North Georgia News

Legal Notices for March 5, 2025

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Gail L. Hill
All creditors of the estate of Gail L. Hill, deceased, late of Union County, Georgia, are hereby notified to render in their demands to interesty interieur to render in terri 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 14th day of February, 2025.

BY: Robert I. Walters, Jr. 1750 Pine Octoberd Read

1761 Pine Orchard Road Butler, TN 37640 ATTORNEY: Brett Bradshaw

NOTICE OF SALE

NOTICE OF SALE

Notice of sale under Georgia Self Storage Act:
Georgia Code Section 10-4-210 to 10-4-215.
Auction of miscellaneous goods in storage
unit belonging to Larry and Brandy Dillard,
Unit 28. Sold to the highest bidder on March
13, 2025, 9:30 am at Able Mini Storage, 1376
Hwy 515E, Blairsville, GA. 706-745-8834. Tenants have the right to redeem contents prior to

ants have the right to redeem contents prior to sale. Able Mini Storage has the right to refuse any or all bids.

NOTICE NOTICE

Notice is given that articles of incorporation that will incorporate Mountain Community Family Resource Center, Inc. have been delivered to the Secretary of State for filling in accordance with the Georgia Non-Profit Corporation Code. The initial registered office of the corporation is located at 80 Town Square, Blairsville, Union County, Georgia 30512 and its positional profits of the corporation and the senitary and the senitary of the senitary appears of the corporation and the senitary of the senitary appears of the corporation of the corporation and the senitary of the senitary of the corporation and the senitary of the s Address

its registered agent at such address is Akins & Davenport, P.C.

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME The undersigned hereby certifies that it is conducting a business in the City of Blairsville, County of Union, State of Georgia under the name of: Triple 3 Painting and Home Improvements and that the nature of the business is Construction Contractor and that call ness is Construction/Contractor and that said business is composed of the following LLC: Handyman Luke LLC, 333 Kings Rd, Blairsville,

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Thomas R. Shope Jr.
All creditors of the estate of Thomas B. Shope
Jr., 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 to said estate are required to make immediate to Salu estate are required to flake filmin payment to the Personal Representative. This 7th day of February, 2025. BY: Angela S. Stiefbold 3009 Burnleigh Rd. S.W. Roanoke, VA 24014 ATTORNEY: Rebecca Kendrick PO Boy 1286

PO Box 1286 Blairsville, GA 30514 N(Feb12,19,26,Mar5)

NOTICE TO DEBTORS AND CREDITORS
Pursuant to O.C.G.A. § 53-7-41, notice is given to all creditors of the ESTATE OF ANNIE M. KIRK, to all creditors or the ESTATE UP ANNIE M. KIRK, late of Union County, Georgia, deceased (DOD: 11/20/2024), and are hereby notified to render their demand to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment. This 4th day of February, 2025. Jeb Chatham

Attorney for the Estate of Annie M. Kirk

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Judith Ann Muir

IN RE: ESTATE OF Judith Ann Muir All creditors of the estate of Judith Ann Muir, 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 sons interest to raw, and an persons interest to said estate are required to make immediate payment to the Personal Representative. This 7th day of February, 2025. BY: Judith Ann Quadagno 171 Neese Farm Drive Woodstock, GA 30188

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Sonny Grayson Freeman All creditors of the estate of Sonny Grayson recember of the estate of Sonny Grayson Freeman, 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 Pearscentation

Representative. This 7th day of February, 2025. BY: Jonathan Russell Freeman 42 Freeman Trail Murphy, NC 28906 ATTORNEY: Daniel J. Davenport

Blairsville, GA 30514 N(Feb12,19,26,Mar5) NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Curtis Lester Cochran III

PO Box 923

All creditors of the estate of Curtis Lester Cochran III, 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 influentate payment in Representative. This 7th day of February, 2025. BY: Elizabeth Ann Parrish PO Box 404 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Patricia G. Mason All creditors of the estate of Patricia G. Mason, deceased, late of Union County, Georgia, are hereby notified to render in their demands to interesty indiffice to federal in their definations 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 7th day of February, 2025. BY: Kevin Green PO Box 1298

