North Georgia News

Legal Notices for September 11, 2024

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Norman Lee Fletcher
All creditors of the estate of Norman Lee
Fletcher, 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 persons indebted to said estate are required to make immediate payment to the Personal

to make miniedrate payment to Representative. This ____ day of August, 2024. BY: Kayla Lynn Wheeler C/o The Beck Law Firm, LLC 2090 Sugarloaf Pkwy, Suite 135 Lawrenceville, GA 30045 N(Sept4,11,18,25)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
BILL RONALD SLADE

ESTATE NO. 2024-141 PETITION FOR LETTERS OF ADMINISTRATION Nortice
To whom it may concern:
Adrian Wesley Hogsed has petitioned to be appointed administrator(s) of the estate of Bill Ronald Slade, deceased, of said county.

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 swoll to before a hotaly public of 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

and the product of the source of 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 Debete Court

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

DECEASED
ESTATE NO. 2024-140
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:

Clarence Benjamin Adams has petitioned to be appointed administrator(s) of the estate of Dolly Sue Adams, 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

U.G.G.A. § 53-12-201.) 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 be-

fore October 7, 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. 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

NOTICE OF SUPERIOR COURT
OF UNION COUNTY
The name change of Carl Michael Owings
Superior Court of Union County; CAFN: SU-CV-2024-274-JP

2024-274-JP
TO: Any interested party,
Notice is hereby given that CARL MICHAEL
OWINGS, filed his Petition to the Superior Court
of Union County on the 5th day of September,
2024, praying for a change in Petitioner's name
from CARL MICHAEL OWINGS to VIATOR INALIS
DESCIENTA Any interested peeth be the right

NOTICE TO DEBTORS AND CREDITORS

60 Milburn Circle Palm Harbor, FL 34683 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514

BY: Mark Barrentine 223 Cold Spring Lane Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514

241 Hood Acres Rd.

sentative

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF JO Ann Barrentine
All creditors of the estate of Jo Ann Barrentine,
deceased, late of Union County, Georgia, are

hereby notified to render in their demands to

interesty indinies to fetider 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 23rd day of August, 2024.

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Ronald B. Westfall All creditors of the estate of Ronald B. Westfall, deceased, late of Union County, Georgia, are

hereby notified to render in their demands to

interesty inditities to federal in their definations 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 23rd day of August, 2024. BY: Jelaine A. Westfall

IN RE: ESTATE OF BERTY MAC Harkins
All creditors of the estate of Berry Mac Harkins, 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 Representations.

immediate payment to the Personal Repre-

Sentaive. This 23rd day of August, 2024. BY: Camelia Adams 341 Crawley Gap Rd. Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Roger Seaton Francis, deceased, late of Union County, Georgia, are hereby notified to render in their

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(Sept11,18,25,0ct2)

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

IN RE: ESTATE OF

DECEASED

DOLLY SUE ADAMS

To whom it may concern:

sons indepted to law, and an ipersons indepted to said estate are required to make immediate payment to the Personal Representative.
This 23rd day of August, 2024.
BY: Jeffery Scott Gooch
422 Tarheel West Dr. Murphy, NC 28906 Bill Ronald Slade, 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 October 7, 2024.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Rita F. Robert
All creditors of the estate of Rita F. Robert,
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 23rd day of August, 2024.

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Stephen Douglas Gooch Sr. All creditors of the estate of Stephen Doug-las Gooch Sr., 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 23rd day of August, 2024.
BY: Jeffery Scott Gooch
422 Tarheel West Dr.

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Nancy C. Gooch,
All creditors of the estate of Nancy C. Gooch,
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.

BY: Debra Robert 255 Tommie Alexander Drive Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Lela M. Burnett Stephens All creditors of the estate of Lela M. Burnett Stephens, 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 23rd day of August, 2024.
BY: Michael Anthony Stephens
210 Pleasant Hill Cir. Blairsville, GA 30512 J. Craig Stephens 248 Forest Dr. Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Raymond L. Fiore Sr.
All creditors of the estate of Raymond L. Fiore
Sr., 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 23rd day of August, 2024.

