North Georgia News

Legal Notices for May 7, 2025

NOTICE OF JUVENILE COURT

NOTICE OF JUVENILE COURT
OF UNION COUNTY
TO: WILLIAM ALANSON SCOTT
By Order for Service by Publication dated the
6th day of January, 2025, you are hereby notified that on the 24th day of May, 2024, Kristian
Jullian Burks, mother of J.R.S., a minor child,
filed a Petition for Termination of Parental
Rights against you as to the above-named
child and this Court found it to be in the child's
best interest that the Petition be filed. This

best interest that the Petition be filed. This notice is being sent to you pursuant to the provisions of O.C.G.A. § 15-11-281 and 282. A copy of the Petition for Termination of Parental Rights may be obtained by you from the Clerk at the Union County Courthouse during business.

at the official county could mose during usiness hours. The hearing on the Petition for Termination of Parental Rights is for the purpose of terminating your parental rights. If the Court at the trial finds that the facts set out in the Petition to Terminate Parental Rights are true and that termination of your rights will conse the host intented of your pills the will serve the best interests of your child, the

Court can enter a judgment ending your rights to your child.
If the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or visit, contact, or have custody of your child or make any decisions affecting your child or your child's earnings or property. You will not thereafter be entitled to notice of proceedings for the adoption of the above-named child by another, nor will you have any right to object to the adoption or otherwise to participate in the

the adoption to otherwise to participate in the proceedings. Your child will be legally freed to be adopted by someone else. Even if your parental rights are terminated:

1) You will still be responsible for providing financial support (child support payments) for your child's care unless and until your child is

2) Your child can still inherit from you unless and until your child is adopted; and

3) Your child can still pursue any civil action

against you. This Court will conduct a final hearing upon

the Petition for Termination of Parental Rights on the 27th day of June, 2025, AT 1:00 P.M. IN THE UNION COUNTY COURTHOUSE, LOCATED IN BLAIRSVILLE, GEORGIA.

BLAIRSVILLE, GEORGIA.
The child 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 lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship way may ask for a lawyer to be ask hardship, you may ask for a lawyer to be annardsnip, you may ask for a lawyer to be ap-pointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be ap-pointed to represent you. If you want a lawyer appointed to represent you, you must let the Court handling this case know that you want a lawyer immediately.

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF AUDREY LEE OWENBY

ESTATE NO. 2025-62 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
To whom it may concern:
Gedgit Davis has petitioned to be appointed
administrator(s) of the estate of Audrey Lee
Owenby deceased, of said county. (The petitioner has also applied for waiver of bond,
waiver of reports, waiver of statements, and/or 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 June 2. 2025.

BE NOTIFIED FURTHER: All objections to 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 filled a beginn will be schoduled to a later. 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

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Rheta M. Priem All creditors of the estate of Rheta M. Priem, deceased, late of Union County, Georgia, are deceased, rate or union county, deorgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 25th day of April, 2025. RV- Lance F Priem

275 Covey Road SW Milledgeville, GA 31061 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Otis Crett Dyer
All creditors of the estate of Otis Crett Dyer,
deceased, late of Union County, Georgia, are

thereby 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 25th day of April, 2025. BY: Kimberly Dyer Lochbaum 3865 High View Court Cumming, GA 30041 ATTORNEY: Janna D. Akins

PO Box 923 Blairsville, GA 30514

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA YOUNGSTOWN GROUP, LLC,

a Georgia Limited Liability Company

v. A tract of Land in Land Lot 64, 10th District, 1st section of Union County, Georgia, Being 1.00 acre; and as their Respective interests may appear: Nova-RESPECTIVE INTERESTS WAT APPEAR: NOVA-STAR MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS, AND OTHER PARTIES KNOWN OR UN-KNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents. Civil Action No. 18-CV-137-BL