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

NOTICE OF ENFORCEMENT OF LIEN

WITHOUT JUDICIAL INTERVENTION
The contents of the listed leased space(s)
located at Mission Self Storage, 323 GA-325,
Blairsville, GA 30512 will be placed for Pubblaitsville, us 2012 will be placet und rub-lic Auction and Sale to the highest bidder to be held online at www.storageauctions.com on March 19th, 2025, bidding ends at 10 AM. A \$50 refundable deposit is required on each winning bid. Units may include Furniture, Antiques, Electronics, Household items, Office items, Clothes, Toys, Baby items, Tools, Auto-mobiles, Trailers, etc. The units, descriptions, and customer names included in this Auction

are; 128, 10x20, Evelyn Gausepohl; 134, 10x20, Heather Fox; 220, 10x20, Anton Boiba:

232, 10x10, Jordin Mark 30 Odom Rd space 321, Vehicle, 2005 Chev-rolet Express 3500, Plate # is not found, VIN # 1GAHG35U451187040, Kristina Phillips. Vehicle photos & Vin #s and descriptions are

available online at www.storageauctions.com N(Feb26,Mar5) APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME

State of Georgia County of Union

County of Union
The undersigned hereby certifies that (they are) (he, she is) (it is) conducting a business in the City of Blairsville, County of Union, State of Georgia under the trade name of: 129 Motorsports and that the nature of said business is Motorcycle Dealership and that said business is composed of the following (person) (corporation) or (partnership):

ration) or (partnership): Adam Gati, 129B Pappys Plaza George Gati, 129B Pappys Plaza Superbike Specialties, LLC, Blairsville, GA

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF ANDREW LEE BURNETT DECEASED ESTATE NO. 2024-82

NUTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF DAVID WAYNE BURNETT FOR
DISCHARGE AS EXECUTOR OF THE ESTATE OF
ANDREW LEE BURNETT, 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 March BE NOTIFIED FURTHER: All objections to the

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Kristin Stephens Stanley Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512

(706) 439-6006 Telephone Number

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Beni W. Sturcken
All creditors of the estate of Beni W. Sturcken,
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. sons indepted to law, and an inpersons indepted to said estate are required to make immediate payment to the Personal Representative.
This 28th day of February, 2025.
BY: Edward Curtis Entrekin
2713 Hilyer Drive
Columbus, GA 31907
ATTORNEY: Cary D. Cox
PO Box 748

NOTICE TO DEBTORS AND CREDITORS

Blairsville, GA 30514

IN RE: ESTATE OF Sandra Lou Yearty
All creditors of the estate of Sandra Lou Yearty,
deceased, late of Union County, Georgia, are
hereby notified to render in their demands to
the undersigned according to law, and all persons indebted to said the total results the results of the said the sai to said estate are required to make immediate payment to the Personal Representative.
This 13th day of December, 2024.
BY: Lacey Webb Rorex 7653 Passport Drive Ooltewah, TN 31363

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Herbert J. Schlecht
All creditors of the estate of Herbert J.
Schlecht, deceased, late of Union County, Schiecht, 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

This 28th day of February, 2025.
BY: Kathryn S. Larsen
3776 Trackrock Gap Road
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
DO Roy 248 PO Box 748 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Terry T. Thomas All creditors of the estate of Terry T. Thomas, An cleanus or the estate of lefty i. Inollas, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. Payment to the Personal neprest This 28th day of February, 2025. BY: Leigha Stuckey 1903 Cumberland Ct. SE Smyrna, GA 20080 ATTORNEY: Rebecca Kendrick PO Box 1286 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Sherry Ada Dockery All creditors of the estate of Sherry Ada Dock-All creators of the estate of sherry Ada Dock-ery, 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-

This 28th day of February, 2025. BY: Gary Lee Dockery 101 Dockery Creek Road Young Harris, GA 30582 N(Mar5,12,19,26)

IN RE: ESTATE OF Charlotte Collins
All creditors of the estate of Charlotte Collins,
deceased, late of Union County, Georgia, are
hereby notified to render in their demands to nerely notified to feither in their defination 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 21st day of February, 2025. BY: Joyce Elaine Kitchens 2874 Owltown Road Blairsville, GA 30512 ATTORNEY: Janna D. Akins PO Box 923 Blairsville, GA 30514 N(Mar5,12,19,26)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
RONALD LEE ROMINE-FOX DECEASED ESTATE NO. 2025-27

PETITION FOR LETTERS OF ADMINISTRATION

To whom it may concern:

Martin Romine-Fox has petitioned to be appointed administrator(s) of the estate of Ronpointed administrator(s) of the estate of Kon-ald Lee Romine-Fox 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 are nerepy notined 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 March 24, 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 were usually the file as a indirect man. you qualify to file as an indigent party. Conyou qualify to me as all integerit 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.

