

North Georgia News

Legal Notices for April 23, 2025

NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75.00

Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that on January 15,2025 said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia.

- Heritage rough rider .22 cal. Pistol sn: V45xxx
- Ruger SR9c 9mm pistol. sn: 334-82xxx
- Springfield army xd-9 9mm pistol. sn: XD288xxx
- Ruger LCR pistol .22 cal. Sn: 1540-06xxx
- Ruger single six revolver .22cal. with holste. Sn: 816xxx
- Diamondback .380 cal. Pistol. sn: zh3xxx
- Spartan .410 shotgun model 3PR310. Sn: 720-87xxx
- Winchester model 74 .22 cal rifle. Sn 79xxx
- Remington 870 shotgun. 12 gauge. Sn: AB2948xxx
- Tristar Hunter EXLT 20 gauge shotgun. Sn: AR20005xxx
- Winchester model 37 16 gauge shotgun. sn: xxxxxx
- Ruger model 77/17 .17 cal rifle. Sn: 720-87xxx
- Stoeger Coachgun 12 gauge. Sn: C66236xxx
- Wards Hercules model 11 12 gauge. sn: A929xxx
- Titan .25 cal. Pistol. sn: xxxxxx
- Taurus 709 9mm pistol. sn: TKN04xxx
- RG .22 cal. Revolver. Sn :T650xxx
- Walther p22 .22 cal. Pistol. Sn: L165xxx
- Springfield Army xd .45 cal. Pistol. sn: S3267xxx

- RC40 .38cal. revolver. sn: xxx
- Taurus ultra lite revolver. .38 cal. Sn: XD81xxx
- Colt Challenger .22 cal. Pistol sn: 384xx-x
- Smith and Wesson model 49 revolver. .38 cal. Revolver. sn: ADW2xxx
- Glock model 23 .40 cal. TMExxx
- Ruger Security six revolver .357 cal. Sn: 15045xxx
- Smith and Wesson model 686-4 revolver. sn: CAU5xxx
- Smith and wesson model 27-2 sn: 41xxx
- Colt Huntsman .22 cal. Pistol sn: 13xxx
- Mossberg 12 gauge shotgun sn: P249xxx
- Misc gun cleaning equipment
- Misc ammunition
- Shotgun shell sling
- Single point sling

Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The serial numbers numbers to the above listed items have been partially hidden, owner must be able to prove which case the items were seized from or have valid proof of purchase indicating the complete vin number.

Todd Smith Deputy Sheriff
Shawn Dyer,Sheriff
Union County, Ga
378 Beasley Street
Blairsville, Ga. 3051
(706)439-6066

N(Apr9,16,23,30)

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME STATE OF GEORGIA

COUNTY OF UNION
The undersigned hereby certifies that it is conducting a business in the City of Blairsville, County of Union, State of Georgia, under the name: Appalachian Dementia Care and the nature of the business is: Provide Healthcare Services under the Medicare Guide Program and that said business is composed of the following firm: Appalachian Hospice, LLC, 1346 Pat Haralson Drive, Blairsville, GA 30512.

This affidavit is made in compliance with O.C.G.A. § 10-1-490. Sworn to and subscribed before me.

This 11th day of April in the year 2025.

N(Apr23,30)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Bryan A. Mascoe
All creditors of the estate of Bryan A. Mascoe, 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 4th day of April, 2025.

BY: Wendy L. Mascoe
973 Beaver Run Road
Blairsville, GA 30512
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514

N(Apr9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS

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

This 4th day of April, 2025.

BY: Patricia Quattrucci
1929 S Moorings Drive
Wilmington, NC 28405
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514

N(Apr9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS

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

This 4th day of April, 2025.

BY: Martin Romine-Fox
5100 S. Osage Creek Road
Rogers, AR 72758
ATTORNEY: Kim H. Stroup
James-Bates-Brannan-Groover-LLP
231 Riverside Drive
Macon, GA 31201

N(Apr9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Joanne Marguerite Swenson late of Union County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.