NOTICE OF SUMMONS

NOTICE OF SUMMONS
TO:Novastar Mortgage, Inc.
All persons or parties, known or unknown, who
may claim adversely to Petitioner's title to all
that tract or parcel of land lying and being in
Land Lot 64 of the 10th District, 1st Section, Land Lot 64 of the 10th District, 1st Section, Union County, Georgia, being more particularly described as follows: The following described property located in the County of Union, State of Georgia: 1.00 acre, more or less, of Land Lot #64, of the 10th

acre, more or less, or Land u. 1 #40, or the four District, 1st Section, of Union County, Georgia and being Lot F-7, of Hidden Lake Subdivision, as shown on a plat of survey made by Jack Stanley, Union County, Georgia Surveyor, as recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Plat Book "L". Folio 139 and reference is heremade BOOK "L", Folio 139 and reference is neremade to said plat of survey for a full and complete description herein. Being the same property conveyed to Oris Fabian Smith by Deed from Theodore L. Smith and Robin B. Smith, recorded 04/17/2001, in

Deed Book 370, Page 656.
As described in Deed Book 669, Page 195. Further described as Map & Parcel 057A064.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on May 23, 2018, and that by rescent for Order for Service by Bublication

raeson of an Order for Service by Publication entered by the Court on April 22, 2025 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, Distancial Court and P.D. Box 924, P.D. Box 924,

Blairsville, Georgia, an answer to the Petition within sixty (60) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).

Witness the Honorable T. Buckley Levins, Witness the Honor Judge of said Court.

This 22 day of April, 2025. Judy L. Odom Clerk of Superior Court, Union County

N(May7.14.21.28)

IN THE JUVENILE COURT OF UNION COUNTY

DOB: 10-14-2023 SEX: FEMALE CHILD UNDER THE AGE

case no. 144-25j-23A Notice of Termination of Parental Rights TO: GEORGE CHRISTOPHER SMALLS, putative

father of the above-named child By Order for Service by Publication dated the 1st day of May, 2025, you are hereby notified that on the 14th day of March, 2025, the Union County Department of Family and Children

Services, Georgia Department of Human Services, filed a Petition for Termination of Parental Rights against you as to the above-named child, and this Court found it to be in the child's best interest that the Petition be filed. You are required to file with the Clerk of Juvenile Court. required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Stephany L. Garrett an answer in writing within sixty (60) days of the date of the Order for Service by Publication. This notice is being sent to you pursuant to the provisions of 0.C.G.A. § 15-11-281 and 282. A copy of the Petition for Termination of Parental Rights may be obtained by you from the Clerk at the Union County Courthouse during business hours. The hearing on the Petition for Termination of Parental Rights is for the purpose of terminat-

ing your parental rights. If the Court at the trial finds that the facts set out in the Petition to Terminate Parental Rights are true and that termination of your rights will serve the best interests of your child, the Court can enter a judgment ending your rights

If the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or make any decisions affecting your child or your child's earnings or property. You will not thereafter be entitled to notice of proceedings for the adoption of the above-named child by another, nor will you have any right to object to the adoption or otherwise to participate in the proceedings. Your child will be legally freed to be adopted by someone else.

Even if your parental rights are terminated: If the judgment terminates your parental rights

Even if your parental rights are terminated:

1) You will still be responsible for providing financial support (child support payments) for your child's care unless and until your child is

adopted;
2) Your child can still inherit from you unless and until your child is adopted; and
3) Your child can still pursue any civil action against you.

Under the provisions of O.C.G.A. § 15-11-260, et seq., you may lose all rights to the above-named child and will not be entitled to object

to the termination of your rights to this child unless, within thirty (30) days of your receipt of this NOTICE TO PUTATIVE FATHER, you file: A petition to legitimate the child; and
 Notice of the filing of the petition to legitimate with the Juvenile Court of Union County. If you fail to file a timely petition to legitimate the child and notice (as described above) or if your petition to legitimate is subsequently dismissed for failure to prosecute or the Court does not find that you are the legal father of the child named in your petition to legitimate, the child named in your petition to legitimate, this Court may enter an order terminating your parental rights, including any right to object thereafter to such proceedings.

This Court will conduct a provisional hearing upon the allegations of the Petition on the 8th day of May, 2025 at 9:00 a.m. at the Towns

County Courthouse, Hiawassee, Georgia. This Court will conduct a final hearing upon this court will conduct a final hearing upon the allegations of the Petition and enter an or-der of disposition on the 11th day of July, 2025, at 1:00 p.m., at the Union County Courthouse, Blairsville, Georgia. The child 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 lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial 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 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 William Maxwell, Judge of said Court, this the 1st day of May, 2025.