Visited Chapters Chapters Kristin Stephens Stanley

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

IN THE PROBATE COURT OF UNION COUNTY DECEASED

ESTATE NO. 2025-35 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
To whom it may concern:
Holly E. Young and Hillary E. Mokris has petitioned to be appointed administrator(s) of the estate of Edd Ervin Fortenberry 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 nersons are hereby notified to show 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 March 24, 2025.

BE NOTIFIED FURTHER: All objections to the

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. 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(Feb26,Mar5,12,19)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF MICHAEL PAUL BEAULIEU DECEASED
ESTATE NO. 2025-29
PETITION FOR LETTERS OF ADMINISTRATION

To whom it may concern:

To whom it may concern:

Patricia Quattrucci has petitioned to be appointed administrator(s) of the estate of Michael Paul Beaulieu deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, bond, waiver or reports, waiver or 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 March 24, 2025. fore March 24, 2025

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections grounds of any such objections. An 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 netition may net, a nearing 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 (706) 439-6006 Telephone Number

N(Feb26,Mar5,12,19)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Timmy Dale Burch All creditors of the estate of Timmy Dale Burch, 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 21st day of February, 2025. BY: Michael Arnold 155 McCants Drive

Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(Feb26,Mar5,12,19) IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: Name Change of:
BARBARA ELLEN DEMPSEY,

To Be Known as: BARBARA ELLEN ADAMS. BARBARA ELLEN ADAMS.
CIVIL ACTION FILE NO. 2025000063
NOTICE OF NAME CHANGE
PLEASE TAKE NOTICE that on the 13th day of February, 2025, BARBARA ELLEN DEMPSEY filed a Petition in the Superior Court of Union County, Georgia, seeking a name change from BARBARA ELLEN DEMPSEY to BARBARA ELLEN BAHBARA ELLEN DEMPSEY to BAHBARA ELLEN ADAMS. Any interested or affected party has the right to appear and file objections. At the expiration of thirty (30) days from the filing of the Petition, upon proof of publication, and if no objection is filed, the Court shall proceed to

near and determine all matt Petition. Rosalind N. Henderson Attorney for Petitioner State Bar No. 386449 ROSALIND HENDERSON LAW P.O. Box 2132 Blairsville, Georgia 30514 (706) 897-4946 rosalind@rosalindhendersonlaw.com N(Feb26.Mar5.12.19)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Henry Earl Coleman
All creditors of the estate of Henry Earl Coleman, 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 Repre-This 21st day of February, 2025. BY: Jo Anne Allen 252 Bunker Hill Road

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Lois Nell Collins
All creditors of the estate of Lois Nell Collins. All creations of the estate of Lois well Collins, 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 sons indepted to law, and an persons indepted to said estate are required to make immediate payment to the Personal Representative.
This 21st day of February, 2025.
BY: Jerry Cecil Gilreath
159 Wolf Pen Gap Rd.
Suches, GA 30572 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514

NOTICE OF UNCLAIMED PROPERTY

N(Feb26, Mar5, 12, 19)

VALUE AT MORE THAN \$75.00

Pursuant to 0.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that on January 15,2025 said property was located in the impound lot of the Union County Sheriff's Office in Union County, Georgia. Item Owner

2017 Honda Accord William Mccue Vin#JHMCR6F76HC023XXX

Vin#JHMCR67-6RC023XXX
Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with 0.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the understand seizing agency by certified. North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The vehicle identification numbers to the above listed items have been partially hidden, owner must be able to prove which case the items were seized from or have valid proof of purchase indicating the complete vin number. Todd Smith_Deputy Sheriff Shawn Dyer,Sheriff Union County, Ga 378 Beasley Street Blairsville, Ga. 3051 (706)439-6066IN THE PROBATE COURT OF UNION COUNTY DECEASED

ESTATE NO. 2025-25 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
To whom it may concern:
Jason Allyn Sheetz has petitioned to be appointed administrator(s) of the estate of Douglas Paul Sheetz 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 potified to schow cause why east neitified. 33-12-201.) Air interested pessons are needy 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 March 17, 2005 March 17, 2025. BE NOTIFIED FURTHER: All objections to the

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk

Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Feb19,26,Mar5,12)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company, Petitioner,

V.
A TRACT OF LAND IN LAND LOT 239, 9th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 2.351 ACRES, MORE OR LESS; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: BETTY JEAN HOOPER, ESTATE OF BETTY JEAN HOOPER, HEIRS KNOWN OR UNKNOWN, ESTATE OF JOHNNY VINSON HOOPER, HEIRS KNOWN OR UNKNOWN TIMOTHY GENE HOOPER, HEEEEBY COMIS BY HOOPER AND OTHER DADTIES JEFFERY CONLEY HOOPER 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. 23-CV-242-JP