BY: Christine A. Seager 1307 E. Elm Street Tampa, FL 33604 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Clifford Gibson
All creditors of the estate of Clifford Gibson,
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 23rd day of August, 2024. BY: Paul Gibson

BY: PAUL GIDSON 3805 Smyrna Road Young Harris, GA 30582 Doug Gibson 203 Smyrna Ridge Road Young Harris, GA 30582 ATTORNEY: Cary D. Cox PO Roy 748 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Ruby H. Neil
All creditors of the estate of Ruby H. Neil,
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
the said estate are required to make immediate to said estate are required to make immediate to said estate are required to flake filming payment to the Personal Representative. This 23rd day of August, 2024.
BY: Donald C. Neil
984 Gibbs Road
Blairsville, GA 30512
ATTORNEY: Cary D. Cox

PO Box 748 Blairsville, GA 30514

DESCIENTIA. Any interested party has the right to appear in this case and file an objection within thirty (30) days after the Petition is filed, at the Union County Courthouse in Blairsville, NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION

TO: LARRY GREEN, ESTATE OF LARRY GREEN, HEIRS KNOWN OR DIKNOWN, WANDA GREEN, ESTATE OF WANDA GREEN, HEIRS KNOWN OR UNKNOWN, DEWAYNE GREEN, DENISE LONG AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POS-SESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.

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 23rd day of August, 2024. RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.). TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax

The right to redeem the following described

Ine right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the 8th District and 1st Section of Union County, Georgia and being a part of Land Lot No. 87, containing 0.998 acres of land, more or less, and being completely described on a plat and survey by Rochester and Associates, Inc., R.S. No. 2653 for Dewey and Helen Crowder Dated May 22, 1998 and recorded in Plat Rock Dated May 22, 1998 and recorded in Plat Book 41, Page 160 of Union County Records. Said plat is incorporated herein by reference there-to, for full and complete description of above described property. As described in Deed Book 396, Page 486. Fur-

As described as Map & Parcel 006113.
will expire and be forever foreclosed and barred on and after October 1, 2024.
The tax deed to which this notice relates is dated the 2nd day of May, 2023, and is recorded in the Office of the Clerk of the Superior

Court of Union County, Georgia, in Deed Book 1350 at Pages 569-570.

The property may be redeemed at any time before October 1, 2024, by payment of the re-demption price as fixed and provided by law to the undersigned name at the following ad-Akins & Davenport, PC

P.O. Box 923
Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY. Daniel J. Davenport Danier 3. Davenport, PC Akins & Davenport, PC Attorney for Youngstown Group, LLC Georgia Bar No. 821237 80 Town Square, P.O. Box 923 Blairsville, GA 30514 (706) 745-0032

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: LARRY GREEN, ESTATE OF LARRY GREEN,
HEIRS KNOWN OR UNKNOWN, WANDA GREEN,
ESTATE OF WANDA GREEN, HEIRS KNOWN OR UNKNOWN, DEWAYNE GREEN, DENISE LONG
AND OTHER PARTIES KNOWN OR UNKNOWN,
WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE
PROPERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION
OF TAY SHEEDERS (O.C.C.A.S. 40.4.45.6.4.

FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.). Take notice that:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax

The right to redeem the following described

The right to redeem the following described properly, to wit. All that tract or parcel of land lying and being in Land Lot 87 of the 8th District, 1st Section of Union County, Georgia, containing 4.07 acres, more or less, as shown on a plat of survey recorded in Plat Book 42, Page 55, Union County, Georgia records, being more particularly described as follows:

To find the true point of beginning, begin at the intersection of Jonica Gap Road and Loving Road; thence N 86 degrees 45' 51' W 461.85 feet to a point on the southern right-of-way

nodu, mence in 30 degrees 43 31 w 40.35 feet to a point on the southern right-of-way of Loving Road; thence leaving the southern right-of-way of Loving Road and following the branch the following courses and distances: S 18 degrees 52' 10" E 30.24 feet to a point; thence S 08 degrees 17' 15" E 55.05 feet to a scient than S 07 degrees 1812 W 37 20 64. point; thence S 07 degrees 36* 12* W 75.20 feet to a point; thence S 27 degrees 36* 12* W 75.20 feet to a point; thence S 27 degrees 32* 22* E 87.70 feet to a point; thence S 35 degrees 38* 54* E 50.23 feet to a point; thence S 08 degrees 08' 49" E 45.55 feet to a point; thence S 15 degrees 44* 07* W 25.86 feet to a point; thence 02 degrees 28* 28* W 40* 28* A 50* E 48* A 50* grees 36' 23" W 42.02 feet to a point; thence S 24 degrees 25' 44" W 26.27 feet to a point; thence S 21 degrees 56' 25" E 21.12 feet to a point; thence S 13 degrees 37' 40" W 9.97 feet to a point; thence S 13 degrees 37' 40" W 9.97 feet to a point; thence S 15 degrees 19' 55" E 19.27 feet to a point; thence S 15 degrees 19' 55" feet to a point; thence S 15 degrees 19' 55" E 19.27 feet to a point; thence S 24 degrees 26' 45" W 30.26 feet to a point; thence S 27 degrees 34' 46" E 25.39 feet to a point; thence S 27 degrees 34' 46" E 25.39 feet to a point; thence S 03 degrees 02' 09" E 44.65 feet to a point; thence S 67 degrees 52' 14" W 11.69 feet to a point; thence S 01 degrees 39' 46" E 40.53 feet to a axle found; thence leaving said branch and following along the old barbed wire fence S 69 degrees 41' 10" W 63.25 feet to a point; thence S 40 degrees 12' 26" W 114.89 feet to a point; thence S 30 degrees 31' 0" W 63.25 feet to a point; thence S 57 degrees 31' 5" W 61.33 feet to a point; thence S 57 degrees 32' 76" we see 1.33 feet to a point; thence S 57 degrees 32' 76" we see 1.35 feet to a point; thence S 57 degrees 32' 76" we see 1.35 feet to a point; thence S 57 degrees 32' 76" we see 1.35 feet to a point; thence S 57 degrees 32' 76" we see 1.35 feet to a point; thence S 57 degrees 32' 76" we see 1.35 feet to a point; thence S 57 degrees 32' 76" we see 1.35 feet to a point; thence S 57 degrees 32' 76" we see 1.35 feet 10 a point; thence S 57 degrees 32' 76" we see 1.35 feet 10 a point; thence S 57 degrees 32' 76" we see 1.35 feet 10 a point; thence S 57 degrees 32' 76" we see 1.35 feet 10 a point; thence S 57 degrees 32' 76" we see 1.35 feet 10 a point; thence S 57 degrees 32' 76" we see 1.35 feet 10 a point; thence S 57 degrees 32' 76" we see 1.35 feet 10 a point; thence S 57 degrees 32' 76" we see 1.35 feet 10 a point; thence S 57 degrees 32' 76" we see 1.35 feet 10 a point; thence S 57 degrees 32' 76" we see 1.35 feet 10 a point; thence S 57 degrees 32' 76" we see 1.35 feet 10 a point; thence S 57 degrees 32' 76" we see 1.35 feet 10 a point; thence S 57 degrees 32' 76" we see 1.35 feet 10 a point; thence S 57 degrees 32' 76" we see 10 a point; thence S 57 degrees 32' 76" we see 10 a point; thence S 57 degrees 32' 76" we see 10 a point; thence S 57 degrees 32' 76" we see 10 a point; thence S 57 degrees 32' 76" we see 10 a point; t reet to a point; thence S 33 degrees 31" 05" W 61.33 feet to a point; thence S 57 degrees 29" 35" W 55.09 to a point; thence S 69 degrees 30" 31" W 51.41 feet to an iron pin set THIS BEING THE TRUE POINT OF BEGINNING; thence following along the barbed wire fence 69 degrees 30" 31" feet W 61.51 feet to a point; thence S 71 degrees 37' 56" W 137.70 feet to a point; thence S 66 degrees 38" 48" W 109.70 feet to a point; 71 degrees 37' 56" W 137.70 feet to a point; thence S 66 degrees 18' 46" W 109.70 feet to a point; thence S 70 degrees 31' 22" W 145.03 feet to a point; thence S 75 degrees 08' 44" W 117.68 feet to a 36" Double Oak; thence N 02 degrees 08' 19" E 375.84 feet to an iron pin found; thence leaving said fence N 71 degrees 02' 24" E 197.67 feet to an iron pin found; thence N 01 degrees 41' 50" E 35.12 feet to an iron pin found; thence N 44 degrees 01' 28" E 156.62 feet to an iron pin found; thence S 29 degrees 43' 25" E 460.61 feet to an iron pin set and the Point of Beginning.

