North Georgia News

Legal Notices for July 10, 2024

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: Regina Barrera Whitener, A Minor Child

Civil Action Case No: SUCV2024000060 NOTICE OF PETITION TO CHANGE NAME

NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD Notice is hereby given that William Matthew Whitener filed a Petition to the Superior Court of Union County, Georgia, on the 26th day of February, 2024, praying for a change in the name of a minor child from Regina Barrera Whitener to Regina Pauline Whitener. Guadalupe Gardenia Barrerra and any other party has the right to appear in this case and object. Final hearing in this matter is set for August 8. 2024, dt 9200 a.m. in the Superior

August 8, 2024, at 9:00 a.m. in the Superior Court of Union County, Georgia, Judge T. Buck-ley Levins, presiding. Julie McCollister McCollister Law, LLC Do Day 2025

- PO Box 2525 Blairsville, GA 30514 jbmccollister@gmail.com 706-745-0057 N(Jun19.26.Jul3.10)

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Andrew Lee Burnett All creditors of the estate of Andrew Lee Bur-nett, 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 Repre-sentative. This 13th day of June, 2024. BY: David Wayne Burnett 906 Vickie Drive Carv. MC 27511

Cary, NC 27511 N(Jun19.26.Jul3.10)

NOTICE TO DEBTORS AND CREDITORS

NRE: ESTATE OF Opal Depton All creditors of the estate of Opal Deyton, 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 navment to the Personal Representative to said estate are required to make imme payment to the Personal Representative. This 14th day of June, 2024. BY: Dennis Deyton 5557 Murphy Hwy. Blairsville, GA 30512 N(Jun19,26,Jul3,10)

NOTICE TO DEBTORS AND CREDITORS

NOTCE TO DEBTORS AND CREDITORS IN RE: ESTATE OF William A. Cooper All creditors of the estate of William A. Cooper, 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 June, 2024. BY: Kim Rebecca Heath 11501 Village Brook Drive BY: Kim Hebecca Heath 11501 Village Brook Drive Riverview, FL 33579 ATTORNEY: Rebecca Kendrick PO Box 1286 Blairsville, Ga 30514 N(Jun19,28,Jul3,10)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF SUSAN ALICE WILSON DECEASED ESTATE NO. 2024-90

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

To whom it may concern: Bethany Kaye Wilson has petitioned to be appointed administrator(s) of the estate of Susan Alice Wilson deceased, of said county. Susan Alice Wilson 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 be-fore July 22, 2024. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the

be worthing by the first an 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 the any objections are 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 Blairsville, GA 30512 Address (706) 439-6006 Tolenbone, Number Telephone Number N(Jun26,Jul3,10,17)

ABANDONED MOTOR VEHICLE Petition advertisement Vehicle Make: Audi Year: 2014

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF JACOB ISAIAH LYNCH, DECEASED ESTATE NO. 2024-99

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT The petition of Christina Lynch, for a year's support from the estate of Jacob Isaiah Lynch,

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 August 5, 2024, why said petition should not be granted. All objections to the petition must be in writ-ing outling forth the seconds of any one 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 should be sworn to before a notary public or before a probate court clerk, and fil-ing fees must be tendered with your objec-tions, unless you qualify to file as an indigent 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 DWain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Mona Lee Hackney All creditors of the estate of Mona Lee Hack-An cleanors of the estate of whom Lee nack-ney, 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 Repre-centative sentative

This 5th day of July, 2024. BY: Robert William Hisey 131 Fifth Street Clyo, GA 31303 N(Jul10,17,24,31)

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of John Joseph Mahon All creditors of the estate of John Joseph Mahon, 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 5th day of July, 2024. BY: Patricia Ann Gordon 82 Rushing Water Drive Blairsville, GA 30512 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514 , N(Jul10,17,24,31) IN THE PROBATE COURT OF UNION COUNTY State of Georgia In Re: Estate of Norman Lee Fletcher

DECEASED ESTATE NO. 2024-83

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

been duly filed.

been duly filed. T0: Any Unknown Heirs of Norman Lee Fletcher [List here all heirs having unknown addresses to be served by publication] This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court by 10:00 a.m. on or before July 29. 2024

July 29, 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 be constant without a begins.

be granted without a hearing Dwain Brackett Judge of the Probate Court By:Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 elephone Number N(Jul3,10,17,24) IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF JACK J. HARRELL DECEASED ESTATE NO. 2024-88 NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed. TO: Any Unknown Heirs of Jack J. Harrell [List here all heirs having unknown addresses

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

DECEASED ESTATE NO. 2024-64 PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER

OF BOND AND/OR GRANT OF CERTAIN POWERS NOTICE

Deborah A. Deaver has/have petitioned for Deboran A. Deaver nas/nave petitioned for waiver of reports and waiver of statements, in regards to the above estate. All interested per-sons are hereby notified to show cause why said petition should not be granted. All objec-tions 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 hefore. July 29. 2024.

must be filed with the Court by 10:00 a.m. on or before July 29, 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 be granted without a hearing.

date. If no objections are filed, be granted without a hearing. Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number Nulus1.01.724) N(Jul3,10,17,24)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Richard Williams McGinnis All creditors of the estate of Richard Williams McGinnis, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal to make immediate paymen Representative. This 28th day of June, 2024. BY: Douglas R. McGinnis 111 Lowell Lane Blairsville, GA 30512 Cynthia McGinnis Kirksey 100 Old Sod Lane Blairsville, GA 30512 N(Jul3,10,17,24)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF John G. McCartney All creditors of the estate of John G. McCart-ney, deceased, late of Union County, Georgia, are hereby notified to render in their demands 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.

sentative. This 28th day of June, 2024. BY: Sally Elizabeth McCartney 216 Beasley Trail Blairsville, GA 30512 N(Jul3.10.17.24)

STATE OF GEORGIA COUNTY OF UNION

COUNTY OF UNION NOTICE OF SALE UNDER POWER IN SECURITY DEED Under and by virtue of the power of sale con-tained in that certain Security Deed from Jim-my Lee Meeks to Linda J. D'Allen for and dur-ing her natural life and then unto Jenny Hobby and Julie Newton, dated October 3, 2012, and recorded October 4, 2012 in Deed Book 916, Pages 699-701, Union County, Georgia Re-cords, said Deed to Secure Debt having been oriven to secure a Note dated October 3, 2012. given to secure a Note dated October 3, 2012, in the original sum of SEVENTY-TWO THOUin the In the original sum of Sevent Five Those SAND Five HUNDRED AND 00/100 DOLLARS (\$72,500.00) and all renewals thereof, with interest from date at rate stated in said Note

(\$72,500.00) and all relevants thereads, with interest from date at rate stated in said Note on the unpaid principal balance until paid, the undersigned will sell at public outcry to the highest bidder for cash before the Courthouse door in said County, during the legal hours of sale, on the first Tuesday in August, 2024, which is August 6, 2024, by Linda J. D'Allen, the following described real property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 239 IN THE 9TH DISTRICT AND 1ST SECTION OF UNION COUN-TY, GEORGIA, CONTAINING 0.474 ACRES, AS SHOWN AND MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY FOR LINDA J. D'ALLEN, BY CLEVELAND & COX LAND SURVEYING, LLC, ROGER L. OWENBY, GRLS, DATED 9/5/12, AND RECORDED IN PLAT BOOK 65, PAGE 65, UNION COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE; TO GETHER WITH ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT LAND LYING BETWEEN

GETHER WITH ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT LAND LYING BETWEEN THE AFOREDESCRIBED TRACT AND THE CEN-TERLINE OF KELLEY DRIVE, SUBJECT TO THE ROAD RIGHT OF WAY. The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of, among other possible events of default, default in the payment of the indebtedness secured thereby. This sale will be made for the purposes of paying the same and all expenses of sale, including attorney's fees, (notice having been given as provided by fees, (notice having been given as provided by law). The property will be sold as the property of The Afgragatic Granter cubicot the follow ing: (1) all prior restrictive covenants, ease-ments, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstanding ad valorem taxes and assessments, if any; (5) unpaid water and sewage bills, that constitute liens against the property; whether due and payable or not unit due and payable and (6) mothers of or not yet due and payable; and (6) matters of record superior to the security deed first set out above. The sale will be conducted subject (1) to confirmation that the sale is not prohib (1) to commute that the sale is not promo-ited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. To the best of the undersigned's knowledge and belief, the party in possession is Jimmy Lee Meeks. The property is located at 48 Kelley Drive, Blairsville, Georgia 30512. The under-signed will execute a deed to the purchaser at said sale as provided by the Deed to Secure Debt. Notice has been given of intention to collect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, with the name address and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with 0.C.G.A. Section 44-14-162.2(a). Linda J. D'Allen Jimmy Lee Me Rebecca " Attorney in Fact for Rebecca Kendrick Kendrick & Associates Law, P.C. P.O. Box 1286 Blairsville, GA 30514 706-400-5055 This law firm is acting as a debt collector at-tempting to collect a debt, any information ob-tained will be used for that purpose. N(Jul3.10.17.24)

NOTICE OF SALE UNDER POWER. ON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Douglas Alan Dowdy and Sara A. Dowdy to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee WMC Mortgage Corp., its successors and assigns dated 2/28/2005 and recorded in Deed Book 569 Page 585 Union County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Tructee for Acset Backed Pase-Through Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Series 2005-HE1, conveying the after-described property to secure a Note in the original principal amount of \$327,000.00, 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 Courthouse 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 August 6, 2024 (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: All that tract or parcel of land lying and be-ing in Land Lot 250, 9th District, 1st Section, Union County, Georgia, being shown as Lot Fif-teen (15) containing 1.0 acre and Lot Sixteen (16) containing 1.0 acre, on a plat of survey by Learned Engineering and Development, Inc., dated 3/17/89 and recorded in Plat Book W page 63 Union County records, which descrip-tion on said plat is hereby incorporated by ref-erence and made a part hereof. The property is sublicet to the road easement

The property is subject to the road easement as shown on said plat. The property is subject to the road easement as shown on said plat. The property is subject to the restrictions re-corded in Deed Book 142 pages 28-31, amend-ed in Deed Book 365 page 477 Union County records. records.

records. The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 168 page 499 Union County records. 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-

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 84 Sad-dle Ridge Court, Bairswille, GA 30512 together with all fixtures and personal property at-tached to and constituting a part of said prop-erty, if any. To the best knowledge and belief of the undersigned, the party (or parties) in pos-session of the subject property is (are): Dowdy Family Home Trust or tenant or tenants. PHH Mortgage Corporation is the entity or indi-vidual designated. who shall have full author-

Vidual designated, who shall have full author-ity to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corporation 1661 Worthington Rd Suite 100 Mort Delm Booch, EL 2000 (900) 750 251

West Palm Beach, FL 33409 (800) 750-2518

West Palm Beach, FL 33409 (800) 750-2518 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 consti-tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of re-demption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) con-The sale will be conducted subject to (1) con-firmation 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 the holder of the Security Deed. Pursuant to O.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 fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Se-

0.5. Bank Naturia Association, as inside for Asset Backed Pass-Through Certificates, Se-ries 2005-HE1 as agent and Attorney in Fact for Douglas Alan Dowdy and Sara A. Dowdy Aldridge Pite, LLP, Six Predmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1017-6786Å

1017-6786A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-6786A N(Jul10,17,24,31)

STATE OF GEORGIA

COUNTY OF UNION NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Security Deed executed by RANDALL TWIGGS AND KATE C. TWIGGS to MORTGAGE TWIGGS AND KATE C. TWIGGS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED COMMUNITY MORTGAGE SERVICES, LLC in the original principal amount of \$225,000.00 dated May 19, 2008 and record-ed in Deed Book 761, Page 706, Union County records, said Security Deed being last trans-ferred to COMPU-LINK CORPORATION D/B/A CELINK in Deed Book 1382, Page 450, Union County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated.

before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on August 06, 2024, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION , LAND LOT 3 OF UNION COUNTY, GEORIGA, CONTAINING 0.911 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY CLEVELAND & COX SURVEYING, LLC, DATED MAY 7, 2008, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 57, PAGE 211. SAID PLAT IS INCOR-AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 57, PAGE 211. SAID PLAT IS INCOR-PORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. ALSO CONVEYED IS A NON-EXCULSIVE PER-PETUAL EASEMENT FOR THE USE OF THE SUB-DIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY. Seid presents being house of 19272 MURDHY

THE ABOVE DESCRIBED PROPERTY. Said property being known as: 10337 MURPHY HWY BLAIRSVILLE, GA 30512 To the best of the undersigned's knowledge, the party or parties in possession of said property is/are RANDALL TWIGGS AND KATE C.

TWIGS or treant(s). TWIGS or treant(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 of intent to collect attorney's fees hav-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, covenants, and matters of record superior to the Security Deed first set out above.

matters of record superior to the occurry ______ first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the 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: Compu-Link Corporation 3900 Capital City Blvd Lansing, MI 48906 1-866-654-0020 Note that nursuant to D.C.G.A. 5.44-14-152 2

1-866-654-0020 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 of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR TWAT DUPOSE

THAT PURPOSE COMPU-LINK CORPORATION D/B/A CELINK, as Attorney-in-Fact for RANDALL TWIGGS AND KATE C. TWIGGS

Robertson, Anschutz, Schneid, Crane & Partners. PLLC

13010 Morris Rd.

Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 24-210126 - LiV

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, WALTON COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Geoffrey White and Stacy White, as grantors, to Dar-rell A. Smith as grantee, dated May 15, 2023, recorded in Deed Book 1348, Page 45, Union County, Georgia Records ("Security Deed"), conveying the after-described property to se-cure a Note in the original principal amount of \$36,837.50 ("Note"), with interest thereon as set forth therein, there will be sold at public outry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in August, 2024, the fol-lowing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remainion in default, among other possible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of pay-ing the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representa-tion, warranty or recourse against the above-named or the undersigned. Darrell A. Smith 13 the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The person or entity that has full authority to nego-tiate, amend, and modify all terms of the mort-nance with the dobtor: [Darrell A. Smith 13 tate, amend, and modify all terms of the mort-gage with the debtor is: Darrell A. Smith, 111 N 12th Street, Unit 1712, Tampa, FL 33602, (813) 334-3086. Note, however, that such person or entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersized amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Geof-frey & Stacy White and said property is more commonly known as Lot 132-Northshore, Blairsville, GA 30512. Should a conflict arise between the property address and the legal description the legal description will control. 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. Darrell A. with the holder of the security deed. Darrell A. Smith as Attorney in Fact for Geoffrey & Stacy White; David J. Reed, Law Offices of David J. Reed, 1503 Bombay Lane, Roswell, GA 30076, davidjreed@davidjreed.com. Exhibit A

Exhibit A All that tract or parcel of land lying and being in Land Lot 249, 9th District, 1st Section, Union County, Georgia, being lot 132, containing 2.06 acres, more or less, as shown on a Final Plat for Northshore dated July 13, 2014 by Blue Ridge Mountain Surveying, Inc., RS#3007, as recorded in Plat Book 66, Pages 242-243, Union County Copyrig Beordfs which de-

as recorded in Plat Book 66, Pages 242-243, Union County, Georgia Records, which de-scription is incorporated herein by reference and made a part hereof. The property is subject to the road easements as shown on aforesaid plat. The property is conveyed subject to the ease-ment to Blue Ridge Mountain EMC as recorded in Deed Book 978, Pages 41-42, Union County, Georgia Records.

Georgia Records. The property is conveyed subject to the Dec-laration of Covenants, Restrictions, Property Owners Association and Limitations for North-Owners Association and Limitations for Norm-shore as recorded in Deed Book 978, Pages 43-62, Union County, Georgia Records; as supplemented in Deed Book 981, Pages 118-120 in the aforementioned Clerk's Office; and as amended in Deed Book 801, Pages 116-117, and Deed Book 1013, Pages 699-701 and Deed Book 1293, Pages 71-72 in the aforementioned Clerk's Office. Clerk's Office

Clerk's Office. The property is conveyed subject to the Road License Agreement as recorded in Deed Book 399, Pages 201-213 and Deed Book 432, Pages 81-82, Union County, Georgia Records. The property is conveyed subject to the Trans-mission Line Easement as recorded in Deed Book 351, Pages 49-52, Union County, Georgia Records.

Book 331, Fages 49-32, Union County, Georgia Records. The property is conveyed subject to the Right of Way Agreement as recorded in Deed Book 534, Page 82, Union County, Georgia Records. The property is conveyed subject to the Flow-age Easement as recorded in Deed Book EE, Page 544, Union County, Georgia Records, and as shown on the above referenced plat of survey of survey.

The property is conveyed subject to the min-eral/mining rights reserved in Deed Book MM, Page 37, Deed Book N, Page 590 and Deed Book Q, Page 453, Union County, Georgia Records.

cords. The property is conveyed subject to the 60' Sandy Lake Lane Access & Utility Easement as shown on aforesaid plat. The property is conveyed subject to all set-backs and others matters as shown on the offoreserid relat.

Vehicle ID #: WA1LFAFP2EA052702 Vehicle License #: NA Present location of vehicle: 2501 Beck Indus-

Present location of vehicle: 2501 Beck indus-trial Blvd., Fort Payne, 4J. 35967 You are hereby notified that a petition was filed in the Magistrate Court of Union County to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

Anyone with an ownership interest in this vehicle may file an answer to this petition on or hefore

Answer forms may be found in the Magistrate Court Clerk's office located at: Forms may also be obtained online at www. georgiamagistratecouncil.com. N(Jul10,17)

ABANDONED MOTOR VEHICLE

PETITION ADVERTISEMENT Vehicle Make: Ford Year: 2018 Model: Expedition

Vehicle ID #: 1FMJU2AT6JEA01103

Vehicle License #: NA Present location of vehicle: 311 Flour Mill Dr., Dalton, GA 30721

You are hereby notified that a petition was filed in the Magistrate Court of Union County to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. Anyone with an ownership interest in this ve-hicle may file an answer to this petition on or

before

Answer forms may be found in the Magistrate Court Clerk's office located at: Forms may also be obtained online at www.

georgiamagistratecouncil.com. N(Jul10,17)

to be served by publication] This is to notify you to file ction if the is any, to the petition to probate will in solemn form, in this Court by 10:00 a.m. on or before July 29, 2024

BE NOTIFIED FURTHER: All objections to the be worked by the file or be indirections to 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 use work to file or on indirect more free to be indirections. you qualify to file as an indigent party. Con tact probate court personnel for the required and the product of the source in 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 Judge of the Probate Court By:Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number

N(Jul3,10,17,24)

ment for ingress and egress running from Pat Colwell Road to the subject property along the ubdivision roads N(Jul10,17,24,31)

Together with a non-exclusive perpetual ease-

aforesaid plat.