CIVIÍ ACTION NO. 23-CV-242-JP
NOTICE OF SUMMONS
TO:ESTATE OF BETTY JEAN HOOPER, HEIRS
KNOWN AND UNKNOWN, ESTATE OF JOHNNY
VINSON HOOPER, HEIRS KNOWN AND UNKNOWN, JEFFERY CONLEY HOOPER, ALL PERSONS OR PARTIES, KNOWN OR UNKNOWN, AND
ALL THE WORLD, WHO HAVE OR CLAIM ANY
ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY
ALL PERSONS OR PARTIES, KNOWN OR UNKNOWN, AND ALL THE WORLD, WHO HAVE
OR CLAIM ANY ADVERSE OR POSSESSORY
RIGHT, TITLE OR INTEREST IN THE RESONDENT
PROPERTY and All persons or parties, known
PROPERTY and All persons or parties, known

PROPERTY and All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that Tract of Land Lying and Being in the 9th District, 1st Section of Union County, Georgia, being a tract of 2.35 acres, more or less, being more particularly described as follows:

described as follows: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 239 of Union County, Georgia, containing 4.946 acres, more or less, and being Tract #1, as shown on a plat and survey by Bruce Hunt, D.C.S., dated June, 1978 and recorded in the Union County records in Plat Book "H" on Page 101. Said plat is incorporated into this instrument, by reference hereto, for a complete and accurate description. description of the above conveyed property. LESS AND EXCEPT:

LESS AND EXCEPT:
All that trat or parcel of land lying and being in
Land Lot 239 of the 9th District, 1st Section of
Union County, Georgia and being 1 acre, more
or less, of unimproved property in two tracts,
adjacent to the property purchased by grantees from Vinson H. Hooper, said tracts being more particularly described as follows: Tract One: Beginning at a point on the South line of Land Lot 239 of the 9th District, 1st Section of Union County, Georgia, said point being 387.5 feet West of the Southeast corner of said Sof.3 leet west of the Southeast cornier of Salu Land Lot 239 as measured along the South line of said land lot, and being marked by an iron pin; thence North 11° 56' East 175.9 feet to an iron pin; thence North 88° 28' West 100.0 feet to an iron pin; thence North 67° 17' West 97.5 feet to an iron pin at the Northeast corner of property purchased by grantees from Vinson H. Hooper: thence South 11° 56' West 211.7 n. nooper; thence South 11' 30' West 211.7' feet along the East line of property of grantees purchased from Vinson H. Hooper to an iron pin on the South line of said Land Lot 239; thence East along the South line of Land Lot 239, Least along tile South lime of Lantu Cir 239, 197.5 feet to the point of beginning, being unimproved property and lying East of property purchased by grantees from Vinson H. Hooper. Tract Two: To arrive at the true point of beginning start at the Southeast corner of Land Lot 239 of the 9th District, 1st Section of Union Careth. Coarsin Mark Edit For Land Lot County, Georgia; thence West 585 feet along the South line of said Land Lot 239 to an iron pin at the Southeast corner of property pur-chased by grantees from Vinson H. Hooper; thence North 11° 56' East along the East line of property purchased by grantees from Vinson H. Hooper, 211.7 feet to an iron pin and the true point of beginning; thence from said true point of beginning North 88° 28' West 209.0 feet along the North line of the property purchased by grantees from Vinson H. Hooper to an iron pin on the Feet right of way of a public road. by grantees from Vinson H. nooper to an iron pin on the East right of way of a public road known as Spiva Sawmill Road; thence North 15° 54' East 76.1 feet along the East right of way line of said road to an iron pin; thence South 67° 17' East 203.9 feet to the true point of beginning, said property being a triangular shaped tract lying North of the property pur-chased by grantees from Vinson H. Hooper. As described in Deed Book 112, Page 524,

Union County, Georgia Record All that tract or parcel of land lying and being in Land Lot 239, 9th District, 1st Section, Union in Lain Lot 239, 3rd District, 151 Section, onlini County, Georgia, containing 0.865 acres, more or less, and being shown on a plat of survey entitled "Plat of Survey for: Tim Hooper" by Roger L. Owenby, G.R.L.S. #1763, of Cleveland & Cox Land Surveying, LLC, date November 7, 2013, as recorded in Plat Book 65, Page 186, Union County, Georgia records. Pursuant to 0.C.G.A. § 44-2-28 reference is hereby made to said recorded plat for the purpose of incorpo-rating same herein for a more complete metes and bounds description of the property herein

conveyed. Also conveyed is a proposed 20 feet easement to be centered along drive after construction as shown on the above referenced plat of sur-vey from Pleasant Hill Road. As described in Deed Book 963, Page 696,

