# **North Georgia News**

## Legal Notices for February 1, 2023

NOTICE TO DEBTORS AND CREDITORS All creditors of the estate of Keith Michael Stewart All creditors of the estate of Keith Michael Stewart, 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

to make immediate payment to Representative. This 13th day of January, 2023. BY: Suzanne Clements 2036 Majestic Woods Blvd. Apopka, FL 32712 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514 N(Jan18,25,Feb1,8)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Callie O. Jordan All creditors of the estate of Callie O. Jordan, deceased, late of Union County, Georgia, are 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 13th day of January, 2023.

Nis Fair Gay of Sandary, 2023. BY: Joan Bilbo 888 Garrett Circle Blairsville, GA 30512 ATTORNEY: Janna D. Akins, Esq 80 Town Square, PO Box 923 Blairsville, GA 30514 N(Jan18,25,Feb1,8)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Kathy Rebecca Daves All creditors of the estate of Kathy Rebecca Daves, 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 Development to the Personal

Representative. This 13th day of January, 2023. BY: George F. Daves 66 Deerwood Ln. Blairsville, GA 30512 N(Jan18.25.Feb1.8)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Gregory Joe Chadwick Dixon All creditors of the estate of Gregory Joe Chad-wick Dixon, deceased, late of Union County, Georgia, are hereby notified to render in their 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 January, 2023. BY: Kayla Marie Sorensen 14 Packe Meru

BY: Kayla Marie Sorensen 11 Rob's Way Blairsville, GA 30512 ATTORNEY: James Oren Ross II 300 Colonial Center Pkwy, Suite 100 Roswell, GA 30076 N(Jan18,25,Feb1,8)

#### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Glen Teems All creditors of the estate of Glen Teems, de-ceased, 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 13th day of January, 2023. BY: William Stanley Teems 32:00 Converse Det 3520 Smyrna Rd. Young Harris, GA 30582 ATTORNEY: Kenya L. Patton 44 Blue Ridge St., Suite B Blairsville, GA 30512 N(Jan18,25,Feb1.8)

NOTICE TO DEBTORS AND CREDITORS All creditors of the estate of Betty Frances Teems, deceased, late of Union County, Georreems, deceased, rate of union county, deor-gia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Personearthinia Representative. This 13th day of January, 2023.

BY: William Stanley Teems 3520 Smyrna Rd. Young Harris, GA 30582 ATTORNEY: Kenya L. Patton 44 Blue Ridge St., Suite B Blairsville, GA 30512 N(Jan18,25,Feb1,8)

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DESTORS AND CREDITORS IN RE: ESTATE OF Wendell Isaac Wilkins All creditors of the estate of Wendell Isaac Wilkins, deceased, late of Union County, Winkins, 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 to make immediate payment to the F Representative. This 9th day of January, 2023. BY: Joseph Wilkins 2956 Long Lake Drive Titusville, GA 32780 ATTORNEY: Ted N. Echols, Esq. 505 Corporate Center Drive, Suite 106 Stockbridge GA 3028 Stockbridge, GA 30281

#### **ONLINE AUCTION**

with Lockerfox.com auction to begin on Febru-ary 14 to February 21st. CHARLIE DAVIS F10. Angel Jordan

f13. Angel Jordan H17 Andrew Garrent J06 Brittany Cabello J20. Michelle Posten N(Feb1.8) IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA KAREN JO BRENDLE DECEASED ESTATE NO. 22-143 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT The petition of Kenneth Brendle for a year's support from the estate of Karen Jo Brendle deceased, for decedent's (surviving spouse) (and)(minor child(ren)), having been duly filed, all interested persons are hereby notified to show cause, if any they have, by 10:00 a.m. on or before February 27, 2023, why said petition should not be granted.

or before February 27, 2023, why said petition should not be granted. 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 preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and fil-ing fees must be tendered with your objec-tions, unless you qualify to file as an indigent narty. Contact probate court personnel for the uois, uness you quality to the as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing. Dwain Brackett

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

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

JUANITA L. WYANT DECEASED ESTATE NO. 22-146

NOTICE IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed.

been dury mea. T0: Shelby Jones This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before February 27, 2023

BE NOTIFIED FURTHER: All objections to 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. 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