William Maxwell Honorable William Maxwell Associate Judge, Juvenile Court Union County, Georgia **Enotah Judicial Circuit**

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

DECEASED) ESTATE NO. 2025-40 TION FOR LETTERS OF ADMINISTRATION To whom it may concern:

Donald R. McCollum has petitioned to be appointed administrator(s) of the estate of Robert William McCollum deceased, of said county. ert William McCollum 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 June 9, 2025 fore June 9, 2025. 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. 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. 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 (706) 439-6006 elephone Number N(May7,14,21,28)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF SANDRA LYNN HOGSED DECEASED ESTATE NO. 2025-74 PETITION FOR LETTERS OF ADMINISTRATION

Notice
To whom it may concern:
Arthur William Carl has petitioned to be appointed administrator(s) of the estate of Sandra Lynn Hogsed deceased, owning property in 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. 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 filled with the Court by 10:00 a.m. on or before June 9, 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 petition must be in writing, setting forth the

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

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Walter E. Spiva All creditors of the estate of Walter E. Spiva, All creators of the estate of water E. Spiva, 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.

payment to the Personal Repres This 2nd day of May, 2025. BY: Melissa Evans 439 Indian Lake Ct. Hiram, GA 30141 ATTORNEY: Richard W. Sarrell II PO Box 517 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Mark Steven Caouette
All creditors of the estate of Mark Steven
Caouette, 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 May, 2025.
BY: Gwen Lena Caouette
526 Kimsey Street
Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Prudence Packer
All creditors of the estate of Prudence Packer,
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 May, 2025. BY: Harry H. Packer 26857 Brahms Westlake, OH 44145

NOTICE TO DEBTORS AND CREDITORS

ATTORNEY: Rebecca Kendrick

PO Box 1286 airsville, GA 30514 N(May7,14,21,28)

All creditors of the estate of Jerry Neal Ham-mond late of Union County, deceased, are hereby notified to render in their demo-ts to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment. This 29th day of April, 2025 Name: Madalyn S. Davis Title: Attorney Address: 11300 Atlantis Place, Suite A, Alpharetta, GA 30022 N(May7.14.21.28)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Cecil Milton Pugh All creditors of the estate of Cecil Milton Pugh, deceased, late of Union County, Georgia, are hereby notified to render in their demands to nereby nounce to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 2nd day of May, 2025. BY: Susan Laraine Pugh 145 Whisperwood Trail Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS NOTICE TO DESTORS AND CREDITORS
IN RE: ESTATE OF Madelyne Copeland Colwell
All creditors of the estate of Madelyne Copeland Colwell, 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 Persona resentative Representative. This 2nd day of May, 2025. BY: Marta Victoria Mead

123 Victoria Drive Blairsville, GA 30512 ATTORNEY: Megan S. DiNatale PO Box 765 Murrayville, GA 30564 N(May7,14,21,28)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Stephanie L. Gray All creditors of the estate of Stephanie L. Gray, deceased, late of Union County, Georgia, are hereby notified to render in their demands to

the undersigned according to law, and all per sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 2nd day of May, 2025.
BY: Robin McIntosh 245 Oakwood Drive Blairsville, GA 30512 ATTORNEY: Cary D. Cox Blairsville, GA 30514 N(May7,14,21,28)

NOTICE TO DEBTORS AND CREDITORS 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 perthe undersigned according to law, and an 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: Dena Westbrooks

Hayesville, NC 28904 ATTORNEY: Cary D. Cox Blairsville, GA 30514 N(Apr23,30,May7,14) 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 To: Joshua Kyle Bruce 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 Peti-

tioner 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,

aduless 44 Indivator Unit, Apr. 2D, Brainsville, 60 A 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 OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75.00

Pursuant to 0.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;