and the Point of Beginning. Less and Except that tract of land conveyed by Warranty Deed Book 95, Page 96, recorded in Plat Book F, Page 69, Union County, Georgia

All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 87 of Union County, Georgia containing 1.0 acre, more or less, as shown on a survey and plat by Jack Stanley, dated July 1976 and recorded in the Union County Records in Plat Book F, Page 69, and said plat is included in this instrument

be), and said plat is included in this instrument by reference hereto for a complete and accu-rate description of said property. As described in Deed Book 307, Page 286 & Deed Book 95, Page 96. Further described as Map & Parcel 006114.

map & Parcel U00114.
will expire and be forever foreclosed and barred on and after October 1, 2024.
The tax deed to which this notice relates is dated the 2nd day of May, 2023, and is recorded in the Office of the Clerk of the Superior Court of Histor Court of Lives Court of Parcel Politics Cour Court of Union County, Georgia, in Deed Book

1350 at Pages 571-572.
The property may be redeemed at any time before October 1, 2024, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address: Akins & Davenport, PC

P.O. Box 923
Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY. Daniel J. Davenport Akins & Davenport, PC Aktins & Davenport, FC Attorney for Youngstown Group, LLC Georgia Bar No. 821237 80 Town Square, P.O. Box 923 Blairsville, GA 30514 (706) 745-0032 N(Aug28,Sept4,11,18)

NOTICE OF FORECLOSURE

TO TEOUTY OF REDEMPTION
TO: LARRY GREEN, ESTATE OF LARRY GREEN,
HEIRS KNOWN OR UNKNOWN, WANDA GREEN,
ESTATE OF WANDA GREEN, HEIRS KNOWN OR UNKNOWN, DEWAYNE GREEN, DENISE LONG AND UTHER PARTIES NAUWN OH DINNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POS-SESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.

RE: FORECLOSURE OF EQUITY OF REDEMPTION

FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax The right to redeem the following described

The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the 8th District and 1st Section, Land Lot 87 of Union County, Georgia, containing 1.0 acre more or less, located on the Dooly road near the Branch, and being further described as

the Branch, and being further described as follows:
Beginning at the public road near the home of George and Mattie Pope at an iron state corner between the property o Mattie Pope and Cliff Raper; thence 70 years East to an iron stake on said Road; thence South 70 yards to another iron stake corner; thence 70 yards West to another iron stake corner adjoining the land of Cliff Raper; thence North to the beginning corner.

Grantors also grant to grantee a non-exclusive perpetual easement for the use of the roads for ingress and egress to the above described

property.

As described in Deed Book 720, Page 739, Further described as Map & Parcel 006115.

will expire and be forever foreclosed and

barred on and after October 1, 2024.
The tax deed to which this notice relates is dated the 2nd day of May, 2023, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1350 at Pages 573-574.

1350 at Pages 573-574.
The property may be redeemed at any time before 0 (cober 1, 2024, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

P.O. Box 923 Blairsville, GA 30514 Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY.
Daniel J. Davenport
Akins & Davenport, PC
Attorney for Youngstown Group, LLC
Georgia Bar No. 821237
80 Town Square, PO. Box 923
Blairsville, GA 30514
(706) 745-0032

Akins & Davenport, PC

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

A TRACT OF LAND LYING AND BEING IN LAND A THACT OF EACH ETHICA DETRICT, 1ST SECTION, UNION COUNTY GEORGIA, CONTAINING ONE (1) ACRE, MORE OR LESS; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: DAVID CARL INTEL INTERESTS MAY APPEAR: DAVID CARL GOLD AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,

