North Georgia News

Legal Notices for May 14, 2025

NOTICE OF JUVENILE COURT

NOTICE OF JUVENILE COURT OF UNION COUNTY TO: WILLIAM ALANSON SCOTT By Order for Service by Publication dated the 6th day of January, 2025, you are hereby noti-fied that on the 24th day of May, 2024, Kristian Jullian Burks, mother of J.R.S., a minor child, field a Petition for Termination of Parental Rights against you as to the above-named child and this Court found it to be in the child's best interest that the Petition be filed. This best interest that the Petition be filed. This best interest that the reduction be mice, this provisions of O.C.G.A. § 15-11-281 and 282. A copy of the Petition for Termination of Parental Rights may be obtained by you from the Clerk at the Union County Courthouse during busi-nees hows.

A the onion could yound youse during busi-ness hours. The hearing on the Petition for Ter-mination of Parental Rights is for the purpose of terminating your parental rights. If the Court at the trial finds that the facts set out in the Petition to Terminate Parental Rights are true and that termination of your rights will some the best interacts of your child the will serve the best interests of your child, the Court can enter a judgment ending your rights to your child. If the judgment terminates your parental rights

you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or visit, contact, or have custody of your child or make any decisions affecting your child or your child's earnings or property. You will not thereafter be entitled to notice of proceedings for the adoption of the above-named child by another, nor will you have any right to object to the adoption or otherwise to participate in the

The adoption of where the participate in the proceedings. Your child will be legally freed to be adopted by someone else. Even if your parental rights are terminated: 1) You will still be responsible for providing financial support (child support payments) for your child's care unless and until your child is adopted: adopted:

2) Your child can still inherit from you unless

and until your child is adopted; and 3) Your child can still pursue any civil action

against you. This Court will conduct a final hearing upon the Petition for Termination of Parental Rights on the 27th day of June, 2025, AT 1:00 P.M. IN THE UNION COUNTY COURTHOUSE, LOCATED IN BLAIRSVILLE, GEORGIA.

The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial bardebin you may ack for a lawyer to be an hardship, you may ask for a lawyer to be ap-Industrip, you may ask for a lawyer to be ap-pointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be ap-pointed to represent you. If you want a lawyer appointed to represent you, you must let the Court handling this case know that you want a lawyer immediately. N(Apr30,May7,14,21)

NOTICE OF SALE

NOTICE OF SALE Be advised that the personal property listed below, presently at Mountain Town Storage LLC., 118 Mtn Country Lane, Blairsville, GA 30512, (706) 480-2777, will be sold at public auction on 6/4/2025, at 10:00 am to the high-oct bidder The auction will be hold on where est bidder. The auction will be held on www. storageauctions.com and will start 5/21/2025 & close 6/4/2025, at 10:00 am. Said yoperty will be sold to recover outstanding charges in accordance with the leasing agreements ex-ecuted between Mountain Town Storage LLC and the below-named parties. The property and the location of the same are as follows: Unit #74 - Brian and Tia Greer - Furniture, mat-tress, storage bins, misc household items Unit #80 - Katherine Lake - Artisan bird carvings, misc cardboard boxes Unit #94 - Trinity Hobby - Furniture, misc card-

board boxes N(May14,21)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF AUDREY LEE OWENRY

AUDREY LEE OWENBY DECEASED ESTATE NO. 2025-62 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

To whom it may concern:

Gedgit Davis has petitioned to be appointed administrator(s) of the estate of Audrey Lee Owenby deceased, of said county. (The pe-titioner 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 50-12-261.) All interested persons are netery 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 large 2 areas June 2, 2025.

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

Kristin Stephens Stanley

IN THE PROBATE COURT COUNTY OF UNIO STATE OF GEORGIA IN RE: ESTATE O STEVEN M. BROWN, DECEASED ESTATE NO. 2025-78 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

The petition of Nancy E. Brown, for a year's support from the estate of Steven M. Brown, support from the estate of steven w. Brown, 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 June 16, 2025, why said petition should not be granted.

All objections to the petition must be in writ ing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the proceeding sentence. All objections 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 loter data the noticenee are filed the notia later date. If no objections are filed, the petition may be granted without a hearing. Kristin Stephens Stanley

PROBATE JUDGE By: Charla Dyer 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF MELINDA S. COLWELL DECEASED ESTATE NO. 2025-77 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE To whom it may concern:

James Hughes Colvell has petitioned to be appointed administrator(s) of the estate of Melinda S. Colvell deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, bardon server of potentia provence activitied in bond, waiver or reports, waiver or statements, and/or grant of certain powers contained in 0.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said 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 lune 16, 2025 fore June 16, 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 tendared with your objections, unless you qualify to file as an indigent party. Con-tact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a begins of the scheduled at a later

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(May14,21,28,Jun4)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF WENCHE A. CHURCH DECEASED ESTATE NO. 2025-70 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE To whom it may concern: Lene Church has petitioned to be appointed administrator(s) of the estate of Wenche A.

