

North Georgia News

Legal Notices for May 7, 2025

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 Julian 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 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 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 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 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:

- 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.

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.

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 handling this case know that you want a lawyer immediately.

N(May30,May7,14,21)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

AUDREY LEE OWENBY

DECEASED

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 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 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(Apr30,May7,14,21)

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 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.

BY: Lance E. Priem
275 Cowan Lane
Milledgeville, GA 31061

ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514

N(Apr30,May7,14,21)

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 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.

BY: Kimberly Dyer Lochbaum
3865 High View Court
Cumming, GA 30041

ATTORNEY: Janna D. Akins
PO Box 923
Blairsville, GA 30514

N(Apr30,May7,14,21)

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA

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

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: NOVASTAR MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.

Civil Action No. 18-CV-137-BL
NOTICE OF SUMMONS

TO:Novasta 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, 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 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 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 reason 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, 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, Judge of said Court.

This 22 day of April, 2025.

Judy L. Odum
Clerk of Superior Court, Union County

N(May7,14,21,28)

IN THE JUVENILE COURT OF UNION COUNTY

STATE OF GEORGIA

IN THE INTEREST OF:

R.N.F.

D.OB: 10-14-2023

SEX: FEMALE

CHILD UNDER THE AGE

OF EIGHTEEN

case no. 144-251-23A

NOTICE OF TERMINATION OF PARENTAL RIGHTS HEARING

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 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 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 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 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 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:

- 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) A Petition to legitimate the child; and

b) 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, 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 the allegations of the Petition and enter an order 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

N(May7,14,21,28)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

ROBERT WILLIAM MCCOLLUM

DECEASED

ESTATE NO. 2025-40

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

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. (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.

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

N(May7,14,21,28)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

ROBERT WILLIAM MCCOLLUM

DECEASED

ESTATE NO. 2025-40

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

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. (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.

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

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:

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. 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.

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

N(May7,14,21,28)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Walter E. Spiva

All creditors of the estate of Walter 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.

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

N(May7,14,21,28)

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 Kinsey Street
Blairsville, GA 30514

N(May7,14,21,28)

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

ATTORNEY: Rebecca Kendrick
PO Box 1286
Blairsville, GA 30514

N(May7,14,21,28)

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Jerry Neal Hammond 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 29th day of April, 2025

Name: Madalyn S. Davis
Title: Attorney
Address: 11300 Atlantic 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 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: Susan Laraine Pugh
145 Whisperwood Trail
Blairsville, GA 30512

N(May7,14,21,28)

NOTICE TO DEBTORS 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 Personal 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 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: Robin McIntosh
245 Oakwood Drive
Blairsville, GA 30512

ATTORNEY: Cary D. Cox
PO Box 748
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 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
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

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. Odum,
Clerk, Superior Court of Union County

N(Apr23,30,May7,14)

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
Krienssen 22 Short Revolver; 245xxx

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

Martin 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