This 3rd day of April, 2025

Name: Kimberly D. Mowbray
Title: Attorney for Administrator Lynn Ellen Swenson
Address: 331 N Marietta Parkway, NE, Marietta, GA 30060

N(Apr9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Susan Elizabeth Cheek
All creditors of the estate of Susan Elizabeth Cheek, 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 4th day of April, 2025.

BY: Jefferson John Nix
246 John Nix Road
Blairsville, GA 30512
ATTORNEY: Rebecca Kendrick
PO Box 1286
Blairsville, GA 30514

N(Apr9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS

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

This 28th day of March, 2025.

By: Donald Gilbert David, Jr.
5350 Chemin de Vie
Atlanta, GA 30342

N(Apr2,9,16,23)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF JAMES CLYDE PRUITT, JR.
All creditors of the estate of James Clyde Pruitt, Jr., late of Union County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned representative of said estate.

This 21st day of March, 2025.

Bruce Allen Pruitt
Executor, Estate of James Clyde Pruitt, Jr.
c/o Russell W. Wall
Law Office of Russell W. Wall, LLC
122 N. Main Street
Greensboro, GA 30642
(706)453-0089

N(Apr2,9,16,23)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF MAMIE LOU TOWNSEND ROGERS DECEASED
ESTATE NO. 2023-103

NOTICE
[For discharge from office and all liability]

PROBATE COURT OF UNION COUNTY
Re: PETITION OF MARTHA KAY ROGERS BRADLEY FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF MAMIE LOU TOWNSEND ROGERS, 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 May 5, 2025.

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.

Kristin Stephens Stanley
Judge of the Probate Court

By:Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Apr23)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF JERRY ERNEST LANCE DECEASED
ESTATE NO. 2021-136

NOTICE
[For discharge from office and all liability]

PROBATE COURT OF UNION COUNTY
Re: PETITION OF AKINS & DAVENPORT, PC FOR DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF JERRY ERNEST LANCE, 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 May 5, 2025.

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.

Kristin Stephens Stanley
Judge of the Probate Court

By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Apr23)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF ARDELL K. HOLMES DECEASED
ESTATE NO. 2020-118

NOTICE
[For discharge from office and all liability]

PROBATE COURT OF UNION COUNTY
Re: PETITION OF RICHARD S. HOLMES FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF ARDELL K. HOLMES, 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 May 5, 2025.

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.

Kristin Stephens Stanley
Judge of the Probate Court

By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Apr23)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

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

This 18th day of April, 2025.

BY: Dena Westbrook
PO Box 603
Hayesville, NC 28904
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514

N(Apr23,30,May7,14)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF HERMAN BRENT KITCHENS DECEASED
ESTATE NO. 2023-108

NOTICE
[For discharge from office and all liability]

PROBATE COURT OF UNION COUNTY
Re: PETITION OF GARY KITCHENS FOR DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF HERMAN BRENT KITCHENS, 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 May 5, 2025.

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.

Kristin Stephens Stanley
Judge of the Probate Court

By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Apr23)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF ARDELL K. HOLMES DECEASED
ESTATE NO. 2020-118

NOTICE
[For discharge from office and all liability]

PROBATE COURT OF UNION COUNTY
Re: PETITION OF RICHARD S. HOLMES FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF ARDELL K. HOLMES, 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 May 5, 2025.

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.

Kristin Stephens Stanley
Judge of the Probate Court

By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Apr23)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

Petitioner: Alayna Marie Bruce
Respondent: Joshua Kyle Bruce
Civil Action File No. 25-CV-136-BL

Notice of Publication
To: Joshua Kyle Bruce
25 Green Lane
Blairsville, GA 30512

By Order for Service by Publication dated 31st day of March, 2025, You are hereby notified that on the 11th day of April, 2025, the Petitioner filed suit against you for Complaint for Divorce.

You are required to file with the Clerk of the Superior Court of Union County, and to serve upon the Petitioner Alayna Marie Bruce at this address 44 Tanyard Court, Apt. 2D, Blairsville, GA 30512 an answer to the complaint within sixty (60) days of the date of the first publication of the notice.

Witness the Honorable T. Buckley Levins
Judge of this Court.