#### NOTICE TO DEBTORS AND CREDITORS

N(Feb1.8)

NRE: ESTATE OF Evan W. Sellers All creditors of the estate of Evan W. Sellers, 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 27th day of January, 2023. BY: Kevin Sellers 272 Mira Monte 327 Mira Monte Grand Junction, CO 81507 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514 N(Feb1.8.15.22)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Linda H. Shaw All creditors of the estate of Linda H. Shaw, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the underlined on county and off are hereby notified to render in théir demänds 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 January, 2023. BY: Janine Waisley 3896 Picciola Rd., Lot #213 Fruitland Park, FL 34731 ATTORNEY: Joshua A. Shirley 3165 Dundee Ridge Way Duluth, GA 30096 NiFeb18.1520 N(Feb1.8.15.22)

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NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Judith Pringal Morris All creditors of the estate of Judith Pringal Morris, deceased, late of Union County, Geor-gia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Reoresentative. Representative. This 27th day of January, 2023. BY: John Perkins Marshall Jr. 2243 Mount Pleasant Church Rd. Blairsville, GA 30512

N(Feb1,8,15,22)

NOTICE OF PETITION TO CHANGE NAME STATE OF GEORGIA

STATE OF GEORGIA Union County Notice is hereby given that KARA ELIZABETH SHOLAR, by and through the Petitioner's at-torney, filed a petition to the Superior Court of Union County, Georgia, on the 24th day of Jan-uary, 2023, praying for a change in the name of petitioner from KARA ELIZABETH SHOLAR to IRA TYSON SHOLAR. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objec-tions to such name change. Objections must be filed with said Court within 30 days of the be filed with said Court within 30 days of the

be filed with said Court within 30 days of the filing of said petition. This 26th day of January, 2023, by Nancy C. Maddox, Attorney for Petitioner, 23 Mary Street, Jasper, GA 30143. 706-253-3707 (phone) 706-253-3717 (fax). (Feb1,8,15,22)

IN THE JUVENILE COURT OF UNION COUNTY State of Georgia In the Interest of: Braxton Clifton DOB: 11-16-2022 SEX: MALE CHILD UNDER THE AGE OF EIGHTEEN \* case no. 144-22j- 65A NOTICE OF DEPENDENCY HEARING

NOTICE OF DEPENDENCY HEARING TO: Breanna Clifton and Bryan Newton By Order for Service by Publication dated the 25 day of January 2023 you are hereby notified that on December 12, 2022, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody against you as to the above-named child alleging the child is dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Spe-cial Assistant Attorney General William Mercer an answer in writing within sixty (60) days of the date of the Order for Service by Publica-tion. tion

The Court will conduct a final hearing upon the allegations of the Petition and enter an or-der of disposition on the 12th day of April 2023 at 10:00 a.m., at the Union County Courthouse, Blairsville Georgia.

The children and other parties involved may The children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your law-yer immediately. If you want a lawyer but are been to his to here our without when finese yer inimiculately. In you want a tawyer out are not able to hire a lawyer without undue finan-cial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lowner these lawners will be an emitted to hire a lawyer, then a lawyer will be appointed to nire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 25 day of January 2023. Jeremy Clough Honorable Jeremy Clough Judge, Juvenile Court Union County, Georgia Enotah Judicial Circuit N(Feb1,8,15,22)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Mary Louise Summersett All creditors of the estate of Mary Louise Summersett, 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 20th day of January, 2023. BY: Gary E. House 8312 Barquero Ct. N Jacksonville, FL 32217 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514 N(Jan25,Feb1,8,15)

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF UNION Re: Estate of ANTHONY RAY LOGAN He Estate of AN IHUMY KAY LUGAN All creditors of the estate of ANTHONY RAY LOGAN, deceased, late of Union County, Ga., are hereby notified to render in their demands against said estate to the undersigned and all persons indebted to said estate are required to perform the interview of the the independence of the said set of the the independence of the said set of persons indecide to said estate are required to make immediate payment to the undersigned. This the 17th day of January, 2023. Ottis Ray Logan, Administrator c/o P. Andrew Lowman Attorney for Estate McCurdy & Lowman, Attorneys at Law, LLC 12 North Main Street Jacops Ga. 20142 Jasper, Ga. 30143 N(Jan25,Feb1,8,15)

