# **North Georgia News**

# Legal Notices for May 22, 2024

### IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF NICOLUS LUKE GADDIS

DECEASED ESTATE NO. 2024-58

ESTATE NO. 2024-58 PETITION FOR LETTERS OF ADMINISTRATION NOTICE To whom it may concern: Tony Levi Gaddis has petitioned to be ap-pointed administrator(s) of the estate of Ni-colus Luke Gaddis 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 0.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said 0.0.0.4. § 53-12-201.) 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 be-fore June 3, 2024. BE NOTIFIED FURTHER: All objections to the patition must be in writing, setting forth the

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett

Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Biairsville, GA 30512 Address (Job) 430 coop (706) 439-6006 Telephone Number Nay8,15,22,29)

### APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTH-

ERS

ERS STATE OF GEORGIA COUNTY OF UNION The undersigned does hereby certify that Elenor Jane Krohn conducting a business as ETC in the City of Blairsville, County of Union in the State of Georgia, under the name of ETC and that the nature of the business is General Merchandise, Antiques, Smoking Accessories, CBD, Kratom, and that the names and address of the persons, firms or partnership owning of the persons, firms or partnership owning and carrying on said trade or business are: Elenor Jane Krohn

3734 Gainsville Hwy Blairsville, GA 30512 N(May22,29)

### NOTICE OF 3rd DUI

CONVICTION UNION COUNTY PROBATE COURT CONVICTED PERSON Susan Ortega Mudy OFFENSE DATE 12/12/2023 OFFENSE LOCATION

Gumlog Road @ GA 11 (Blairsville, GA) CASE DISPOSITION

100.00 Fine, 12 Months Probation, 30 Days (240 hrs) of Community Service, 60 days in county jail, Submit to Alcohol Evaluation w/any treatment necessary, Risk Reduction School (0UI program), Surrender license plates, Igni-tion Interlock Device, 4th Amendment Waived, Victime Immed Pander Dick In Alabekt Victim Impact Panel, Random D/S, No Alcohol/ Drugs, Pre-clear RX's, \$ 25.00 photo fee, Speci-men admissibility/records release, Declared a Habitual Violator N(Mav22)

# IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF GEORGE D. GOWDER JR. DECEASED

- ESTATE NO. 2017-14
- NOTICE

NUTICE [For discharge from office and all liability] PROBATE COURT OF UNION COUNTY Re: PETITION OF GEORGE DAVID GOWDER, III and LOU GOWDER HARKINS FOR DISCHARGE AS EXECUTOR(S) OF THE ESTATE OF GEORGE D.

GOWDER JR., 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 June 3, 2024. BE NOTIFIED FURTHER: All objections to the activity much be in undifferenced in the forth 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 must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett Judga of the Brobate Court

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

NOTICE TO DEBTORS AND CREDITORS All creditors of the estate of Claude Thomas, 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 3rd day of May, 2024.

BY: John F. Jones 701 Beaver Dam Road Washington, GA 30673 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(May8,15,22,29)

NOTICE TO CREDITORS AND DEBTORS IN RE: ESTATE OF Verna L. Puett All creditors of the estate of Verna L. Puett, 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 26th day of April, 2024. BY: Paul William Puett Jr. 112 Whispering Pine Blairsville, GA 30512 N(May1,8,15,22)

### NOTICE TO CREDITORS AND DEBTORS

IN RE: ESTATE OF Noreen H. Jacobsen All creditors of the estate of Noreen H. Jacobsen are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make debted to said estate are required to make immediate payment to the Personal Repreentative This 24th day of April, 2024. BY: Lisa Partin Oakes 103 Autumn Lane Blairsville, GA 30512 ATTORNEY: Pamela Kendall Floyd PO Box 1114 e, GA 30546 N(May1,8,15,22)

### **NOTICE TO DEBTORS AND CREDITORS**

All creditors of the estate of Pauline Watkins Conley All creditors of the estate of Pauline Watkins Conley, 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 26th day of April, 2024. BY: Elaine Stover PO Box 75 Oakwood, GA 30566 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514 N(May1,8,15.22)