This 15th day of April, 2025

Judy L. Odom,
Clerk, Superior Court of Union County

N(Apr23,30,May7,14)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF James Foster Crawford
All creditors of the estate of James Foster Crawford, 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 18th day of April, 2025.

BY: Lindsay Nicole Crawford
127 Country View Lane
Blairsville, GA 30514

N(Apr23,30,May7,14)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Estie L. Davis
All creditors of the estate of Estie L. Davis, 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 11th day of April, 2025.

BY: John R. Davis
705 Jackson Street
Rockmart, GA 30153
Donald Davis
3557 Brownlee Rd.
Forsyth, GA 31029
ATTORNEY: Rebecca Kendrick
PO Box 1286
Blairsville, GA 30514

N(Apr16,23,30,May7)

NOTICE TO DEBTORS AND CREDITORS

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

This 11th day of April, 2025.

BY: Todd Martin Peney
5213 Trackrock Gap Road
Blairsville, GA 30512

N(Apr16,23,30,May7)

NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75.00

Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that as of March 26, 2025 said property was located in the evidence room of the Blairsville Police Department, of Blairsville, Union County, Georgia.

- Item (s)
Stevens Model 320 12 Gauge Pump Shotgun; 172xxxx
Ruger .22 Cal. Pistol; 13-3xxxx
Kreinsen .22 Short Revolver; 245xxxx
Phoenix Arms Model Raven.25 Auto Pistol; 314xxxx
Sundance Model a-25 .25 Cal. Pistol; 075xxx
Ruger 10/22 22.22 Rifle w/ Simmons Scope; 0006-xxxxx
Hi-Point Model JCP .40 S&W Pistol; x70xxxx
Marlin Ranger M34 22 LR Rifle; no serial number

Mossberg 20 gauge Pump Shotgun; P46xxxx
Rossi .44 Magnum Lever Action Rifle; M023xxx

Any party claiming an interest in said property listed above is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- 5-54 within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The serial numbers on the above listed items have been partially hidden, the respective owner must be able to provide proof of which case the item/items were seized from, or have valid proof of purchase indicating the complete serial number.

J. Seth Dyer, Evidence Custodian – Blairsville Police Department
Michael Baxter, Chief of Police – Blairsville Police Department
96 Blue Ridge Street
Blairsville, GA 30512
(706)835-1692

N(Apr23,30,May7,14)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Michael Lynn Goss
All creditors of the estate of Michael Lynn Goss, 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 11th day of April, 2025.

BY: Karen Dianne Pico
409 Happy Valley Lane
Morganton, GA 30560
ATTORNEY: William H. Mone
PO Box 1549
Blue Ridge, GA 30513

N(Apr16,23,30,May7)

STATE OF GEORGIA COUNTY OF UNION

NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by CHRISTOPHER E. SPRY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR UNITED COMMUNITY MORTGAGE SERVICES, INC., in the original principal amount of \$181,000.00 dated March 23, 2007, and recorded in Deed Book 699, Page 207, Union County records, said Security Deed being last transferred to FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2024-1 in Deed Book 1404, Page 493, Union County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on May 06, 2025, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 152 OF UNION COUNTY, GEORGIA, CONTAINING 0.944 ACRE, MORE OR LESS, AND BEING SHOWN AS LOT THREE (3) OF WILWOOD SUBDIVISION, ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED 2/23/98 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 41 PAGE 33, AND SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE PROPERTY.

SUBJECT TO A ROADWAY EASEMENT AS SHOWN ON SAID PLAT.
SUBJECT TO THE RESTRICTIONS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 217 PAGE 55.
SUBJECT TO A RIGHT OF WAY EASEMENT TO UNION COUNTY, GEORGIA, RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 161 PAGE 534.

Said property being known as: 53 HOLLOW HILL SPUR, BLAIRSVILLE, GA 30512
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are CHRISTOPHER E. SPRY or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119
800-635-9698

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2024-1, as Attorney-in-Fact for

CHRISTOPHER E. SPRY
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 24-255737 - DoP

N(Apr9,16,23,30)