CITATION IN THE SUPERIOR COURT OF UNION COUNTY GEORGIA DOCKET NO. SUCV2022000381 IN REM DEPARTMENT OF TRANSPORTATION

VS. 0.247 acres of land; and certain easement

0.24/ acres of land, and octain the rights; and THOMAS C. CLARK; CADENCE BANK; HONOR-ABLE DWAIN BRACKETT, JUDGE, UNION COUN-TY PROBATE COURT; AND LEE KNIGHT, UNION COUNTY TAX COMMISSIONER; and any and all others having or claiming and interest in the herein described lands, individually The said named persons and any and all other Descence Known and unknown claiming any

persons known and unknown claiming any persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands herein-after described, and all occupants, tenants, lessees, licensees and all holders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, providing for the exercise of the power of eminent domain by the State of Georgia, or any of its subdivisions, or by any county of such State as follows: State, as follows:

State, as follows: That the above stated case, being a condem-nation in rem against the property hereinafter described, was filed in said Court on the 30th day of December, 2022; That, in accordance with provisions of the aforesaid Official Code, a Declaration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking the said described lands for State-aid public road purposes, thereby vesting the title to same in the Department of Transportation; and, in pursuance of such authority, the Department of Transporta-tion has deposited with the Clerk of the Supe-rior Court of said Courty \$36,900.00 as the just compensation for the said lands described;

compensation for the said lands described;

The court of said county 3-30,900.00 as the just compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court; In accordance with the provisions of the Of-ficial Code of Georgia Annotated, the Plain-tiff-Condemnor has prayed the Court for Im-mediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required by the Order of the Judge of said Court to sur-render possession of the property to the De-partment of Transportation no later than 60 days from filing of the Declaration of Taking. That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim against or interest in said property, shall be dissatisfied with the compensation, as estimated in the Declaration

in said property, shall be dissatisfied with the compensation, as estimated in the Declaration of Taking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Dec-laration and the deposit of the fund into Court but not later than 30 days following the date of service as provided for in the Official Code of Georgia Annotated Sections 32-3-8 through 32-3-10 to file with the Court a notice of ap-peal, the same to be in writing and made a part of the record in the proceedings. The said property, as thus affected, is de-scribed

Parcel No. 2 20. PROJECT: SR 60 Bridge Replacement at Suches

COUNTY: Union DATE OF R/W PLANS: April 19, 2021 LAST REVISED PLANS: Drawings 60-003 and 60-004 revised on June 7, 2022; Drawing 60-005 revised on May 3, 2022 REQUIRED R/W: 0.247 acres of land; and cer-

005 revised on May 3, 2022 REQUIRED R/W: 0.247 acres of land; and cer-tain easement rights PROPERTY OWNERS: THOMAS C. CLARK; FIRST NATIONAL BANK OF HALL COUNTY; STATE BANK & TRUST; HONORABLE DWAIN BRACK-ETT, JUDGE, UNION COUNTY PROBATE COURT; AND LEE KNIGHT, UNION COUNTY TAX COM-MISSIONER; and any and all others having or claiming and interest in the herein described lands, individually REQUIRED RIGHT OF WAY CONTAINING 0.501 SF or 0.247 ACRES: All that tract or parcel of land lying and being in Land Lot 227 of the N/A Land District and/ or 9 Georgia Militia District of Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as follows: Beginning at a point 15.79 feet right of and op-posite Station 106+53.64 on the construction centerline of SR 60 on Georgia Highway Project No. 0015567; running thence S 28'03'54.4" E a distance of 27.69 feet to a point 16.76 feet right of and opposite station 106+81.32 on said construction centerline laid out for SR 60; thence S 28'49'15.7" E a distance of 155.49 feet to a point 21.04 feet right of and oppo-site station 108+35.82 on said construction centerline laid out for SR 60; thence south-easterly 221.02 feet along the arc of a curve (said curve having a radius of 924.47 feet and a chord distance of 319.41 feet on a bearing of 5.88'46'08.3" E) to the point 48.16 feet right of and opposite station 111+44.65 on said con-bruckies centerline laid out of 14 feet for 60 for hence-bruckies centerline laid out of 14 feet right of and opposite station 111+44.65 on said con-bruckies centerline laid end to for 60 for and opposite station 111+44.65 on said con-struction centerline laid out for SR 60; thence N  $54^{\circ}31'36.6$ " W a distance of 45.25 feet to a point 50.00 feet right of and opposite station 111+00.00 on said construction centerline laid out for SR 60; thence northwesterly 319.51 feet along the arc of a curve (said curve having a radius of 850.00 feet and a chord distance of 317.63 feet on a bearing of N 40°50'56.1" W) to the point 50.00 feet right of and opposite station 107+99.28 on said construction centerline laid out for SR 60: thence N 30°04'49.1' W a distance of 132.42 feet to a point 50.00 feet right of and opposite station 106+66.87 on said construction centerline laid out for SR 60; thence N 38°47'09.0" E a distance of 36.68 but mence N 38'47'05.0" E a distance of 36.68 feet back to the point of beginning. Containing 0.247 acres more or less. The title, estate or interest in the above de-scribed land, required by condemnor and now taken by condemnor for public use is as fol-lows: Fee simple title to the above described land as described within on the attached plats dated April 19, 2021, last revised: Drawings 60-003 and 60-004, last revised on June 7, 2022; Drawing 60-005, last revised on May 3, 2022 and attached hereto as Annex 1-A. PERMANENT EASEMENT CONTAINING 21824.68 SF or 0.501 ACRES: SF OF 0.501 AGNES: All that tract or parcel of land lying and being in Land Lot 227 of the N/A Land District and/ or 9 Georgia Militia District of Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as follows: ALSO, taken is the right to construct and main-tain any required slopes and utilities within the following easement area shown on the