Church deceased, of said county. (The petition er 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. § 53or reports, waiver or statements, and/or grant of certain powers contained in 0.C.G.A. § 53-12-261.) All interested persons are hereby no-tified to show cause why said petition should not be remoted All not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before June 16, 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. Con-tact probate court personnel for the required tact probate court personner 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 Deauth Clerk Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(May14,21,28,Jun4)

IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA IN THE INTEREST OF:

DOB: 10-14-2023 SEX: FEMALE CHILD UNDER THE AGE OF EIGHTEEN Case no. 144-25j-23A NOTICE OF TERMINATION OF PARENTAL RIGHTS

HEARING TO: GEORGE CHRISTOPHER SMALLS, putative

By Order for Service by Publication dated the 1st day of May, 2025, you are hereby noti-fied that on the 14th day of March, 2025, the Union County Department of Family and Childrem Services, Georgia Department of Human Services, filed a Petition for Termination of Parental Rights against you as to the above-named child, and this Court found it to be in the child's best interest that the Petition be filed. You are required to file with the Clerk of Juvenile Court, and to serve upon Special As-sistant Attorney General Stephany L. Garrett an answer in writing within sixty (60) days of the date of the Order for Service by Publication. This notice is being sent to you pursuant to the provisions of 0.C.G.A. § 15-11-281 and 282. A copy of the Petition for Termination of Parental Rights may be obtained by you from the Clerk at the Union County Courthouse during busi-ness hours. The hearing on the Petition for Ter-mination of Parental Rights is for the purpose of terminating your parental rights. of terminating your parental rights. If the Court at the trial finds that the facts set

out in the Petition to Terminate Parental Rights are true and that termination of your rights will serve the best interests of your child, the Court can enter a judgment ending your rights to your objid to your child.

to your child. This means the your parental if the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or make any decisions affecting your child or your child's earnings or property. You will not thereafter be entitled to notice of proceedings for the adoption of the above-named child by another, nor will you have any right to object to the adoption or otherwise to participate in the proceedings. Your child will be legally freed to be adopted by someone else.

Even if your parental rights are terminated: You will still be responsible for providing financial support (child support payments) for your child's care unless and until your child is

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

against you. Under the provisions of O.C.G.A. § 15-11-260, et seq., you may lose all rights to the above-named child and will not be entitled to object

to the termination of your rights to this child unless, within thirty (30) days of your receipt of this NOTICE TO PUTATIVE FATHER, you file:

a) A petition to legitimate the child; and b) Notice of the filing of the petition to legiti-mate with the Juvenile Court of Union County. If you fail to file a timely petition to legitimate the child and notice (as described above) or if your petition to legitimate is subsequently dismissed for failure to prosecute or the Court does not find that you are the legal father of does not find that you are the legal father of blocks not find that you are the legal failer of the child named in your petition to legitimate, this Court may enter an order terminating your parental rights, including any right to object thereafter to such proceedings. This Court will conduct a provisional hearing upon the allegations of the Petition on the 8th deur of Mer. 2025 Et 000 or met the Termer

day of May, 2025 at 9:00 a.m. at the Towns County Courthouse, Hiawassee, Georgia. This Court will conduct a final hearing upon the allegations of the Petition and enter an or-der of disposition on the 11th day of July, 2025, at 100 series at the July Courtheast at 1:00 p.m., at the Union County Courthouse,

Blairsville, Georgia. The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer to fine a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be ap-pointed to represent you. The Court would in-quire into your financial circumstances and if the Court finds you to be financially unable to his a lowner then a lowner will be appointed hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appoint-ed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable William Maxwell, Judge of said Court, this the 1st day of May, 2025.

William Maxwell Honorable William Maxwell Associate Judge, Juvenile Court Union County, Georgia **Enotah Judicial Circuit** N(May7,14,21,28)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF ROBERT WILLIAM MCCOLLUM DECEASED) ESTATE NO. 2025-40 PETITION FOR LETTERS OF ADMINISTRATION To whom it may concern: Donald R. McCollum has petitioned to be ap-The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, (The perturner has also applied for waver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in 0.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or be-fore June 9, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. 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(May7,14,21,28)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Cecil Milton Pugh All creditors of the estate of Cecil Milton Pugh, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 2nd day of May, 2025. BY: Susan Laraine Pugh 145 Whisperwood Trail Blairsville, GA 30512 N(May7,14,21,28)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Madelyne Copeland Colwell All creditors of the estate of Madelyne Cope land Colwell. deceased, late of Union County denotation development, declasser, tate 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 persons indebted to said estate are required to make immediate payment to the Personal Renresentative This 2nd day of May, 2025. BY: Marta Victoria Mead 123 Victoria Drive Blairsville, GA 30512 ATTORNEY: Megan S. DiNatale PO Box 765

Murrayville, GA 30564 N(May7,14,21,28)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Stephanie L. Gray All creditors of the estate of Stephanie L. Gray, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted Solis indebied to law, and an persons indebied to said estate are required to make immediate payment to the Personal Representative. This 2nd day of May, 2025. BY: Robin McIntosh 245 Oakwood Drive Blairsville, GA 30512 ATTOPIEVE Com D. Com ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(May7,14,21,28)

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

Petitioner, A TRACT OF LAND LYING AND BEING IN THE A TRACT OF LAND LYING AND BEING IN THE 17TH DISTRICT, 1ST SECTION, LAND LOT 187 OF UNION COUNTY, GEORGIA, BEING TRACT 1, 1.168 ACRES, TRACT 2, 0.044 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: WILLIAM CHESTER MCCLURE, II, AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR

CLAIM ANY ADVERSE OR POSSESSORY RIGHT TITLE OR INTEREST IN THE RESPONDENT

TITLE OR INTEREST IN THE RESTOREST. PROPERTY, Respondents. Civil Action No. 20-CV-139-JP NOTICE OF SUMMONS TO:WILLIAM CHESTER MCCLURE, II, ESTATE OF WILLIAM CHESTER MCCLURE, II, HEIRS KNOWN AND UNKMOWN Last Known Address: 5377 Highway 515 E. Blairsville, GA 30512 CHIN SHAN LI

Last Known Address: 1442 Allison Ct., NW Lawrenceville, GA 30043 ELIZABETH A. CITRIN Last Known Address: 28311 N. Main Street, B103

Daphne, AL 36526 ARTHUR R. MILLICAN, JR., ESTATE OF ARTHUR R. MILLICAN, JR., HEIRS KNOWN AND UN-R. MILLI KNOWN Last Known Address:

LAST KNOWN AUDIESS: 5279 Highway 515 E. Blairsville, GA 30512 ALL PERSONS OR PARTIES, KNOWN OR UN-KNOWN, AND ALL THE WORLD, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESONDENT PROP-EDTA and All persons or provide known or ERTY and All persons or parties, known or unknown, who may claim adversely to Peti-tioner's title to all that Tract of Land Lying and Being in the 17th District, 1st Section of Union County, Georgia, Land Lot 187, being Tract 1, 1,168 acres, Tract 2, 0.044 acres, more or less, being mere particulated deceibed on a follows: being more particularly described as follows: All that tract or parcel of land lying and be-ing in Land Lot 187, 17th District, 1st Section, Union County, Georgia, and being Tract 1, containing 0.937 acres, and Tract 2, contain-te 0.005 acres and tract 2, containfor Youngstown Group, LLC by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. # 2763, dated June 30, 2024 and filed of record on July 9, 2024 in Plat Book 74, Page 405 in the Office of the Clerk of Superior Court, Inion Courty, Generica Said Plat is income Union County, Georgia. Said plat is incorpo rated herein by reference hereto, for a full and complete description of the above described

property. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on June 10, 2020, and that by reason of an Order for Service by Publication entered by the Court on May 5, 2025, you are hereby commanded and required to file with the clerk of said Court and serve upon Dan-iel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Rlairsville Geornia an answer to the Petition Blairsville, Georgia, an answer to the Petition

NOTICE OF UNCLAIMED PROPERTY

VALUE AT MORE THAN \$75.00 Pursuant to 0.C.G.A 17-5-54, any party claim-ing an interest in the following property is hereby notified that as of March 26, 2025 said property was located in the evidence room of the Blairsville Police Department, of Blairsville, on County, Georgia. Item (s) Stevens Model 320 12 Gauge Pump Shotgun;

172xxxx

Ruger .22 Cal. Pistol; 13-3xxxx Kreiensen .22 Short Revolver; 245xxx Phoenix Arms Model Raven.25 Auto Pistol; 314xxxx

Sundance Model a-25 .25 Cal. Pistol; 075xxx Ruger 10/22 22.22 Rifle w/ Simmons Scope;

Hi-Point Model JCP .40 S&W Pistol; x70xxxx Marlin Ranger M34 22 LR Rifle; no serial nun

Maintenanger new 22 and 23 and 24 and Property in the North Georgia News by serving Foperty in the word beorgined seizing agency by certified mail, return receipt requested. The serial numbers on the above listed items have been partially hidden, the respective owner must be able to provide proof of which case the item/items were seized from, or have valid proof of purchase indicating the complete se-rial number.

J. Seth Dyer, Evidence Custodian – Blairsville Police Department Michael Baxter, Chief of Police – Blairsville Police Department 96 Blue Ridge Street Blairsville, GA 30512 (706)835-1692 N(Apr23,30,May7,14)

TRADE NAME REGISTRATION AFFIDAVITS

AFFIDAVITS Georgia, Union County To whom it may concern: Please be advised that Nautical Ventures LLC whose address is 321 Cainbridge Mdws, De-morest, GA 30535, USA, and, Jessica McNeal-Welborn whose address is, 6036 Nottely Dam Road, State Hwy 325, is/are the owner(s) of the certain business now being carried on at Business Address 321 Cainbridge Mdws, Demorest, GA 30535, USA the following trade name, to-wit: The Cove at Nottely Boat Club and the nature of said business is: Biz activ-ity Managing boat daily rentals & convenience store services This statement is made in conformity with O.C.G.A. § 10-1-490 et seq. requiring the filing of such statement with the Clerk of Superior Court of this county. Welborn whose address is, 6036 Nottely Dam wner(s) of carried

Court of this county. This is the 18th day of February, 2025. N(May7,14)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF James Foster Crawford All creditors of the estate of James Foster Crawford, 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 narment to the Personal to make immediate payment to the Personal to make immediate paymen Representative. This 18th day of April, 2025. BY: Lindsay Nicole Crawford 127 Country View Lane Blairsville, GA 30512 I(Apr23,30,May7,14)

NOTICE OF SALE UNDER POWER STATE OF GEORGIA UNION COUNTY WHEREAS, Samantha M. McVay, a married woman, joined by her spouse Timothy A. Mcvorial, joined by the spouse finitually A me-vay, as borrower(s), executed a SECURITY DEED to Mortgage Electronic Registration Sys-tems, Inc., as nominee for Mortgage Financial Group, its successors and assigns , Lender which was dated 9/11/2014, and recorded on 9/12/2014, in Instrument No., Deed Book 985, Dece 420, exercise the accurate for a Nack in 9/12/2014, in instrument No.: , beed book 985, Page 420, securing the payment of a Note in the amount of \$126,530.00 in Union County, Georgia Register of Deeds. NOW, THEREFORE, notice is hereby given that the entire indebt-edness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and author-ity vested in it, will on 7/1/2025 sell at public outcry to the highest bidder for cash During the legal hours of sale before the door of the courthouse of Union County, Georgia, 65 Court-hourse Delawillo County, Georgia, 65 Court-Courthouse of Union County, Georgia, 65 Court-house Street, Blairsville, Georgia 30512 of Union, the following described property situ-ated in Union County, Georgia, to wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, JAST SECTION, LAND LOT 41, OF UNION COUNTY, GEORGIA, AND BEING LOT 22, OF BUCKHEAD SUBDIVISION, CONTAIN-NG 1000 ACRES MORE OR LESS & SUGOW ING 1.000 ACRES, MORE OR LESS, AS SHOWN ING 1.000 ACRES, MURE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & Amp; ASSOCIATES, INC., DATED MARCH 20, 1998, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK 40, PAGE 181. SAID PLAT IS INCORPORATED HEREIN, BY REFER-ENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. ALSO CONVEYED IS A NON-EXCLU-SIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY. Echtess 10 The ABOVE DESCRIBED PROPERTY. Tax Parcel ID: 034 188 A22 Being real prop-erty commonly known as 214 12 POINT RD BLAIRSVILLE, GA 30512 The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given). Said sale will be made subject to the follow-ing items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the posses-sion of the borrower and/or other persons with the consent and acquiescence of the borrower. Except to the extent that the Holder may bind and obligate Mortgagors to warrant title to the Property under the terms of the Security Deed, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are "as is", "where is'. The entire purchase price is due and payable at the conclusion of the auc-tion in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the subject to confirmation by lender or Sub-Tax Parcel ID: 034 188 A22 Being real prop-erty commonly known as 214 12 POINT BI ing sold with express reservation that the sale is subject to confirmation by lender or Sub-stitute Trustee. Pursuant to 0.C.G.A. Section 44-14-162.2, the name, address and telephone number of the person or entity who shall have number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: Carrington Mortgage Services, LLC, 1600 S. Douglass Road, Suite 200 A Anaheim, CA 92806, Telephone No.: 800-561-4567 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162. shall be construed to require Carrington Mortgage Services, LLC to negotiate, amend, or modify the terms of the Security Deed described herein. Carrington Mortgage Services, LLC as Attorney in Fact for Samantha M. McVay and Timothy A. Mc-vay Attorney Contact: Miller, George & amp; Suggs, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071 Phone: 404-793-1447 Fax: 404-738-1558 TS # 25-34547 THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE. A-4841427 05/07/2025, 05/14/2025, 05/21/2025, 06/18/2025, 06/25/2025 N(May7.14.21.28.Jun4.11.18.25) full authority to negotiate, amend, or modify all N(May7,14,21,28,Jun4,11,18,25)

NOTICE OF SALE UNDER POWER.

UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Theresa Ann Hind AKA Theresa A Hind and Thomas G Hind to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Community Mortgrantee, as nominee for First Community Mort-gage, Inc., its successors and assigns dated 9/11/2023 and recorded in Deed Book 1355 Page 397 Union County, Georgia records; as last transferred to or acquired by AmeriHome Mortgage Company, LLC, conveying the after-described property to secure a Note in the original principal amount of \$586,000.00, 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 Court-house door of Union County, Georgia (or such the ingines bilder for cash before the court-house door of Union County, Georgia (or such other area as designated by Order of the Su-perior Court of said county), within the legal hours of sale on June 3, 2025 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of order month the following

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 Lots 87 & 88, 16th District, 1st Section, Union County, Georgia, being shown as Lot 3, containing 1.737 acres, more or less, of Trackcontaining 1.73 acres, none of ress, of nack-rock View Estates, on a plat of survey by Roch-ester & Associates, Inc., dated March 1, 1995 last revised 6/21/95 and recorded in Plat Book 33, page 109, Union County, Georgia records; which description on said plat being incorpo-rated brein by reference bereto

rated herein by reference hereto. The property is conveyed with and subject to all matters and conditions shown on the above

all matters and conductors shown on the above referenced plat of survey. The property is conveyed with and subject to the restrictions recorded in Deed Book 235, Page 203, as amended in Deed Book 235, Page Page 205, as aniented in Deed book 253, Page 496, Union County, Georgia records. The property is conveyed subject to the EMC easement recorded in Deed Book 231, Page 689, Union County, Georgia records. Also conveyed herewith is a perpetual, non-ex-

clusive easement for ingress and egress over and across the subdivision roads as shown on

and across the subdivision roads as snown on the above referenced plat of survey. 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 to pay the indepteeness 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-torney's fees (notice of intent to collect attor-

biney's tees (notee of mient to conect auto-ney's fees having been given). Said property is commonly known as 250 Cay-lee Anne Drive, Blairsville, GA 30512 together with all fixtures and personal property at-tached 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): Theresa Ann Hind AKA Theresa A Hind and Thomas G Hind or tenant or tenants. Cenlar, FSB is the entity or individual designat-

ed, who shall have full authority to movidual designat-ed, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Cenlar, FSB Mortgage Servicing Representa-tive 425 Phillips Boulevard Ewing, NJ 08618 customerservice@loanadministration.com 1-800-223-6527

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, zoning ordinances, restrictions, covenants, and mat-ters 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 0.C.G.A. Section 9-13-172.1, which allows for contain exclusion. certain procedures regarding the rescission of iudicial and non-iudicial sales in the State of Georgia, the Deed Under Power and other fore-

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. AmeriHome Mortgage Company, LLC as agent and Attorney in Fact for Theresa Ann Hind AKA Theresa A Hind and Thomas G Hind Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1010-2217A

1010-2217Å

1010-2217A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1010-2217A N(Mav7.14.21.28)

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from JUDITH RAE MOE ("Grantor") to DAVID M. BUBECK AND SHERRY L. BUBECK ("Grantee"), dated March 16, 2023, recorded March 22, 2023, in Deed Royk 1342, Pages 660-668, and modified the modified the modified the security of th Book 1342, Pages 660-668, and modified to that certain Modification Agreement, recorded on June 2, 2023, in Deed Book 1349, Page 275. Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Thirty-Five Thousand Dollars and NO/100 (\$35,000.00), with interest from date at the rate as pro-vided therein on the unpaid balance until paid Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder and condutions of the aloresald used to secure debt and the laws in such cases made and pro-vided for, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in June, 2025 the following described real property to wit: All that tract or parcel of land lying and be-ing in Land Lot 308, 9th District, 1st Section of Union County, Georgia, containing 1.00 acres, more or less, as shown on a plat of survey by B. Keith Rochester & Associates, Inc., dated August 6, 1987 and recorded in Plat Book T, Page 15, Union County, Georgia records, which description of said plat is incorporated by ref-erence and make a part hereof. The property is conveyed subject to the road easements and all other matters and condi-tions shown on the above-referenced plat of debt and the laws in such cases made and protions shown on the above-referenced plat of The property is subject to the right-of-way deeds recorded in Deed Book 141, Page 476 and Deed Book 130, Page 292, Union County Georgia records. Said property is commonly known as 414 Chaf-fin St, Biarsville, GA 30512. The debt secured by the Security Deed has been and is hereby declared due because of, among other pos-sible events of default, failure to comply with the terms of the Note and Security Deed. The debt remaining in default, this sale will be made for the nurnose of naving the same and Georgia records. debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees (notice of intent to collect attorneys' fees having been given). Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable) any matters which might be disclosed by an accurate survey and inspection of the property any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mat-ters of record superior to the Security Deed first set out above. ters of record superior to the Security Deed first set out above. To the best knowledge and belief of Grantee, the above described property is in the posses-sion of Judith Rae Moe, or a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or assessments, if any. David M. Bubeck and Sherry L. Bubeck as Attorney in Fact for Judith Rae Moe Wither (14 128) N(May7,14,21,28)

By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Apr30,May7,14,21)

Noprodumeyr,14,21) NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Rheta M. Priem All creditors of the estate of Rheta M. Priem, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 25th day of April, 2025. BY: Lance E. Priem 275 Covey Road SW Milledgeville, GA 31061 ATTORNEY: Daniel J. Davenport PO Box 923 Distantibue CA 20514

PO Box 923 Blairsville, GA 30514 N(Apr30,May7,14,21)

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Otis Crett Dyer All creditors of the estate of Otis Crett Dyer, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 25th day of April, 2025. BY: Kimberly Dyer Lochbaum 3865 High View Court Cumming, GA 30041 ATTORNEY: Janna D. Akins PO Box 923 PO Box 923 Blairsville, GA 30514 N(Apr30,May7,14,21)

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 units belonging to the following: Unit #C78 Al-len Spivey. Sold to the highest bidder on May 22, 2025 at ten o'clock at Premier Storage Space, 1075 Pat Haralson Drive, Blairsville, Ga. 706.897.5262. Tenet has the right to redeem contents prior to sale. Premier Storage Space has the right to refuse any and all bids. N(May14.21) N(Mav14.21)

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Mary Lou Kiernan All creditors of the estate of Mary Lou Kiernan, 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 9th day of May, 2025. BY: Michael F. Kiernan 191 Concord Way. 181 Concord Way Blairsville, GA 30512 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514 N(May14,21,28,Jun4)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Steven Lavern Beal All creditors of the estate of Steven Lavern Beal, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the predeviced occertain to fuer mendelly 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 9th day of May, 2025.

BY: Justin Matthew Glaze 156 Mildred's Way Trion. GA 30753

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Eric Clayton Buchanan All creditors of the estate of Eric Clayton Buchanan, 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 norment to the Personal persons inconcer to said estate are required to make immediate payment to the Personal Representative. This 9th day of May, 2025. BY: Austin Daniel Buchanan 161 Sierra Street Waycross, GA 31503 ATTORNEY. Bost Dadebase

ATTORNEY: Brett Bradshaw 57 Sears Way Blairsville, GA 30512

N(May14,21,28,Jun4)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF ROBERT PALMER MASON

DECEASED ESTATE NO. 2025-59

NOTICE

NOTICE NOTICE IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-refer-enced estate having been duly filed. TO: Thomas E. Dalton [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 June 16, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact probate court personnel for the required amount of filing fees the any objections are 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 of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(May14,21,28,Jun4)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF IN NEED OF JANEEN BELL AYLOR DECEASED ESTATE NO. 2025-79 PETITION FOR LETTERS OF ADMINISTRATION NOTICE To whom it may concern:

Kevin L. Hardy has petitioned to be appointed administrator(s) of the estate of Janeen Bell Aylor 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 integrated persons are beeply patified 261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before June 16, 2025. BE NOTIFIED FURTHER: All objections to the petition gratter be in writing setting forth the BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Kristin Stephens Stanley Judge of the Probate Court Kristin Stepnens 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(May14,21,28,Jun4)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA YOUNGSTOWN GROUP, LLC,

Georgia Limited Liability Company, etitio

V. A TRACT OF LAND IN LAND LOT 64, 10th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 1.00 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: NOVA-STAR MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS, AND OTHER PARTIES KNOWN OR UN-KNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE BEEGOMMENT BRODEPTY. THE RESPONDENT PROPERTY,

