

North Georgia News

Legal Notices for September 18, 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 to make immediate payment to the Personal 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(Sept11,18,25)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
BILL RONALD SLADE
DECEASED

ESTATE NO. 2024-141
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
Adrian Wesley Hogsted has petitioned to be appointed administrator(s) of the estate of 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 grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512

Address
(706) 439-6006
Telephone Number
N(Sept11,18,25,Oct2)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Lois Burkle McCray
All creditors of the estate of Lois Burkle McCray, 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 13th day of September, 2024.

BY: Kristina Beth Stranger
106 Bank Street, Apt. 2
Newfield, NY 14867
ATTORNEY: Richard W. Sarrell, II
PO Box 517
Blairsville, GA 30514
N(Sept18,25,Oct2,9)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Harriett E. Cianci
All creditors of the estate of Harriett E. Cianci, 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 13th day of September, 2024.

BY: Brittini Fichetola
926 Fairview Church Road
Blairsville, GA 30512
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Sept18,25,Oct2,9)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Harriett E. Cianci
All creditors of the estate of Harriett E. Cianci, 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 13th day of September, 2024.

BY: Brittini Fichetola
926 Fairview Church Road
Blairsville, GA 30512
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Sept18,25,Oct2,9)

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 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 13th day of September, 2024.

BY: Brittini Fichetola
926 Fairview Church Road
Blairsville, GA 30512
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Sept18,25,Oct2,9)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
EDWINA JOSEPHINE GINN
DECEASED

ESTATE NO. 2024-146
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
Bradford Edward Ginn has petitioned to be appointed administrator(s) of the estate of Edwina Josephine Ginn, 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 15, 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 be granted without a hearing.

Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512

Address
(706) 439-6006
Telephone Number
N(Sept18,25,Oct2,9)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Anthony Donald Dockery
All creditors of the estate of Anthony Donald Dockery, 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 13th day of September, 2024.

BY: Frankie Carlene Kirkman Dockery
283 Shallow Creek
Blairsville, GA 30512
N(Sept18,25,Oct2,9)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
DOLLY SUE ADAMS
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 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 grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512

Address
(706) 439-6006
Telephone Number
N(Sept11,18,25,Oct2)

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

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 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, Georgia

N(Sept11,18,25,Oct2)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Roger Seaton Francis
All creditors of the estate of Roger Seaton Francis, 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: Peter Silva
60 Milburn Circle
Palm Harbor, FL 34683
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Sept18,25,Oct2,9)

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 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
N(Aug28,Sept4,11,18)

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
N(Aug28,Sept4,11,18)

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 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: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Stephen Douglas Gooch Sr.
All creditors of the estate of Stephen Douglas 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.
Murphy, NC 28906
N(Aug28,Sept4,11,18)

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, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 23rd day of August, 2024.

BY: Debra Robert
255 Tommie Alexander Drive
Blairsville, GA 30512
N(Aug28,Sept4,11,18)

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 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: Debra Robert
255 Tommie Alexander Drive
Blairsville, GA 30512
N(Aug28,Sept4,11,18)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Anthony Donald Dockery
All creditors of the estate of Anthony Donald Dockery, 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 13th day of September, 2024.

BY: Frankie Carlene Kirkman Dockery
283 Shallow Creek
Blairsville, GA 30512
N(Sept18,25,Oct2,9)

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
N(Aug28,Sept4,11,18)

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
N(Aug28,Sept4,11,18)

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 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: Peter Silva
60 Milburn Circle
Palm Harbor, FL 34683
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Sept18,25,Oct2,9)

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 said estate are required to make immediate 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
N(Aug28,Sept4,11,18)

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 said estate are required to make immediate 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
N(Aug28,Sept4,11,18)

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 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 Deed.

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 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 Book 41, Page 160 of Union County Records. Said plat is incorporated herein by reference thereto, for full and complete description of above described property.

As described in Deed Book 396, Page 486. Further 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 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
Akims & Davenport, PC
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 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 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 Deed.

The right to redeem the following described property, 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 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 point; thence S 07 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 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 40.12 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 03 degrees 14' 43" W 28.65 feet to a point; thence 30 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 53 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 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.

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 Records.

And
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 by reference hereto for a complete and accurate description of said property.

As described in Deed Book 307, Page 286 & Deed Book 95, Page 96. Further described as Map & Parcel 006114.

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 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
Akims & Davenport, PC
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 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 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 Deed.

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 follows:

Beginning at the public road near the home of George and Mattie Pope at an iron stake corner between the property a 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.

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
Akims & Davenport, PC
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)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.

A TRACT OF LAND LYING AND BEING IN LAND LOT 21 OF THE 7TH DISTRICT, 1ST SECTION, UNION COUNTY GEORGIA, CONTAINING ONE (1) ACRE, MORE OR LESS; AND AS THEIR RESPECTIVE 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
NOTICE OF SUMMONS
TO: DAVID CARL GOLD, ESTATE OF DAVID CARL GOLD, 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 RESPONDENT 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 or less, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 21, 7th District, 1st Section, Union 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 reference 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, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition