

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 the undersigned according 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.
1761 Pine Orchard Road
Butler, TN 37640
ATTORNEY: Brett Bradshaw
57 Sears Way
Blairsville, GA 30512
N(Feb19,26,Mar5,12)

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 51SE, Blairsville, GA. 706-745-9834. Tenants have the right to redeem contents prior to sale. Able Mini Storage has the right to refuse any or all bids.
N(Mar5,12)

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 filing 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 registered agent at such address is Akins & Davernport, P.C.
N(Mar5,12)

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 said business is composed of the following LLC: Handyman Luke LLC, 333 Kings Rd, Blairsville, GA 30512.
N(Mar5,12)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Thomas B. 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 said estate are required to make immediate 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 Box 1286
Blairsville, GA 30514
N(Feb12,19,26,Mar5)

NOTICE TO DEBTORS AND CREDITORS

Pursuant to O.C.G.A. § 53-74-1, NOTICE IS GIVEN to all creditors of the ESTATE OF 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 to the Personal Representative.
This 4th day of February, 2025.
Jeb Chatham
Attorney for the Estate of Annie M. Kirk
N(Feb12,19,26,Mar5)

NOTICE TO DEBTORS AND CREDITORS

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 persons 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: Jonathan Russell Freeman
42 Freeman Trail
Murphy, NC 28906
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Feb12,19,26,Mar5)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Curtis Lester Cochran III
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 Representative.
This 7th day of February, 2025.
BY: Elizabeth Ann Parrish
PO Box 404
Blairsville, GA 30514
N(Feb12,19,26,Mar5)

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 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 7th day of February, 2025.
BY: Kevin Green
PO Box 1298
Blairsville, GA 30514
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Feb12,19,26,Mar5)

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 Public 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, Automobiles, Trailers, etc. The units, descriptions, and customer names included in this Auction are:
128, 10x20, Evelyn Gausepohl;
134, 10x20, Heather Fox;
220, 10x20, Antonio Boiba;
232, 10x10, Jordin Marlow;
30 Odom Rd space 321, Vehicle, 2005 Chevrolet 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

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):
Adam Gati, 129B Pappys Plaza
George Gati, 129B Pappys Plaza
Superbike Specialties, LLC, Blairsville, GA 30512
N(Feb26,Mar5)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF ANDREW LEE BURNETT DECEASED
ESTATE NO. 2024-82
NOTICE
[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 17, 2025.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Mar5)

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, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 28th day of February, 2025.
BY: Edward Curtis Entreklin
2713 Hilyer Drive
Columbus, GA 31907
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
N(Mar5,12,19,26)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Sandra Lou Yearly
All creditors of the estate of Sandra Lou Yearly, 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 13th day of December, 2024.
BY: Lacey Webb Rorex
7653 Passport Drive
Ooltewah, TN 37363
N(Mar5,12,19,26)

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, 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 28th day of February, 2025.
BY: Kathryn S. Larsen
3776 Trackrock Gap Road
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
N(Mar5,12,19,26)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Terry T. Thomas
All creditors of the estate of Terry T. Thomas, 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 28th day of February, 2025.
BY: Leigha Stuckey
1903 Cumberland Ct. SE
Smyrna, GA 20080
ATTORNEY: Rebecca Kendrick
PO Box 1286
Blairsville, GA 30514
N(Mar5,12,19,26)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Sherry Ada Dockery
All creditors of the estate of Sherry Ada Dockery, 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 21st day of February, 2025.
BY: Joyce Elaine Kitchens
2874 Owtilton 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
NOTICE
To whom it may concern:
Martin Romine-Fox has petitioned to be appointed administrator(s) of the estate of Ronald 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 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 you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Feb28,Mar5,12,19)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF EDD ERVIN FORTENBERRY 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 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 petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Feb28,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
NOTICE
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, 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.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Feb28,Mar5,12,19)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF MICHAEL PAUL BEAULIEU DECEASED
ESTATE NO. 2025-29
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
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, 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.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Feb28,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 persons 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. 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 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 hear and determine all matter raised by said 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 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
N(Feb26,Mar5,12,19)

NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75.00

Pursuant to O.C.G.A. 17-5-54, any party claiming an interest in the following property is hereby notified that 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
VinhJHMCRF76HC023XXX
Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with O.C.G.A. 17-5-54 within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The 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. 30511
(706)439-6066
N(Feb19,26,Mar5,12)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF DOUGLAS PAUL SHEETZ DECEASED
ESTATE NO. 2025-25
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 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 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 17, 2025.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(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 VINSOON HOOPER, HEIRS KNOWN OR UNKNOWN, TIMOTHY GENE HOOPER, 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-242-1P
NOTICE OF SUMMONS
TO:ESTATE OF BETTY JEAN HOOPER, HEIRS KNOWN AND UNKNOWN, ESTATE OF JOHNNY VINSOON 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 RESPONDENT 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:
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 of the above conveyed property.
LESS AND EXCEPT:
All that tract 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 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 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, 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 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 purchased by grantees from Vinson H. Hooper; thence North 11° 56' East along the East line of property purchased by grantees from Vinson H. Hooper; thence North 11° 56' East along the East line of property purchased by grantees from Vinson H. Hooper; thence 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 at the East end 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 purchased by grantees from Vinson H. Hooper.
As described in Deed Book 112, Page 524, Union County, Georgia Records.
LESS AND EXCEPT:
All that tract or parcel of land lying and being in Land Lot 239, 9th District, 1st Section, Union 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.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 O.C.G.A. § 44-2-28 reference is hereby made to said recorded plat for the purpose of incorporating 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 survey from Pleasant Hill Road.
As described in Deed Book 963, Page 696, Union County, Georgia Records.
LESS AND EXCEPT:
All that tract or parcel of land lying and being 0.733 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 follows:
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 a 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 pin found; thence South 88° 10' East 306.7 feet 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 County, Georgia Records.
As described in Deed Book 106, Page 7. Further described as Map & Parcel 0700C036
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on 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 Petition within sixty (60) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).
The Honorable Joy R. Parks, Judge of said Court.
The 4th day of February, 2025.
N(Feb12,19,26,Mar5)

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 County, Georgia records, as last assigned to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-WM/C1, ASSET BACKED CERTIFICATES, SERIES 2007- WM/C1 (the Secured Creditor), 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 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 FOUND; THENCE NORTH 530.0 FEET TO AN IRON PIN SET WHICH IS THE TRUE POINT OF THE BEGINNING; THENCE NORTH 77DEG 00' WEST 580.0 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 SDEG00' 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 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 FOLLOWS: SOUTH 10DEG 30' WEST 52.0 FEET, SOUTH 40EG 00 WEST 44.0 FEET, SOUTH 4DEG 15' 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; THENCE SOUTH 138.0 FEET TO THE TRUE POINT OF BEGINNING.

GRANTORS HEREIN GRANT A 30 FOOT EASEMENT LEADING FROM GEORGIA HIGHWAY 60 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 having been given). DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-WM/C1, ASSET BACKED CERTIFICATES, SERIES 2007- WM/C1 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-WM/C1, ASSET BACKED CERTIFICATES, SERIES 2007- WM/C1 (the current investor in 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, 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, owner/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, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. 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, Series 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, Georgia 30305, (404) 994-7400, 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. 01A17-7341A
N(Mar5,12,19,26)

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 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, 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 Ridge Mountain EMC recorded in Deed Book