08/07/2024, 08/14/2024, 08/21/2024, 08/28/2024

mortgage instrument. PLANET HOME LENDING, LLC

rlselaw.com/property-listing

NOTICE OF SALE UNDER POWER

N(Aug7,14,21,28)

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

### NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Geraldine S. Elmore All creditors of the estate of Geraldine S. El-more, 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 in-debted to said estate are required to make immediate payment to the Personal Repre-sentative. This 2nd day of August 2024

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 N(Aug7,14,21,28)

Address (706) 439-6006 Telephone Number 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

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 Au-gust 19, 2024, why said petition should not be granted granted. All objections to the petition must be in writ-

All objections to the petition must be in writ-ing, 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 objec-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 peti-tion 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 (Jul24,31,Aug7,14

Blairsville, GA 30512 ATTORNEY: Kenya L. Patton 44B Blue Ridge Street Blairsville, GA 30512 N(Jul24,31,Aug7,14)

sentative. This 19th day of July, 2024.

BY: Jennifer M. Perkins 252 Frank Martin Boad

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, moss, deceased, rate of official county, deorgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Representative.

This 19th day of July, 2024. BY: Wayne Daniel Moss PO Box 392 Woodstock, GA 30188 ATTORNEY: Angela Stewart DeLorme PO Box 1549 Blue Ridge, GA 30513 N(Jul24,31,Aug7,14)

the loan. Pursuant to 0.C.G.A. §44-14-162.2, Nationstal Mortgage, LLC may be contacted at: (833) 685-2565 or by writing to 350 Highland Drive, Lew-isville, TX 75067. Please note that, pursuant to 0.C.G.A. §44-14-

162.2, the secured creditor is not required to

To the best knowledge and belief of the un-dersigned, the party/parties in possession of the subject property known as 186 LAKESIDE DRIVE, BLAIRSVILLE, GA 30512 is/are: Dawn E. DRIVE, BLAINSVILLE, GA 30512 Is/are: Dawn E. Doucette-Shultz or tenant/tenants. Said prop-erty will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (c) all sectime of excert ourside the Courtie 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) con-

firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. §9-13-172.1, which al-

Pursuant to OctAA, §9-13-172.1, Which ar-lows 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 Ioan as provided in the pre-ceding narragraph

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

Nationstar Mortgage, LLC as Attorney in Fact 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 N(Jul31,Aug7,14,21,28)

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 babance 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 the entrie 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 out-

will be sold by the undersigned at public out-cry to the highest bidder for cash before the Courthouse door in Blarisville, Union County, 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 High-land 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 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.

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 Dec-laration of Covenants, Restrictions, Property Owners Association and Limitations for High-land Park Subdivision as recorded in Deed Book 1110, Pages 343-364, Union County, Georgia records the First Amendment to the Book 1110, Pages 343-364, Union County, Georgia records, the First Amendment to the Declaration of Covenants, Restrictions, Prop-erty 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, Property Owners Association and Limitations for Highland Park Subdivision as recorded in Deed Book 1152, Pages 567-569, Union County, Georgia records. Georgia records.

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

The property is being conveyed subject to all easements, covenants, restrictions, agree-ments, 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 complet with the herem of the Nets and Sec among other possible events of default, rainter to comply with the terms of the Note and Se-curity 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 at-terment) fees builties there intent to collect at-

attorneys' rees (notice of intent to concert at-torneys' fees having been given). Said property will be sold subject to any out-standing 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 prop-erty, any assessments, liens, encumbrances, zoning, ordinances, restrictions zoning ordinances, restrictions, covenants, and matters of record superior to the Security

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-sion 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 as-sessments, if any. Lakewood Canital Group. LLC

sessments, if any. Lakewood Capital Group, LLC As Attorney in Fact for Luis F. Arbona and Omarlig J. Torres N(Aug7,14,21,28)