attached plat. Appendix "A" – Annex 1 Parcel No. 2 Page 20A Beginning at a point 50.00 feet right of and op-posite Station 106-66.87 on the construction centerline of SR 60 on Georgia Highway Project No. 0015567; running thence S 30°04'49.1" a distance of 132.42 feet to a point 50.00 feet right of and opposite station 107+99.28 on said construction centerline laid out for SR 60; thence southeasterly 319.51 feet along the arc of a curve (said curve having a radius of 850.00 feet and a chord distance of 317.63 feet on a bearing of S 40°50'56.1" E) to the point 50.00 feet right of and opposite station 111+00.00 on said construction centerline laid out for SR 60; thence S 54'31'36.6" E a dis-tance of 45.25 feet to a point 48.16 feet right of and opposite station 111+44.65 on said conand opposite station 111+44.65 on said con-struction centerline laid out for SR 60; thence N 78°06'34.6" W a distance of 113.30 feet to a point 100.00 feet right of and opposite station 110+50.00 on said construction centerline laid out for SR 60; thence northwesterly 282.06 feet out to SN 60; thence northwesterly 222.06 feet along the arc of a curve (said curve having a radius of 900.00 feet and a chord distance of 280.90 feet on a bearing of N  $39^{\circ}03^{\circ}30.3^{\circ}$  W) to the point 100.00 feet right of and opposite station 107+99.28 on said construction cen-terline laid out for SR 60; thence N  $30^{\circ}04^{\circ}49.1^{\circ}$ W a distance of 46.28 feet to a point 100.00 feet right of and opposite station 107+53.00 on said construction centerline laid out for SR 60; thence N 22°30'53.4" W a distance of 55.16 feet to a point 92.74 feet right of and opposite station 106+98.32 on said construction centerline laid out for SR 60; thence N 4734'02.0" W a distance of 20.30 feet to a point 84.00 feet right of and opposite station 106+80.01 on said construction centerline laid out for SR 60; thence N 38°47'21.1" E a distance of 36.45

60; thence N 38°47'21.1" E a distance of 36.45 feet back to the point of beginning. Containing 0.501 acress more or less. Said permanent easement is condemned for the right to construct and maintain slopes and utilities to connect the newly constructed road and right of way to the condemnees remaining land and is shown and described within on the attached plats dated April 19, 2021, Drawings 60-003 and 60-005, last revised on May 3, 2022 and attached hereto as Annex 1-A. TEMPORARY DEMOLITION EASEMENT CON-TAINING 9642.43 SF or .22 ACRES All that tract or parcel of land twing and being