### IN THE JUVENILE COURT OF UNION COUNTY

STATE OF GEORGIA IN THE INTEREST OF: HAROLD DAKOTA ROGERS DOB: 12-04-2022 SEX: MALE CHILD UNDER THE AGE CHILD UNDER THE AVE OF EIGHTEEN case no. 144-24J-29a NOTICE OF DEPENDENCY HEARING TO: Elizabeth Logan and the putative father Disc Bearder

Ryan Rogers By Order for Service by Publication dated the By order for Service by Publication dated the 10 day of May 2024, you are hereby notified that on the 2nd day of May, 2024, the Union County Department of Family and Children Services, Georgia Department of Human Ser-vices, filed a Petition for Temporary Custody (Departdenet) explore the cheve vices, filed a Petition for Temporary Custody (Dependency) against you as to the above-named child alleging the child is dependent. You are required to file with the Clerk of Juve-nile Court, and to serve upon Special Assistant Attorney General William Mercer an answer in writing within sixty (60) days of the date of the Order for Service by Publication. The Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 15 day of August, 2024 at 1:00 p.m. at the Union County Courthouse, Blairsville Georgia.

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, you may ask for a lawyer to be ap-pointed to represent you. The Court would in-quire into your financial circumstances and if the Court finds you to be financiall be appointed to hire a lawyer, then a lawyer will be appointed to hire a lawyer, then a lawyer will be appointed nire a lawyer, men a lawyer will be appointed to represent you. If you want a lawyer appoint-ed 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 10 day of May 2024.

William Maxwell Honorable William Maxwell Judge, Juvenile Court Union County, Georgia Enotah Judicial Circuit N(May15,22,29,Jun5)

### NOTICE OF PETITION TO CHANGE NAME

STATE OF GEORGIA COUNTY OF UNION COUNTY OF UNION Notice is hereby given that HERMAN LYLE WORLEY, the undersigned, filed his petition to the Superior Court of Union County, Georgia on the 1st day of May, 2024, praying for a change in the name of Petitioner from HERMAN LYLE WORLEY to HERMAN TERRY WORLEY. Notice is hereby given purguant to law to any interested WORLEY to HERMAN TERMY WORLEY. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objec-tions must be filed with said Court within 30 days of the filing of said petition. This 29th day of April, 2024 HERMAN LYLE WORLEY aka HERMAN TERRY WORLEY Care D. Co. Cary D. Cox Attorney of Petitioner PO Box 748 Blairsville, Georgia 30514 N(May15,22,29,Jun5)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Wanda Louise Hollis All creditors of the estate of Wanda Louise Hol-lis, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the underside according to law and all act 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 10th day of May, 2024. BY: Robert James Hollis 370 Raburn Rd. Blairsville, GA 30512 Karen McCard 1743 Crossroads Dr. Mountain City, TN 37683 N(Mav15.22.29.Jun5

#### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Brandon Howard Baba All creditors of the estate of Brandon Howard Baba, 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 in-debted to said estate are required to make immediate payment to the Personal Representative. This 8th day of May, 2024.

BY: Cassady Baba 595 Brinson Colquitt Road Brinson, GA 39825 ATTORNEY: Tabitha Payne 108 S Broad Street Bainbridge, GA 39817 N(May15,22,29,Jun5)

#### NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Hoyt King, de-ceased, 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 10th day of May, 2024. BY: Linda King 385 Dorrell Plott Road Young Harris, GA 30582 ATTORNEY: Janna D. Akins PO Box 923 Blairsville, GA 30514

N(May15,22,29,Jun5)

#### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Charles Caleb Boomer All creditors of the estate of Charles Caleb Boomer, 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 10th day of May, 2024. BY: Michael C. Boomer 55 Highview Drive

Youngsville, NC 27596 N(May15,22,29,Jun5) IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF TERRY ALAN CRUTCHER

DECEASED

DECEASED ESTATE NO. 2024-69 PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER

OF BOND AND/OR GRANT OF CERTAIN POWERS NOTICE

NOTICE Kristin Henry has/have petitioned for waiver of bond, waiver of reports, waiver of state-ments, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said peti-tion 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 on or before June 17, 2024. June 17, 2024

June 17, 2024. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may date. If no objections are filed, the petition may

IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA BRAXTON KENNETH NEWTON DOB: 11-16-2022 SEX: MALE CHILD UNDER THE AGE CRED ORDER THE AGE Case no. 144-24)- 15A NOTICE OF DEPENDENCY HEARING TO: BREANNA CLIFTON AND DAVID BRYAN

NEWTON

NEWTON By Order for Service by Publication dated the 15 day of May 2024, you are hereby notified that on the 22 day of March, 2024, the Union County Department of Family and Children Services General Denastment of Human 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. Child's best interest that the Petition be hied. 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 busi-ness hours. The hearing on the Petition for Ter-mination of Parental Rights is for the purpose of terminating your parental rights.