Union County, Georgia Records. LESS AND EXCEPT:

LESS AND EXCEPT:
All that tract or parcel of land lying and being 0.73 acres, more or less, of Lan Lot #239, of the 9th District, 1st Section of Union County, Georgia, as shown on a plat of survey made by Jack Stanley, Union County Surveyor, dated 3-17-82 and recorded in Plat Book M, folio 25, Union County Records, and fully described as

To reach the true point of beginning start at the intersection of the original East-West line on the South side of said Land Lot #239 and the East right of way line o County Road #18; thence with said right of way line a Northeast direction 287.9 feet to a 2" x 2" stake found in said right of way line, THE TRUE POINT OF BEGINNING; thence continuing with said right of way line North 16° 30' East 61.7 feet to an iron with these South 1882 10! East 61.7 feet to an iron with fourth 16° 30' East 61.7 feet to an iron with fourth 16° 30' East 61.7 feet to an iron with fourth 16° 30' East 61.7 feet to an iron with fourth 16° 30' East 61.7 feet to an iron with fourth 16° 30' East 61.7 feet to an iron with fourth 16° 30' East 61.7 feet to an iron with fourth 16° 30' East 61.7 feet to an iron with fourth 16° 30' East 61.7 feet to an iron with 18° 30' East 61.7 feet 61.7 f pin found: thence South 88° 10' East 306.7 feet philiotati, including the south to the south the to an iron pin set; thence South 19° 19' West 157.0 feet to an iron pin found; thence North 70° 02' West 289.5 feet to THE TRUE POINT OF BEGINNING. As described in Deed Book 121, Page 82, Union

As described in Deed Book 121, Page 82, Union County, Georgia Records. As described in Deed Book 106, Page 7. Further described as Map & Parcel 070C036 You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on July 27, 2023, and that by reason of an Order for Service by Publication entered by the Court on January 31, 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 Petiwhose aduress is on lown square, F.O. bux 9923, Blairsville, Georgia, an answer to the Peti-tion 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 Joy R. Parks, Judge of

The 4th day of February, 2025.

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale
contained in a Deed to Secure Debt given by
KATIE GARNHAM to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR WMC MORTGAGE CORP, dated 09/29/2006, and Recorded on 10/10/2006 as Book No. 671 and Page No. 695-712, UNION Book No. 671 and Page No. 695-712, UNION County, Georgia records, as last assigned to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-WMC1, ASSET BACKED CERTIFICATES, SERIES 2007- WMC1 (the Secured Greditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$137,800.00, with interest at the rate specified therein, there will be sold by the undersigned even date in the original principal amount of \$137,800.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in April, 2025, the following described property: 5.56 ACRES, MORE OR LESS, AND BEING PART OF LAND LOT NO. 225 IN THE 11TH DISTRICT AND 1ST SECTION OF UNION COUNTY, GEORGIA, ACCORDING TO A PLAT OF SURVEY MADE BY BRUCE HUNT, DEPUTY COUNTY SURVEYOR, DATED MARCH 1978 AND RECORDED IN PLAT BOOK H AND PAGE 32, UNION COUNTY RECORDS, AND REFERENCE IS HERE MADE TO SAID PLAT OF SURVEY FOR A FULL AND COMPLETE DESCRIPTION OF THE PROPERTY HEREIN CONVEYED, SAID PLAT READING AS FOLLOWS: TO REACH THE TRUE POINT OF BEGINNING, START AT THE INTERSECTION OF LAND LOT NOS. 224, 225, 280, AND 281; THENCE EAST 632.0 FEET TO AN IRON PIN SEU WHICH IS THE TRUE POINT OF THE BEGINNING; THENCE NORTH 77DEG 00' WEST 560.0 FEET TO AN IRON PIN SET WHICH IS HAD IN TABING AND THE PROPERTY HENCE NORTH 77DEG 00' WEST 560.0 FEET TO AN IRON PIN SET IN THE EAST RIGHT OF WAY LINE OF A ROAD I FANNING THENCE NORTH 77DEG 00' WEST 560.0 FEET TO AN IRON PIN SET IN THE EAST RIGHT OF WAY LINE OF A ROAD LEADING BY THE PROPERTY; THENCE ALONG AND WITH SAID RIGHT OF WAY LINE FIVE (5) COURSES AND DISTANCES AS FOLLOWS: NORTH 5DEG00' WEST 84.00 FEET, NORTH 79.0 FEET, NORTH 10DEG 00' EAST 146.0 FEET, NORTH 4DEG 30' EAST 80.0 FEET, NORTH 5DEG 30' WEST 80.0 FEET, NORTH 5DEG 30' WEST 43.0 FEET TO AN IRON PIN SET; THENCE NORTH 86DEG 30' EAST 430.0 FEET TO AN IRON PIN SET; IN THE WEST RIGHT OF WAY LINE OF GEORGIA HIGHWAY NO. 60; THENCE ALONG AND WITH SAID RIGHT OF WAY LINE SEVEN (7') COURSES AND DISTANCE AS IHENCE ALONG AND WITH SAID HIGHT OF WAY LINE SEVEN (7) COURSES AND DISTANCE AS FOLLOWS: SOUTH 10DEG 30' WEST 52.0 FEET, SOUTH 4DEG 00 WEST 44.0 FEET, SOUTH 4DEG 30' WEST 44.0 FEET, SOUTH 12 DEG30' EAST 73.0 FEET. SOUTH 16DEG 00' EAST 99.0 FEET, SOUTH 20DEG 30' EAST 94.00 FEET, SOUTH 27DEG 15' EAST 66.0 FEET TO AN IRON PIN SET, TURNICE SOUTH 129.0 EET, TO THE TRUE FOUNT THENCE SOUTH 138.0 FEET TO THE TRUE POINT OF BEGINNING.