All that tract or parcel of land lying and being in Land Lot 227 of the N/A Land District and/ or 9 Georgia Militia District of Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as follows:

attached plats marked values 1-A and being more particularly described as follows: Beginning at a point 100.00 feet right of and opposite Station 109+90.00 on the construc-tion centerline of SR 60 on Georgia Highway Project No. 0015567; running thence south-easterly 67.50 feet along the arc of a curve (said curve having a radius of 900.00 feet and a chord distance of 67.48 feet on a bearing of S 45°53'16.6° E) to the point 100.00 feet right of and opposite station 110+50.00 on said con-struction centerline laid out for SR 60; thence S 78°06'34.6° E a distance of 25.63 feet to a point 87.43 feet right of and opposite station 110+70.00 on said construction centerline laid out for SR 60; thence S 40°31'51.8° W a dis-tance of 112.57 feet to a point 200.00 feet right of and opposite station 110+70.00 on said con-struction centerline-aid out for SR 60; thence of and opposite station 110+70.00 on said con-struction centerline laid out for SR 60; thence northwesterly 100.00 feet along the arc of a curve (said curve having a radius of 1000.00 feet and a chord distance of 99.96 feet on a bearing of N 46°36°15.0° W) to the point 200.00 feet right of and opposite station 109+90.00 on said construction centerline laid out for SR 60; thence N 46°15°38.3° E a distance of 100.00

feet back to the point of beginning. Containing 0.221 acres more or less. Said temporary demolition easement is condemned for the right to demolish improvement(s) within or near the required right of way. Said easement will expire on Davaget 1.2024 and is chown and described right of way. Said easement will expire on January 1, 2024 and is shown and described within on the attached plats dated April 19, 2021, Drawings 60-003 and 60-004, last re-vised on May 3, 2022 and attached hereto as Annex 1-A. Appendix "A" – Annex 1 Parcel No. 2 Page 20B

STATE OF GEORGIA

STATE OF GEORGIA UNION COUNTY NOTICE OF SALE UNDER POWER By virtue of the power of sale contained in that certain Deed to Secure Debt from Gregg Avadanian to Dorothy B. Vining and Troy B. Vining (Original Lender), dated July, 14, 2014, filed for record July 18, 2014, and recorded in Deed Book 980, Pages 207-212, Union County, Georgia Records, said Deed to Se-cure Debt having been given to secure a Note dated July 14, 2014, in the original principal sum of One Hundred Thirteen Thousand Dol-lars (\$113,000.00), with interest from date at the rate stated in said Note on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours blocer for cash before the courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday, February 7, 2023, the property described on Exhibit "A" attached hereto and incorporated herein by reference. The debt secured by said Deed to Secure Debt As been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fee

same and an expenses of this safe, including attorney's fees. The individual or entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Terry Clark, 2614 Crestwood Avenue, New Smyrna Beach, Florida 32168, (386) 290-2696. Please under-thend that the personal exciting in an excerning

2614 Crestwood Avenue, New Smyrna Beach, Florida 32168, (386) 290-2696. Please under-stand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. Said property will be sold as the property of Gregg Avadanian, subject to: all zoning ordi-nances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which consti-tute liens upon said property; special assess-ments; all outstanding bills for public utilites which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. The sale will be conducted subject to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code, and also subject to the provisions of O.C.G.A. § 9-13-172.1 which permits the rescission of judicial and nonju-dicial sales in the State of Georgia in limited circumstances. Notice has been given of intention to collect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has

attorneys' fees in accordance with the terms attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a). Notice of Nonjudicial Sale of Property has been given to the Internal Revenue Service as de-scribed in IRC § 7425.

Stribed in IRC § 7425. To the best knowledge and belief of the un-dersigned, the party (or parties) in possession of the subject property is: Gregg Avadanian or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebt-edness, the expense of said sale, all as pro-vided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed. THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Dorothy Vining

Dorothy Vining as Attorney-in-Fact for Gregg Avadanian Christopher A. Jones Christopher A. Jones, LLC 9 East Jarrard Street