Respondents. Civil Action No. 23-CV-00316-RG

Civil Action No. 23-CV-00316-RG
NOTICE OF SUMMONS
TO: DAVID CARL GOLD, ESTATE OF DAVID CAROLGOLD, ALL HEIRS KNOWN AND UNKNOWN,
Last Known Address:
3908 S. Ocean Boulevard, Unit TH1
Highland Beach, Fl. 33487
ALL PERSONS OR PARTIES, KNOWN OR UNKNOWN, AND ALL THE WORLD, WHO HAVE OR
CLAIM ANY ADVERSE OR POSSESSORY RIGHT,
TITLE OR INTEREST IN THE RESONDENT PROPERTY being all that Tract of Land Lying and
Being in the 7th District, 1st Section of Union
County, Georgia, being a tract of 1.0 acre, more County, Georgia, being a tract of 1.0 acre, more or less, being more particularly described as

All that tract or parcel of land lying and being in Land Lot 21, 7th District, 1st Section, Union in Land Lot 21, 7th District, 1st Section, onlin County, Georgia, containing one (1) acre, more or less, and being shown as Tract Two (2) on a plat of survey by Rochester & Associates, Inc. dated 12/06/02, as recorded in Plat Book 58, Page 74, Union County, Georgia records, which description is incorporated herein by refer-ence and made a part hereof.

ence and made a part hereof.
This Deed is given subject to all easements and restrictions of record.
As described in Deed Book 806, Page 540. Further described as Map & Parcel 0240671.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on October 2, 2023, and that by reason of an Order for Service by Publication entered by the Court on August 16, 2024, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, Daniel J. Davenport. Petitioner's attorney. whose address is 80 Town Square, P.O. Box whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Peti-tion 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. Judy L. Odom
Clerk of Superior Court, Union County

NOTICE OF FORECLOSURE

N(Aug28,Sept4,11,18)

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: DOUGLASS F. BRENNER, ESTATE OF
DOUGLASS BRENNER, ANY AND ALL HEIRS
KNOWN AND UNKNOWN; DOMINICK JOSEPH
SALAMONE, ESTATE OF DOMINICK JOSEPH
SALAMONE, ESTATE OF DOMINICK JOSEPH
SALAMONE, ANY AND ALL HEIRS KNOWN AND
UNKNOWN, JOSEPH SALAMONE, AND OTHER
PARTIES KNOWN OR UNKNOWN, WHO HAVE OR
CLAIM ANY ADVERSE OR POSSESSORY RIGHT,
TITLE OR INTEREST IN THE PROPERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION
FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.). TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax

Sale used.

The right to redeem the following described property, to wit:

All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 86 of Union County, Georgia, containing 2.13 acres, more or less, as shown on a plat of survey by Next Constitution 1.

Union County, Georgia, containing 2.13 acres, more or less, as shown on a plat of survey by North Georgia Land Surveyors, Reg. No. 1700 dated 2/1/83, recorded in Plat Book N at Page 35, Union County Records and more particularly described as follows:
BEGINNING at the intersection of Land Lots 58, 59, 86 and 87; thence S 30 degrees 35' 30" W 2,475.3 feet to an iron pin in the centerline of a road and the TRUE POINT OF BEGINNING; thence S 68 degrees 30' W 11.23 feet to the right-of-way line of Owl Town Gap Road; thence along the right-of-way line of Owl Town Gap Road; thence along the right-of-way line of Owl Town Gap Road; thence along the right-of-way line of Owl Town Gap Road, N 59 degrees 58' W 139.13 feet; N 55 degrees 12' 30" W 97.66 feet; N 52 degrees 49' 15" W 391.65 feet to an iron pin; thence leaving the right-of-way line of Owl Town Gap Road, N 26 degrees 28' 45" E 66.21 feet to an iron pin; thence N 83 degrees 01' E 220.69 feet to an iron pin; thence S 69 degrees 59' E 37.87 feet to an iron pin; thence S 11 degrees 36' W 88.32 feet to an iron pin; thence S 11 degrees 36' W 29.7.2 feet to an iron pin in the centerline of a road; thence along said centerline; S 42 degrees 20' E 206.12 feet to the TRUE POINT OF REFIINNING.