1/2XXXX Ruger .22 Cal. Pistol; 13-3xxxx Kreiensen .22 Short Revolver; 245xxx Phoenix Arms Model Raven.25 Auto Pistol;

indance 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 num-

ber 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 will be a claim in geografance with 0.C.G.A. must file a claim in accordance with O.C.G.A. must file a claim in accordance with 0.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. rial number. J. Seth Dyer, Evidence Custodian -

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

TRADE NAME REGISTRATION AFFIDAVITS Georgia, Union County

To whom it may concern: Please be advised that Nautical Ventures LLC Please be advised that Nautical Ventures LLC whose address is 321 Cainbridge Mdws, Demorest, GA 30535, USA, and, Jessica McNeal-Welborn whose address is, 6036 Nottely Dam Road, State Hwy 325, is/are the owner(s) of the certain business now being carried on at Business Address 321 Cainbridge Mdws, Demorest, GA 30535, USA the following trade name, to-wit: The Cove at Nottely Boat Club and the nature of said business is: Biz activity Managing boat daily rentals & convenience store services

store services
This statement is made in conformity with
O.C.G.A. § 10-1-490 et seq. requiring the filing
of such statement with the Clerk of Superior
Court of this county.
This is the 18th day of February, 2025. APPLICATION TO REGISTER A BUSINESS

TO BE CONDUCTED UNDER A TRADE NAME
The undersigned hereby certifies that it is conducting a business in the City of Blairsville, County of Union, State of Georgia under the name of: Valhalla Homes and that the nature of the business is Construct new residential properties and that said business is composed of the following Corporation: Pollock Construc-tion Inc., 330 Lazy Springs Rd, Blairsville, GA NOTICE TO DERTORS AND CREDITORS

IN RE: ESTATE OF James Foster Crawford All creditors of the estate of James Foste 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 30512

CITATION

RE: ESTATE OF GARY CASS DENSKI, (FORMER) Date of Publication, if any: May 7, 2025 TO WHOM IT MAY CONCERN AND:

PROBATE COURT OF UNION COUNTY

The conservator(s) of the above estate, has/ have applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator(s) should not be discharged from office and liability. All objections must be in writing estition forth the grounds of any such office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, (address) 65 Courthouse Street Blairs-ville, 6A 30512 by 10:00 a.m. on or before June 7, 2025, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.

If any objections are filed, a hearing will be scheduled for 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 of the Probate Court Union County Probate Court 65 Courthouse Street,Suite 8 Blairsville, GA 30512

1-706-439-6006

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME, PARTNERSHIP, OR OTHERS STATE OF GEORGIA COUNTY OF UNION The undersigned does hereby certify that Dr. Andre Baron & Associates P.A. conducting a business as Blairsville Eye Care in the City of Blairsville, County of Union, State of Georgia

under the name of Blairsville Eve Care and that the nature of the business is Optometry and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are: Andre Baron, 17 Bracketts Way, Suite 9, Blairsville, GA 30512. IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

LINDA M. STOVER. DECEASED ESTATE NO. 2022-4 NOTICE

PROTOE

[For discharge from office and all liability]

PROBATE COURT OF UNION COUNTY

Re: PETITION OF JOSEPH LEE STOVER FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF LINDA M. STOVER, 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 19, 2025. BE NOTIFIED FURTHER: All objections to 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 nust 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

TRADE NAME REGISTRATION

(706) 439-6006 Telephone Number

Georgia, Union County
To whom it may concern:
Please be advised that Pollock Construction
Inc. whose address is Registrants Address 330
Lazy Springs Road, Blairsville, GA 30512, USA, Lazy springs nodu, biairsvine, us 30512, USA, and, whose address is, is/are the owner(s) of the certain business now being carried on at 330 Lazy Springs Road, Blairsville, GA 30512, USA the following trade name, to-wit Yalhalla Homes and the nature of said business is: Construct rour recidential preparation. struct new residential properties

This statement is made in conformity with O.C.G.A. § 10-1-490 et seq. requiring the filing Court of this county.
This is the 12th day of March, 2025.