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.

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 make any decisions affecting your child or your child's earnings or property. You will not thereafter be entitled to notice of 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

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

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

against you. As to DAVID BRYAN NEWTON, under the pro-As to DAVID britan Newton, under the pro-visions of 0.C.G.A. § 15-11-260, et seq., and in accordance with 0.C.G.A. § 15-11-283 you have not surrendered your parental rights to the above named child and you were named by the mother as the biological father and named on the child's birth certificate as the biological father. In second acce with 0.C.G.A. biological father. In accordance with O.C.G.A.

named on the child's birth certificate as the biological father. In accordance with 0.C.G.A. § 15-11-283(a)(2) your identity is known to the Petitioner or the Petitioner's attorney. In accordance with 0.C.G.A. § 15-11-283(b) this notice is advising you the biological father who is not the legal father that you may lose all rights to the child named in this petition brought pursuant to 0.C.G.A. § 15-11-260, et seq., and will not be entitled to object to the termination of your rights to such child unless, within 30 days of receipt of this notice, you file: 1. A petition to legitimate such child, and 2. Notice of the filing of the petition to legiti-mate with the Court in which the termination of parental rights proceeding is pending. In accordance with 0.C.G.A. §15-11-283(d). If the putative father fails to comply with 0.C.G.A. §15-11-283(b)(1) and (b)(2) then the Court may enter an order terminating all the parental rights of a biological father, including a right to object thereafter to such proceed-ings: 1. Who failed to file a timely netition to legiti-

ings: 1. Who failed to file a timely petition to legiti-mate the child named in this petition brought pursuant to Title 15 Chapter 11 Article 4and notice in accordance with O.C.G.A. § 15-11-

notice in accordance with 0.C.G.A. § 15-11-283(b) 2. Whose petition to legitimate is subsequently dismissed for failure to prosecute; or 3. Whose petition to legitimate does not result in a court order finding that he is the legal fa-ther of the child named in a petition brought pursuant to Title 15 Chapter 11 Article 4. AS TO BOTH PARTIES This Court will conduct a final hearing upon the Petition for Termination of Parental Rights on the AUGUST 1st 2024 AT 1:00PM IN THE UNION COUNTY COURTHOUSE 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, you may ask for a lawyer to be ap-pointed to represent you. The Court would in-quire into your financial circumstances and if the Court finds you to be financiall be appointed bire a lawyer, then a lawyer will be appointed BLAIRSVILLE GEORGIA the court mus you to be maintainly unable to hire a lawyer, then a lawyer will be appointed to represent you, If you want a lawyer appoint-ed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable Jeremy Clough, Judge of coild Court thin the 15 days of Mey 2020

of said Court, this the 15 day of May, 2024. Jeremy Clough Honorable Jeremy Clough Judge, Juvenile Court Union County, Georgia Enotah Judicial Circuit

NOTICE TO DEBTORS AND CREDITORS All creditors of the estate of Rosemary Landrum Entz All creditors of the estate of Rosemary Lan-drum Entz, 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 17th day of May, 2024. BY: Nicole Toledo

BY: Nicole Toledo Georgia-Cumberland Association Seventh-Day Adventist Church PO Box 12000 Calhoun, GA 30703 ATTORNEY: Janna D. Akins PO Box 923 Blairsville, GA 30514 N(May22,29,Jun5,12)

IN THE PROBATE COURT **COUNTY OF UNION** STATE OF GEORGIA IN RE: ESTATE OF LEROY ANDERSON.

DECEASED ESTATE NO. 2024-53 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

PORT The petition of Sarah Anderson, for a year's support from the estate of Leroy Anderson, deceased, for decedent(s) surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, by 10:00 a.m. on or before May 28, 2024, why said petition should not be granted. All objections to the petition must be in writ-ing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the proceeding sentence. All

objections, and must be filed on or before the time stated in the proceeding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objec-tions, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing. Dwain Brackett

Dwain Brackett PROBATE JUDGE **By: Kristin Stanley** PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 N(May1,8,15,22)

# **STATE OF GEORGIA**

COUNTY OF UNION NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Security Deed executed by SHARON H. JOHN-STON to PNC MORTEAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION in the original principal amount of \$110,500.00 dated July 26, 2016 and recorded in Deed Book 1044, Page 314, Union County records, said Security Deed being last transferred to PNC BANK, NATIONAL ASSOCIATION in Deed Book 1365, Page 294, Union County records the undering with ASSOCIATION in Deed Book 1365, Page 294, 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 des-ignated, within the legal hours of sale, on June 04, 2024, the property in said Security Deed and described as follows:

and described as follows: ALL THAT CERTAIN PARCEL OF LAND SITUATED IN LAND LOTS 245 & 260, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS FOLLOWS: CONTAINING 1.80 ACRES AND BEING SHOWN AS LOT 18-B OF GREEN ACRES SUBDIVISION ON A PLAT OF SURVEY BY ROCHESTER & AS-SOCIATES, INC., DATED 8/23/96, LAST REVISED 7/25/02 AND RECORDED IN PLAT BOOK 50, PAGE 190, AND SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF, THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE RESTRIC-TIONS RECORDED IN DEED BOOK 278, PAGE 118, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE POWERLINE EASEMENT TO BLUE RIDGE MOUNTAIN EMC RE-CORDED IN DEED BOOK 278, PAGE 185, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY GRANTED TO UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY GRANTED TO UNION COUNTY RECORDED IN DEED BOOK 358, PAGE 90, UNION COUNTY RECORDS. ALL THAT CERTAIN PARCEL OF LAND SITUATED

14-162.2 shall be construed to require a se-cured creditor to negotiate, amend, or modify the terms of the mortgage instrument. GITSIT SOLUTIONS LLC as Attorney in Fact for EVA S BOWERS THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. 90, UNION COUNTY RECORDS. BEING THE SAME PROPERTY CONVEYED FROM Being the Same Property Converted From Edwin B. BUTLER AND JOIN F. STRONG TO AR-THUR C. JOHNSTON, JR AND SHARON H. JOHN-STON, AS JOINT TENANTS WITH SURVIVORSHIP, AS DESCRIBED IN BOOK 428, PAGE 113, DATED 08/13/2002, RECORDED 08/19/2002, IN UNION COUNTY RECORDS.

Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. KCP-24-00650-1 Ad Run Dates 05/08/2024, 05/15/2024, 05/22/2024, 05/29/2024 riselaw.com/property-listing COUNTY RECORDS. Said property being known as: 231 FALL LN BLAIRSVILLE, GA 30512 To the best of the undersigned's knowledge, the party or parties in possession of said prop-erty is/are SHARON H. JOHNSTON 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 pro-vided 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 hav-

(notice or intent to collect attorney's tees nav-ing been given). Said property will be sold subject to the fol-lowing: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of re-demption of any taxing authority; (3) any mat-ters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, convenants, and

### NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from EVA S BOWERS to MORTGAGE ELECTRONIC REGISTRATION to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR URBAN FINANCIAL GROUP, dated May 25, 2010, recorded June 1, 2010, in Deed Book 834, Page 431-443, Union County, Georgia Re-cords, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Thirty-One Thousand Five Hundred and 00/100 dollars (\$331,500.00), with interest thereon as pro-vided for therein, said Security Deed having been last sold, assigned and transferred to GITSIT Solutions LLC, there will be sold at public outcry to the highest bidder for cash at the Union County Courthouse, within the le-gal hours of sale on the first Tuesday in June, 2024, all property described in said Security Deed including but not limited to the following described property:

Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND CON-TAINING 1.72 ACRES IN LAND LOTS 62 & 83, 10TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, AND BEING LOT ELEVEN (11) OF COOSA VALLEY SUBDIVISION AS SHOWN ON A PLAT OF SURVEY MADE BY B. KEITH ROCHES-TEP & ASSOCIATES INC. DATED 66(87) AND

PLAI OF SURVEY MADE BY B. KEITH ROCHES-TER & ASSOCIATES, INC., DATED 6/6/87 AND RECORDED IN PLAT BOOK U PAGE 2 UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IN INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS RECORDED IN DEED BOOK T52 PAGES 740-741 UNION COUNTY RECORDS.