OF BEGINNING.

GRANTORS HEREIN GRANT A 30 FOOT EASEMENT LEADING FROM GEORGIA HIGHWAY 60
ACROSS THE PROPERTY OF DOYLE HELTON TO ACROSS THE PROPERTY OF DOYLE HELTON TO THE CRAWFORD PROPERTY. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees (notice of intent to collect attorney's fees having been given). DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-WMC1, ASSET BACKED CERTIFICATES, SERIES 2007- WMC1 holds the duly endorsed Note and is the current assignee of the Security Deed to the property. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, acting on behalf of and, as necessary, in consultation with DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-WMC1, ASSET BACKED CERTIFICATES, SERIES 2007- WMC1 the current investor on the loan) is the en-THE CRAWFORD PROPERTY. The debt secured VIEW HOME LOAM TRUST 2007-WMC1, ASSET BACKED CERTIFICATES, SERIES 2007- WMC1 (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP may be contacted at: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, 7105 CORPORATE DRIVE, PLANO, TX 75024, 800-669-6650. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms O.C.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 5900 STATE HIGHWAY 60, SUCHES, GEORGIA 30572 is/are: KATIE GARNHAM or tenant/tenants. 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) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above. the Deed to Secure Debt first set out above including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirma-

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

Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Coursis the Deed Medical sales in the State of Georgia, the Deed Under rower and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-WMC1 SOUNDVIEW HOME LOAN THOST 2007-WMC1, ASSET BACKED CERTIFICATES, SERIES 2007-WMC1 as Attorney in Fact for KATIE GARNHAM. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010203495 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.

NOTICE OF SALE UNDER POWER.

NOTICE OF SALE UNDER POWER, UNION 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 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

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 April 1, 2025 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lot 250, 9th District, 1st Section, Union County, Georgia, being shown as Lot Fifteen (15) containing 1.0 acre and Lot Sixteen (16) 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 description on said plat is hereby incorporated 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 restrictions recorded in Deed Book 142 pages 28-31, amended in Deed Book 365 page 477 Union County records.

The property is subject to an easement to Blue

County 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 Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-

the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 84 Saddle Ridge Court, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Dowdy Family Home Trust or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage.

of the mortgage.

PHH Mortgage Corporation 1661 Worthington
Rd Suite 100

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 constitute 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 redemption of any taxing authority, (d) any matters 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, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Dead first set out should Deed first set out above.
The sale will be conducted subject to (1) con-

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. 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 foreclosure 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-U.S. BANK NATIONAI ASSOCIATION, AS ITUSTEE TO 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 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1017-7341A

1017-7341A
THIS LAW FIRM MAY BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT
ANY INFORMATION OBTAINED WILL BE USED
FOR THAT PURPOSE. 1017-7341A