DR POSSESSURY RIGH, ITLE UR INTEREST IN THE RESPONDENT PROPERTY, Respondents. Civil Action No. 18-CV-137-BL NOTICE OF SUMMONS TO: Novastar Mortgage, Inc. All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 64 of the 10th District, 1st Section, Union County, Georgia, being more particularly described as follows: The following described property located in the County of Union. State of Georgia: 1.00 acre, more or less, of Land Lot #64, of the 10th District, 1st Section, of Union County, Georgia and being Lot F-7, of Hidden Lake Subdivision, as shown on a plat of survey made by Jack Stanley, Union County, Georgia, in Plat Book "L", Folio 139 and reference is heremade to said plat of survey for a full and complete description herein.

description herein.

be said plat of survey for a fund and complete description herein. Being the same property conveyed to Oris Fabian Smith by Deed from Theodore L. Smith and Robin B. Smith, recorded 04/17/2001, in Deed Book 370, Page 656. As described in Deed Book 669, Page 195. Fur-ther described as Map & Parcel 057A064. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on May 23, 2018, and that by reason of an Order for Service by Publication entered by the Court on April 22, 2025 you are hereby commanded and required to file with the clerk of said Court and serve upon Dan-iel J. Davenport, Petitioner's attorney, whose the clerk of said court and serve upon Dan-iel 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 0.C.G.A. 23-3-65(b). Witness the Honorable T. Buckley Levins, Judge of said Court

Judge of said Court. This 22 day of April, 2025. Judy L. Odom Clerk of Superior Court, Union County N(May7,14,21,28)

IN THE PROBATE COURT OF UNION COUNTY **STATE OF GEORGIA** IN RE: ESTATE OF SANDRA LYNN HOGSED DECEASED ESTATE NO. 2025-74 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

NOTICE To whom it may concern: Arthur William Carl has petitioned to be ap-pointed administrator(s) of the estate of San-dra Lynn Hogsed deceased, owning properly in said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain pow-ers 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 writ-ing, setting forth the grounds of any such ob-jections, and must be filed with the Court by 10:00 a.m. on or before June 9, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. 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 I(May7,14,21,28)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Walter E. Spiva All creditors of the estate of Walter E. Spiva, All creations of the estate of Walter E. Spiva, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate towards the Demand Devengent this. payment to the Personal Representative. This 2nd day of May, 2025. BY: Melissa Evans 439 Indian Lake Ct. Hiram, GA 30141 ATTORNEY: Richard W. Sarrell II PO Box 517 Blairsville, GA 30514 N(May7,14,21,28

N(May7,14,21,28)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Mark Steven Caouette All creditors of the estate of Mark Steven Caouette, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate navment to the Personal to make immediate payment to the Personal Representative. This 2nd day of May, 2025. BY: Gwen Lena Caouette 526 Kimsey Street Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Prudence Packer All creditors of the estate of Prudence Packer, deceased, late of Union County, Georgia, are hereby notified to render in their demands to 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 2nd day of May, 2025. BY: Harry H. Packer 26857 Brahms Westlake, OH 44145 ATTORNEY: Rebecca Kendrick PO Box 1286 PO Box 1286 Blairsville, GA 30514 N(May7,14,21,28)

NOTICE TO DEBTORS AND CREDITORS All creditors of the estate of Jerry Neal Ham-mond late of Union County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment. This 29th day of April, 2025 Name: Madalyn S. Davis Title: Attorney Address: 11300 Atlantis Place, Suite A, Alpharetta, GA 30022 ay7,14,21,28

Viting State of the order of the order 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

said Court.

This 7th day of May, 2025. Judy L. Odom Clerk of Superior Court, Union County N(May14,21,28,Jun4)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF LOUISE COPP. DECEASED ESTATE NO. 2023-142

NOTICE ICT CONTRACT IN THE ADDRESS OF THE A

ESTATE OF LOUISE COPY, 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 May 27, 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 hefore a notary nublic or 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 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. Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Denuth Clerk Deputy Clerk 65 Courthouse St., Suite 8 airsville, GA 30512

Address (706) 439-6006 Telephone Number

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF GLENDA B. ADAMS DECEASED

GLENDA B. ADAMS DECEASED ESTATE NO. 2024-3 NOTICE [For discharge from office and all liability] PROBATE COURT OF UNION COUNTY Re: PETITION OF JACQUELINE EGLI FOR DIS-CHARGE AS EXECUTRIX OF THE ESTATE OF GLENDA B. ADAMS, 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 May 27, 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. Conyou qualify to file as an indigent party. Con-tact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 Addrace Address (706) 439-6006 Telephone Number N(May14)