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 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 BY: John H. Davis 705 Jackson Street Rockmart, GA 30153 Donald Davis 3557 Brownlee Rd. Forsyth, GA 31029 ATTORNEY: Rebecca Kendrick

PO Box 1286 Blairsville, GA 30514

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 extra personatived to make immediate to said estate are required to make immediate to said estate are required to make imme payment to the Personal Representative. This 11th day of April, 2025. BY: Todd Martin Peney 5213 Trackrock Gap Road Blairsville, GA 30512

NOTICE TO DERTORS AND CREDITORS

N(Apr16.23.30,May7)

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 NOTICE OF ENFORCEMENT OF LIEN

NOTICE OF ENFORCEMENT OF LIEN WITHOUT JUDICIAL INTERVENTION.
The contents of the listed leased space(s) located at Mission Self Storage, 323 GA-325,

Blairsville, GA 30512 will be placed for Pub-lic Auction and Sale to the highest bidder to be held online at www.storageauctions.com on May 21st, 2025, bidding ends at 10 AM. A \$50 refundable deposit is required on each winning bid. Units may include Furniture, Antiques, Electronics, Household items, Office items, Clothes, Toys, Baby items, Tools, Automobiles, Trailers, etc. The units, description, and customer names included in this Auction are; 214, 5x10, Debra King.

NOTICE OF SALE LINDER POWER STATE OF GEORGIA UNION COUNTY
WHEREAS, Samantha M. McVay, a married
woman, joined by her spouse Timothy A. Mcvay, as borrower(s), executed a SECURITY

vay, as borrower(s), executed a SECURITY DEED to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Financial Group, its successors and assigns, Lender which was dated 9/11/2014, and recorded on 9/12/2014, in Instrument No.: Deed Book 985, Page 420, securing the payment of a Note in the amount of \$126,530.00 in Union County, Georgia Register of Deeds. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and authorand by virtue of the power of sale and author ity vested in it, will on 7/1/2025 sell at public outcry to the highest bidder for cash During the legal hours of sale before the door of the courthouse of Union County, Georgia, 65 Courthouse Street, Blairsville, Georgia 30512 of Union, the following described property situated in Union County, Georgia, to wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 41, OF UNION COUNTY, GEORGIA, AND BEING LOT 22, OF BUCKHEAD SUBDIVISION, CONTAINLING 1.000 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & Bame: ity vested in it, will on 7/1/2025 sell at public ING 1.000 ACHES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & AMD; ASSOCIATES, INC., DATED MARCH 20, 1998, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK 40, PAGE 181. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. ALSO CONVEYED IS A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY. Tax Parcel ID: 034 188 A22 Being real property commonly known as 214 12 POINT RD BLAIRSVILLE, GA 30512 The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given). Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an Tax Parcel ID: 034 188 A22 Being real prop be disclosed by an accurate survey or by an be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower. Except to the extent that the Holder may bind Except to the extent that the Holder may bind and obligate Mortgagors to warrant title to the Property under the terms of the Security Deed, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are "as is", "where is'. The entire purchase price is due and payable at the conclusion of the auction in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is being sold with express reservation that the sale is subject to confirmation by lender or Substitute Trustee. Pursuant to O.C.G.A. Section 44-14-182.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all full authority to negotiate, amend, or modify all terms of the above-described mortgage is as fellows: Carrington Mortgage Services, LLC, 1600 S. Douglass Road, Suite 200 A Anaheim, CA 92806, Telephone No.: 800-561-4567 The foregoing notwithstanding, nothing in O.C.GA. Section 44-14-162.2 shall be construed to Section "44-14-162.2 shall be construed to require Carrington Mortgage Services, LLC to negotiate, amend, or modify the terms of the Security Deed described herein. Carrington Mortgage Services, LLC as Attorney in Fact for Samantha M. McVay and Timothy A. Mcvay Attorney Contact: Miller, George & Mangy, Sudgs, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071 Phone: 404-793-1447 Fax: 404-738-1558 TS # 25-34547 THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. A-4841427 05/07/2025, 05/14/2025.