centerline of a road; thence along said center-line; S 42 degrees 20' E 206.12 feet to the TRUE POINT OF BEGINNING.
will expire and be forever foreclosed and barred on and after October 1, 2024.
The tax deed to which this notice relates is dated the 2nd day of May 2023, and is record-ed in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1350 at Pages 579-580.
The property may be redeemed at any time

The property may be redeemed at any time before October 1, 2024 by payment of the redemption price as fixed and provided by law to the undersigned name at the following ad-Akins & Davenport, PC

P.O. Box 923
Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY. PLEASE DE GUVERNED ACCORDINGLI.

Daniel J. Davenport

Akins & Davenport, PC

Attorney for Youngstown Group, LLC
Georgia Bar No. 821237

80 Town Square, P.O. Box 923

Blairsville, GA 30514

(206) 346 (706) 745-0032

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Ronald Kevin Weintraub All creditors of the estate of Ronald Kevin

Weintraub, 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 23rd day of August, 2024. BY: Kimberly Ann Carr 571 South Sunnydale Way Hendersonville, NC 28792 ATTORNEY: Brett Bradshaw

57 Sears Way Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Anita Hebble Lippmann
All creditors of the estate of Anita Hebble
Lippmann, 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: Colleen Harper Collins
12 Lazy River Lane
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, CA 30514 Blairsville, GA 30514 N(Aug21,28,Sept4,11)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA Enotah Judicial Circuit STATE OF GEORGIA,

ex rel Jeffrey Langley DISTRICT ATTORNEY, Entahl JUDICIAL CIRCUIT,

2009 Toyota Highlander, VIN# JTEE-S42A892136290, Blue in color, and Combat Armory Cat 15 rifle, Serial# AA95286 Defendant in rem, RE PROPERTY OF

David Bruce Merkle, Purported Owner(s)/Interest Holders CIVIL ACTION NO. SUCV2024000264 NOTICE OF PROCEEDINGS To: David Merkle and all unknown owners and

You are hereby notified that the above-styled action seeking the forfeiture of the above-described property was filed in the Superior Court of Union County on the 29th day of Au-gust, 2024, pursuant to O.C.G.A. § 9-16-12. Said action alleges that you nay have an in-terest in the above-described defendant proprery. You are hereby commanded and required to file with the Clerk of said Court and serve upon Buster Landreau, Assistant District Attorney, Enotah Judicial Circuit, 65 Courthouse St. Box 6, Blairsville Ga 30512 an answer to the St. Box 6, Blarsville da 303-12 an answer to the complaint within thirty (30) days of the date of final publication, that is to say within thirty (30 days of the second publication. If you fail to do so, judgment pursuant to O.C.G.A> § 9-16-12(e) shall be taken against you for the relief demanded In the complaint.

This 29th day of August, 2024

Clark Union Counts Everior Court

Clerk, Union County Superior Court Enotah Judicial Circuit IN THE PROBATE COURT OF UNION COUNTY

JERRY CHARLES ROBERSON DECEASED ESTATE NO. 2024-2

STATE OF GEORGIA

IN RE: ESTATE OF

NOTICE [For discharge from office and all liability]

PROBATE COURT OF UNION COUNTY
Re: PETITION OF VICTOR CHARLES ROBERSON
FOR DISCHARGE AS EXECUTOR OF THE ESTATE
OF JERRY CHARLES ROBERSON, DECEASED. To Whom it may concern: This is to notify you to file an objection, if there

is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before September 23, 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 be granted without a hearing.