P.O. Box 1250

P.O. Box 1250 Cleveland, Georgia 30528 Phone: (706) 865-1829 EXHIBIT A (LEGAL DESCRIPTION) All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 229 and 240, Union County, Georgia, designated as Lot 1 of Covered Bridge Estates, containing 1.070 acres, more or less, as shown on plat of survey by James L. Alexander, GRLS No. 2653, dated June 2, 1999 and recorded in Plat Book 44, Page 172, Union County Records, to which reference is hereby made for a more complete reference is hereby made for a more complete and accurate legal description. N(Jan11,18,25,Feb1)

scribed as follows:

as tollows: SEE PAGES 20-A and 20-B FOR DESCRIPTION This 5th day of January, 2022. Judy L. Odom Clerk Superior Court UNION COUNTY Creek P. I. NO.: 0015567 PARCEL NO.: 2 **COUNTY: Union** 

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Sonny Darius Dyer All creditors of the estate of Sonny Darius Dyer, All creations of the estate of sonny Darus Dyer, 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 13th day of January, 2023. BY: Emmalyn Dyer 10 High Creek Dr. Dahlonega, GA 30533 ATTORNEY: Rebecca Kendrick PO Box 1286 Blairsville, GA 30514 N(Jan18,25,Feb1,8)

#### NOTICE OF NAME CHANGE AMENDMENT

Notice is given that articles of amendment, which will change the name of Shulamite Ministries, INC. to Divine Designed Life, INC. have been delivered to The Secretary of State for filing in accordance with the Georgia Busi-ness Corporation Code. The registered location of the corporation is P.O. Box 10, Suches, GA 30572. N(Feb1,8)

#### NOTICE

Notice is hereby given that articles of incorpo-ration that will incorporate N GA Healing Cen-ter Co.: have been delivered to the Secretary of State in accordance with Georgia Business Corporation Code. The initial registered office of the corporation is located at 781 Shuler Rd, Blairsville GA 30512 and its initial registered agent at such address is Lavinia Rusu -N(Feb1.8)

qualified Small/Minority/Women Business Enterprises (S/MWBE) for construction of the Hiawassee, GA – Water Treatment Facility provements 1.0 MGD Filter Package Addition Project. Subcontractor and supplier opportuni-ties include but not limited to: Filter Equipment Electrical, PEMB Supplier and Erector, Doors & Windows, Overhead Doors, Ductile Iron Pipe & Fittings, Valves & Instrumentation, Erosion Control, Painting, HVAC, Plumbing, Materials Testing, Pre-Cast Structures, Reinforcing Steel, Concrete, Insulation & Heat Tracing, Stone Sup-plier, Hauling, Misc. Metals. Quotes received by E.O.B 2/28/2023. Please contact Samantha Nelson at 423-604-3038 or snelson@haren construction a con fact information construction.com for information.

#### NOTICE OF SALE

NOTICE OF SALE Be advised that the personal property listed below, presently at Mountain Town Storage LLC., 118 Mtn Country Lane, Blairsville, GA 30512, (706) 480-2777, will be sold at public auction on 2/1/2023, at 10:00 am to the highest bidder. The auction will be held on www. storageauctions.com and will start 1/25/2023, & close 2/1/2023, at 10:00 am. Said property will be sold to recover outstanding charges in accordance with the leasing agreements ex-ecuted between Mountain Town Storage LLC and the below-named parties. The property and the location of the same are as follows: Unit #6 – Bonnie Netherland: TV and Sound System, Misc. Cardboard Boxes Unit #18 – Chris Strausberger: Workout equip-ment, Furniture, Misc, Household Items. Unit #96 - Cynthia Appling: Misc. Household Items

N(Jan25.Feb1)

#### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Larry Raymond Garrett All creditors of the estate of Larry Raymond Garrett, deceased, late of Union County, Geor-gia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate narment to the Personal to make immediate payment to the Personal Representative This 20th day of January, 2023. BY: Janet B. Garrett 390 Cane Cutter Rd Blairsville, GA 30512 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA 30512

N(Jan25,Feb1.8.15)

#### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Betty Ann Forkel All creditors of the estate of Betty Ann Forkel, 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 16th day of January, 2023. Barbara Ann Rosato 49 Hamilton Rd. Blairsville, GA 30512 N(Jan25,Feb1,8,15)

#### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Gunter Felix Nawrocki All creditors of the estate of Gunter Felix Nawrocki, 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 Devenent training Representative. This 4 day of January, 2023. BY: Gavin Gunter Nawrocki 1047 Co. Rd. 21 Waverly, AL 36879 N(Jan11,18,25,Feb1)