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Martha Jean Sims All creditors of the estate of Martha Jean Sims, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 18th day of April, 2025. BY: Dena Westbrooks PO Box 603 Hayesville, NC 28904 ATTORNEY: Cary D. Cox PD Box 748 PO Box 748 Blairsville, GA 30514 N(Apr23,30,May7,14)

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA Petitioner: Alayna Marie Bruce Respondent: Joshua Kyle Bruce Civil Action File No. 25-CV-136-BL Notice of Publication To: Joshua Kyle Bruce 25 Green Lane Blairsville, GA 30512 Blairsville, GA 30512 By Order for Service by Publication dated 31st day of March, 2025, You are hereby notified that on the 11th day of April, 2025, the Peti-tioner filed suit against you for Complaint for Divorce Divorce.

Divorce. You are required to file with the Clerk of the Superior Court of Union County, and to serve upon the Petitioner Alayna Marie Bruce at this address 44 Tanyard Court, Apt. 20, Blairsville, GA 30512 an answer to the complaint within sixty (60) days of the date of the first publica-tion of the notice. Witness the Honorable T. Buckley Levins Judge of this Court. This 15th day of April, 2025 Judy L. Odom, Judy L. Odom. Clerk, Superior Court of Union County

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER IN

COUNTY OF UNION NOTICE OF SALE UNDER POWER IN SECURITY DEED By virtue of a Power of Sale contained in that certain Security Deed from Spry Family Dry Cleaners, LLC to Robert L. Head, Jr. dated Sep-tember 21, 2016, recorded in Deed Book 1050. Pages 526–553, Union County, Georgia, records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Eighty Thousand and No/100, (\$280,000.00) with interest thereon as provided for therein, threafter modified in Deed Book 1180, Page 401, and thereafter assigned from the Estate of Robert L. Head to Jimmy Tallent, Trustee of the Carol F. Head Trust, and also assigned from the Estate of Car-ol F. Head to Jimmy Tallent, Trustee of the Carol F. Head Trust, there will be sold at public outcry to the highest bidder for cash before the court-house door of Union County, Georgia, within the legal hours of sale on the first Tuesday in June 3, 2025, the following described property: TRACT ONE: TRACT ONE:

3.2025, the following described property: TRACT ONE: TRACT ONE: All that tract or parcel of land lying and be-ing in 9th District, 1st Section, Land Lot 273 of Union County, Georgia, containing 0.126 acre, more or less, and being shown as Tract "A" on a plat of survey for Wayne E. Colwell by M. E. Richards, Union County Surveyor, dated 12-30-85, and recorded in Union County Records in Plat Book R, Page 65, and said plat is incorpo-rated herein, by reference hereto, for a full and complete description of the above property. TRACT TWO: All the tract and parcel lying and being in the 9th District, 1st Section, Land Lot 273 of Union County, Georgia, containing 0.323 acre, more or less, and being shown as Tract "B" on a plat of survey for Wayne E. Colwell by M. E. Richards, Union County, Georgia surveyor dated Decem-ber 30, 1985, recorded in Plat Book R, Page 65 of the records of the Clerk of Superior Court of Union County, Georgia, the description of said property contained in said plat expressly in-corporated herein by reference as the descrip-tion of the property hereby conveyed. LESS AND EXCEPT: All that tract or parcel of land lying and be-ing in Land Lot 273 with District, 1st Section

LESS AND EXCEPT: All that tract or parcel of land lying and be-ing in Land Lot 273, 9th District, 1st Section, Union County, Georgia, containing 0.110 acress as shown on a plat of survey by Rochester & Associates, Inc., dated September 8, 1992, re-corded in Plat Book 28, Page 90, Union County records, which description on said plat is in-corporated hereby by reference. Said property is commonly known as:46 Hunt Martin Street Blairsville, Union County, Georgia The indebtedness secured by said Security

Blairsville, Union County, Georgia The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Se-curity Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in de-tout this negle will be made for the numeroed fault, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorney's fees and all other payments provided for under the terms of the Security

Deed and Note. Said property will be sold subject to the fol-

lowing items which may affect the title to said lowing items which may artect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, ease-ments, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the under-signed the narth in presention of the presention signed, the party in possession of the property is Spry Family Dry Cleaners, LLC or tenant(s). Jimmy Tallent, Trustee of the Carol F. Head Trust as Attorney in Fact for SPRY FAMILY DRY CLEANERS, LLC Contact: Cary D. Cox CARY D. COX, P.C. P.O. Box 748 F.O. DOJ 740 Blairsville, GA 30514 (706) 745-7420 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 5/6/2025: 5/13/2025: 5/20/2025: 5/26/2025 lay7,14,21,28)