NOTICE OF SALE UNDER POWER, UNION COUNTY

N(May7,14,21,28,Jun4,11,18,25)

05/21/2025, 05/28/2025, 06 06/11/2025, 06/18/2025, 06/25/2025

PURPOSE. A-4841427 05/07/2025, 05/14/2025

06/04/2025

Pursuant to the Power of Sale contained in a Security Deed given by Theresa Ann Hind AKA Theresa A Hind and Thomas G Hind to Mort-age Electronic Registration Systems, Inc., as grantee, as nominee for First Community Mortgrantee, as nominee for First Community Mort-gage, Inc., its successors and assigns dated 9/11/2023 and recorded in Deed Book 1359 Page 397 Union County, Georgia records; as last transferred to or acquired by AmeriHome Mortgage Company, LLC, conveying the after-described property to secure a Note in the original principal amount of \$586,000.00, with interest at the rate specified therein there will original principal amount of \$586,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 3, 2025 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

described property:
All that tract or parcel of land lying and being in Land Lots 87 & 88, 16th District, 1st Section, Union County, Georgia, being shown as Lot 3, containing 1.737 acres, more or less, of Trackrock View Estates, on a plat of survey by Rochester & Associates, Inc., dated March 1995, last revised 6/21/95 and recorded in 1, 1995, last revised 6/21/99 and recorded in Plat Book 33, page 109, Union Country, Georgia records; which description on said plat being incorporated herein by reference hereto. The property is conveyed with and subject to all matters and conditions shown on the above

The property is conveyed with and subject to the restrictions recorded in Deed Book 234, Page 203, as amended in Deed Book 235, Page 496, Union County, Georgia records.

496, Union County, Georgia records.
The property is conveyed subject to the EMC easement recorded in Deed Book 231, Page 689, Union County, Georgia records.
Also conveyed herewith is a perpetual, non-exclusive easement for ingress and egress over and across the subdivision roads as shown on the above referenced plat of survey.
The debt severed by a val Security Deed bec The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity 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 at-torney's fees (notice of intent to collect attor-

ney's fees having been given).
Said property is commonly known as 250 Caylee Anne Drive, Blairsville, GA 30512 together
with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the under

signed, the party (or parties) in possession of the subject property is (are): Theresa Ann Hind AKA Theresa A Hind and Thomas G Hind or tenand or tenants.

Cenlar, FSB is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage.

ed, wno snall nave rull authority to insubutate, amend and modify all terms of the mortgage. Cenlar, FSB Mortgage Servicing Representative 425 Phillips Boulevard Ewing, NJ 08618 Customerservice@loanadministration.com 1-800-223-6527

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

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zonany assessments, liens, encumbrances, zor any assessments, neits, encumbratives, zoning ordinances, restrictions, covenants, and
matters of record superior to the Security Deed
first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under
the U.S. Bankruptcy Code; and (2) final confir-

mation and audit of the status of the loan with mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of

final confirmation and audit of the status of the loan as provided immediately above. AmeriHome Mortgage Company, LLC as agent and Attorney in Fact for Theresa Ann Hind AKA Theresa A Hind and Thomas G Hind Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

1010-2217A
THIS LAW FIRM MAY BE ACTING AS A DEBT COUL FCTO B ATTEMPTING TO COULECT A DEBT

COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED

FOR THAT PURPOSE. 1010-2217A

GEORGIA, UNION COUNTY
By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from JUDITH RAE MOE ("Grantor") to DAVID M. BUBECK AND RAE MOE ("Grantor") to ĎAVID M. BUBECK AND SHERRY L. BUBECK ("Grantee"), dated March 16, 2023, recorded March 22, 2023, in Deed Book 1342, Pages 660-668, and modified to that certain Modification Agreement, recorded on June 2, 2023, in Deed Book 1349, Page 275 Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Thirty-Five Thousand Dollars and NO/100 (\$35,000.00), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to Whereas the debt secured by the said deed to whereas the user secure up the said used to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness at once, immediately due and payable now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be sold by the under-signed at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in June, 2025 nours of sale of the first needed in June, 2023 the following described real property to wit: All that tract or parcel of land lying and being in Land Lot 308, 9th District, 1st Section of Union County, Georgia, containing 1.00 acres, more or less, as shown on a plat of survey by more or less, as snown on a plat or survey by B. Keith Rochester & Associates, Inc., dated August 6, 1987 and recorded in Plat Book T. Page 15, Union County, Georgia records, which description of said plat is incorporated by reference and make a part hereof.