NECONDED IN DEED BOOK 132 PAGES 740-741 UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO A RESERVATION BY PREVIOUS GRANTORS OF A ROAD AND UTIL-ITY EASEMENT THIRTY (30) FEET IN WIDTH AS SHOWN ON SAID PLAT, WHICH EASEMENT SAID GRANTORS RESERVE THE RIGHT TO CONVEY TO UNION COUNTY, GEORGIA, FOR DEDICATION AS A COUNTY ROAD. THE PROPERTY IS SUBJECT TO THE RIGHTS OF WAY GRANTED TO UNION COUNTY, GEORGIA, RECORDED IN DEED BOOK 164 PAGE 684 AND IN DEED BOOK 339 PAGE 693

UNION COUNTY RECORDS. Said legal description being controlling, how-ever the property is more commonly known as 312 COOSA VALLEY ROAD, BLAIRSVILLE, GA 30512.

as 312 COOSA VALLEY ROAD, BLAIRSVILLE, GA 30512. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remain-ing in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed

payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assess-ments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in posses-sion of the property is EVA S BOWERS, ESTATE AND/OR HEIRS-AT-LAW OF EVA S BOWERS, or tenants(s).

tenants(s). The sale will be conducted subject (1) to con-

The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: GITSIT Solutions, LLC f/k/a Kondaur Capital, LLC, Loss Mitigation Dept., 333 South Anita Drive Suite 400, Orange, CA 92868, Telephone Number: 888-566-3287. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a se-cured creditor to negotiate, amend, or modify

N(May8,15,22,29)

## N(May22)

#### NATIONAL FOREST TIMBER FOR SALE CHATTAHOOCHEE/OCONEE NATIONAL FOREST

CRATTAHOORES I NUMBER FUN SALE CRATTAHOOREE/COLDER NATIONAL FOREST The Burnette Re-Offer 2 Sale is located within Compartments 503 and 504, approximately 15 miles SW of Blairsville, GA in the Cooper Creek WMA along Burnette Creek Road (FS Road 261) in Union County, The Forest Service will receive Sealed blás at Blue Ridge Ranger District, 2042 Highway 515 West, Blairsville, GA 30512 before or at the time of public bid opening at 11:00 AM local time on 06/21/2024 for an estimated volume of 8 CCF of Hardwoods sawtimber, and 940 CCF of Eastern W. Pine sawtimber marked or otherwise designated for cutting. In addi-tion, there is within the sale area an unesti-mated volume of Hardwoods pulpwood, and Softwood - Other pulpwood that the bidder may agree to remove at a fixed rate. The Forest Service reserves the right to reject any and all bids. Interested parties may obtain a prospec-Service reserves the right to reject any and an bids. Interested parties may obtain a prospec-tus from the office listed below. A prospectus, bid form, and complete information concern-ing the timber, the conditions of sale, and sub-mission of bids is available to the public from the Blue Ridge Ranger District, 2042 Highway 515 West, Blairsville, GA 30512, 706-745-6928. Additional information can be found at bttps:// Additional information can be found at https:// www.fs.usda.gov/resources/conf/landma-nagement/resourcemanagement#bottom. USDA is an equal opportunity provider, employer, and lender.

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Diane A. Comerford All creditors of the estate of Diane A. Comer-ford, deceased, late of Union County, Georgia, Drot, deceased, rate of onion 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 in-debted to said estate are required to make immediate payment to the Personal Repre-sentative. This 3rd day of May, 2024. BV: Timothy Callander.

BY: Timothy Callander 11845 Carolina Street Crown Point, IN 46307 ATTORNEY: Daniel J. Davenport Do Daw 000 PO Box 923 Blairsville, GA 30514 N(May8,15,22,29

NOTICE

ANDREW L. BRUNSON as Administrator of the Estate of David Randall Brunson, Petitioner

# ALL THE WORLD

ALL THE WURLD CAFN: SUCY 2023000383 ACTION TO QUIET TITLE TO: ALL OTHER PERSONS WHOM IT MAY CON-CERN BEING MORE PARTICULARLY DESCRIBED AS ALL PERSONS KNOWN OR UNKNOWN WHO MGHT CLAIM ADVERSELY TO PETITIONER'S TITLE IN AND TO LOT 42 OF THE CECIL THOMAS SUBDIVISION LOCATED IN LAND LOT 201 9TH DISTRICT OF UNION COUNTY GEORGIA. You are hereby notified that the above-styled

action seeking to quiet title in favor of Petition-er to real property and improvements located at 310 LL Kellie Dr Blairsville Georgia also known as Parcel No. 084A029 according to the records of the Union County Tax Assessor, was filed on December 23, 2023, in the Superior Ceurt of Union County Carefach Indiate Court of Union County, Georgia, Enotah Judicial Circuit, Civil Action File No. 2023000383.