Dwain Brackett
Judge of the Dechato Court

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

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Terry R. Rogers
All creditors of the estate of Terry R. Rogers,
deceased, late of Union County, Georgia, are thereby notified to render in their degrad, 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 16th day of August, 2024. BY: Geraldine Crowe Rogers

Blairsville, GA 30514 N(Aug21,28,Sept4,11)

NOTICE TO DEBTORS AND CREDITORS NOTICE TO DEBTORS AND CREWITURS
IN RE: ESTATE OF Walter Hobert Lunsford
All creditors of the estate of Walter Hobert
Lunsford, 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 navment to the Personal

Representative.
This 5th day of June, 2024.
BY: Karren L. Humphrey 39 Waycaster Cir. Dahlonega, GA 30533 ATTORNEY: Richard W. Sarrell II Blairsville, GA 30514 NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Judy Ann Raper All creditors of the estate of Judy Ann Raper, 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 16th day of August, 2024. BY: James Steven Towe 3003 Scott Road Marietta, GA 30066

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Susan Alice Wilson
All creditors of the estate of Susan Alice Wil-

son, 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 16th day of August, 2024. BY: Bethany Kaye Wilson 516 Honeysuckle Lane Blairsville, GA 30512

ATTORNEY: Rebecca Kendrick Blairsville, GA 30514

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
In re the Name Change of:
Sean Patrick Rice, Petitioner

Civil Action Case Number 24-CV-253-JP Civil Action Case Number 24-CV-253-JP
Notice of Petition to Change Name of Adult
Sean Patrick Rice filed a petition in the Union
County Superior Court on August 12, 2024, to
change the name from Sean Patrick Rice to
Britney Elyse Rice.
Any interested party has the right to appear
in this case and file objections within 30 days
after the Petition was filed.
Dated August 12, 2024
Sean Patrick Rice, Petitioner
2098 Pleasant Grove Rd

2098 Pleasant Grove Rd Blairsville, Georgia 30512 N(Aug21,28,Sept4,11)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF E. REX PATTON, DECEASED

ESTATE NO. 2024-133 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

year's support from the estate of E. Rex Patton, 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 September 16, 2024, why said petition should not be granted. 2024, why sain periodis amount 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 reported with the best personnel for the rest of the period of the perio tion may be granted without a hearing. Dwain Brackett

The petition of Melva Lynn K. Patton, for a

NOTICE OF SALE UNDER POWER **GEORGIA, UNION COUNTY**

By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512

(706) 439-6006

GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Heather
Tisha Lively to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for
MORTGAGE FINANCIAL GROUP, INC., its suc-MORTGAGE FINANCIAL GROUP, INC., its successors and assigns, dated February 16, 2016, recorded in Deed Book 1030, Page 227, Union County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 1117, Page 91, Union County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment recorded in Deed Book 1154, Page 105, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWO THOUSAND AND 0/100 DOLLARS (\$102.000.00), with interest thereon as set (\$102,000.00), with interest thereon as set forth therein, there will be sold at public out-cry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2024, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of among other possible events of default, failure among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 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) the right of redemption of any taxing authority, any matters which might be disclosed by an

which are a lief, but not yet due and payane), the right of redemption of any taxing authority any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned.

Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 11988 Exit 5 Pkwy Bldg 4, Fishers, IN 46037, 855-690-5900.

Note, however, that such entity is not required.

46037, 855-690-5900.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Heather Tisha Lively or a tenant or tenants and said property is more commonly known

as 952 Old Gumlog Road, Blairsville, Georgia 30512. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to con-

rine 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.

Freedom Mortgage Corporation
as Attorney in Fact for as Attorney in Fact for Heather Tisha Lively McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT "A" EXHIBIT "A"

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 170 of Union County, Georgia, containing 2.0 acres more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated January 31, 2009 and recorded in Union County

January 31, 2009 and recorded in Union County, Georgia records in Plat Book 61, Page 198 Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Subject to restrictions as recorded in Union County, Georgia records in Deed Book 648, Pages 254-255.

Subject to an easement to Blue Ridge Mountain EMC a recorded in Union County Georgia. Subject to an easement to Blue Higge Moun-tain EMC as recorded in Union County, Georgia records in Deed Book 132, Pages 310-311. Subject to the 100 foot spring buffer as shown

on aforesaid plat. Subject to riparian rights to branch as shown on aforesaid plat. MR/ca 10/1/24 Our file no. 24-15473GA - FT17

N(Sept4,11,18,25)