NOTICE OF SALE LINDER POWER

The property is conveyed subject to the road easements and all other matters and conditions shown on the above-referenced plat of survey. The property is subject to the right-of-way deeds recorded in Deed Book 141, Page 476, and Deed Book 130, Page 292, Union County Georgia records.

Said property is commonly known as 414 Chaffin St, Blairsville, GA 30512.The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of 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, including attorneys' fees (notice of intent to collect attorneys' fees rees (notice or intent to collect attorneys' rees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, rough and the property of the

zoning ordinances, restrictions, covenants and matters of record superior to the Security and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of Grantee the above described property is in the possession of Judith Rae Moe, or a tenant or tenants and will be sold subject to the outstanding ad valorem taxes and/or assessments, if any. David M. Bubeck and Sherry L. Bubeck as Attorney in Fact for Judith Rae Moe

STATE OF GEORGIA

NOTICE OF SALE UNDER POWER IN SECURITY DEED

By virtue of a Power of Sale contained in that

By virtue of a Power of Sale contained in that certain Security Deed from Spry Family Dry Cleaners, LLC to Robert L. Head, Jr. dated September 21, 2016, recorded in Deed Book 1050, Pages 526-553, Union County, Georgia. records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Eighty Thousand and No/100, (\$280,000.00) with interest thereon as provided for therein, thereafter modified in Deed Book 1180, Page 401, and thereafter assigned from the Estate of Robert L. Head to Jimmy Tallent, Trustee of the Carol F. Head Trust, and also assigned from the Estate Lead to Jimmy Talleth, Trustee of the Carlo F. Head Trust, and also assigned from the Estate of Carol F. Head to Jimmy Tallent, Trustee of the Carol F. Head Trust, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in Juny 2005. day in June 3, 2025, the following described property: TRACT ONE:

TRACT ONE:

All that tract or parcel of land lying and being in 9th District, 1st Section, Land Lot 273 of Union County, Georgia, containing 0.126 acremore or less, and being shown as Tract "A" on a plat of survey for Wayne E. Colwell by M. E. Richards, Union County Surveyor, dated 12-30-85, and recorded in Union County Records in Plat Book R, Page 65, and said plat is incorporated herein, by reference hereto, for a full and complete description of the above property. complete description of the above property.

TRACT TWO:

All the tract and parcel lying and being in the 9th District, 1st Section, Land Lot 273 of Union County, Georgia, containing 0.323 acre more or less, and being shown as Tract "B" on a plat of survey for Wayne E. Colwell by M. E. Richards, Union County, Georgia surveyor dated December 30, 1985, recorded in Plat Book R, Page 65 of the records of the Clerk of Superior Court of Union County, Georgia, the description of said property contained in said late expressly incorporated beginning by refer plat expressly incorporated herein by reference as the description of the property hereby

LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 273, 9th District, 1st Section, Union County, Georgia, containing 0.110 acres as shown on a plat of survey by Rochester & Associates, Inc., dated September 8, 1992, re-corded in Plat Book 28, Page 90, Union County records, which description on said plat is in-corporated hereby by reference.

Said property is commonly known as:46 Hunt

Martin Street Blairsville, Union County, Georgia The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Sebecause of derault under the terms of said Se-curity Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in de-fault, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorney's fees and all other payments provided for under the terms of the Security

Deed and Note.

Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; 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 constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property. all restrictive covenants upon said property; all restrictive covenants upon said property; air restrictive coverants, easements, rights-of-way and any other matters of record superior to said Security Deed To the best of the knowledge and belief of the undersigned, the party in possession of the property is Spry Family Dry Cleaners, LLC or

Jimmy Tallent, Trustee of the Carol F. Head Trust SPRY FAMILY DRY CLEANERS, LLC Contact: Cary D. Cox CARY D. COX, P.C.

P.U. BOX 748
Blairsville, GA 30514
(706) 745-7420
THIS LAW FIRM IS ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 5/6/2025: 5/13/2025: 5/20/2025: 5/26/2025

P.O. Box 748