Circuit, Civil Action File No. 2023000383. If you believe that you have a claim adverse to the Petitioner's Quiet Title Action Against All the World, you are hereby commanded to make yourself known and file an objection at the Clerk's Office of the Superior Court of Union County within thirty (30) days from April 19, 2024, which is the date of the Court of Union County's Order for Service by Publication for the purpose of appearing in the case. Further, by virtue of the Court of Union County's Order for Service by Publication, any person Order for Service by Publication, any person

Further, by virtue of the Court of Union County's Order for Service by Publication, any person with a claim adverse to Petitioner's Quiet Title Action is required to file with the Clerk of Union County Superior Court and serve upon Barry A. Lee, ESQ., 84 River Street, Ellijay, Georgia 30540, any pleadings desired within thirty (30) days of the final publication of this notice in accordance with 0.C.G.A. § 23-3-65(a)-(c). The legal description for the properly that is subject to the instant quiet title action can be found in Deed Book 592, Page 572, of the Union County Real Estate Records, more particularly

County Real Estate Records, more particularly described as follows: Land Lot 201 of the 9th District of Union Coun-

ty, Georgia, being Lot 42 of the Cecil Thomas Subdivision, according to a plat of survey re-corded in Plat Book C Page 173 of aforesaid records:

WITNESS, the Hon Buck Levins Judge of the Superior Court of Union County. N(May15,22,29,Jun5)

Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 Δddr (706) 439-6006 Telephone Number N(May22,29,Jun5,12)

#### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF John Anthony Chitwood All creditors of the estate of John Anthony Chitwood, 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 17th day of May, 2024. BY: Daniel Anthony Chitwood 732 Tomahawk Trl Blairsville, GA 30512 ATTORNEY: Jack Lance Jr. 57 Sears Way Blairsville, GA 30512 N(May22,29,Jun5,12

#### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Beverly Jean Moore All creditors of the estate of Beverly Jean Moore, 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 Decrementation Representative. This 17th day of May, 2024. BY: Michael Lee Smith 357 Meadowood Lane Blairsville, GA 30512 ATTORNEY: William H. Mone PO Box 1549 Blue Ridge, GA 30513 N(May22,29,Jun5,12)

#### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Kathryn O. Lancaster All creditors of the estate of Kathryn O. Lan-An creation so the estate of Nathryn o. Can-caster, decased, late of Union County, Geor-gia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to eacher investigned account of the Decased to make immediate payment to the Personal Representative. This 17th day of May, 2024. BY: Lynn Wagner 2209 N. Forest Trail Atlanta, GA 30338 N(May22,29,Jun5,12)

#### NOTICE TO DEBTORS AND CREDITORS

N(May22,29,Jun5,12)

N(May22,29,Jun5,12)

All creditors of the estate of Esther D. Harley, 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 14th day of May, 2024. BY: Carolyn Boyd 115 Peterson Court Holly Hill, FL 32117 ATTORNEY: Rebecca Kendrick PO Box 1286 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Andrew Z. Linial All creditors of the estate of Andrew Z. Linial, deceased, late of Union County, Georgia, are deceased, late of Union County, Leorgia, 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 17th day of May, 2024. BY: Mary L. Brennan 1683 Liberty Church Road Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(May22,29,Jun5,12)

ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the fol-lowing: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the sta-tus 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: PNC Bank, National Association No bain, reducta Association 3232 Newmark Drive Miamisburg, OH 45342 800-367-9305 (ext 4120611209) Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE PNC BANK, NATIONAL ASSOCIATION Robertson, Anschutz, Schneid, Crane & Partners, PLLC 13010 Morris Rd. Suite 450 Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 24-201867 - DaG N(May8,15,22,29)