North Georgia News

Legal Notices for January 10, 2024

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Michael Comell Hutch
All creditors of the estate of Michael Comell
Hutch, deceased, late of Union County, Georgia,
are hereby notified to render in their demands are nereby notine 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 December, 2023.

This 201 day of Decenhoel, 202 BY: Theresa Jeanne Hutch 1810 Alberta Lane Winder, GA 30680 MATTORNEY: H. Douglas Mitchell 81 W. Athens St. Winder, GA 30680

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Robert T. Greenwood
All creditors of the estate of Robert T. Greenwood, 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 sentative.

sentative.
This 19th day of December 2023.
BY: Robert Toolin Greenwood
1355 27th Avenue
Vero Beach, FL 32960
William Paul Greenwood
3751 Dorrit Avenue
Boynton Beach, FL 33436
Attorney: Lauren Beasley
244 Roswell Street, Suite 700
Marietta, GA 30060
Marietta, GA 30060

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Miriam Jean McNey All creditors of the estate of Miriam Jean Mc-Ney, deceased, late of Union County, Georgia, are hereby notified to render in their demands are nereby notine 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 29th day of December 2023.

BY: Elizabeth J. Sweet
1553 State Huss 60

1553 State Hwy 60 Suches, GA 30572 John Thomas McNey 268 Hilltop Drive Dahlonega, GA 30533

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBIONS AND CREDITORS IIN RE: ESTATE OF James Bowen Aiken III All creditors of the estate of James Bowen Aiken III, deceased, late of Union County, Georgia, are hereby notified to render in their 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 law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 22nd day of December, 2023.
BY. Alice Franklin Aiken 55 Willow Lane
Blairsville, GA 30512
ATTORNEY: Eddy A. Corn 253 Big Sky Drive
Hilawassee, GA 30546
MDecz, Jana, 10,17)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Ralph Jackson Edmondson All creditors of the estate of Ralph Jackso Edmondson, 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 Personal Personal Representative.

Representative.
This 22nd day of December, 2023.
BY: Ronald Morris Edmondson
31 Sandpiper Drive
Blairsville, GA 30512
ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Bonnie Mae Ledford All creditors of the estate of Bonnie Mae Led-

All creditors of the estate of Bonnie Mae Ledford, 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 22nd day of December, 2023.
BY: Johanna Chambers
PO Box 1226
Blairsville, GA 30514
ATTORNEY: Cary D. Cox
PO Box 748

PO Box 748 Blairsville, GA 30514 N(Jan3,10,17,24)

NOTICE OF SUPERIOR COURT **OF UNION COUNTY** TO: MYRON JOHNSON

Address Unknov Address Unknown
By Order of the Court for Service by Publication dated December 7, 2023, you are hereby
notified that on November 22, 2023, Jessica
Johnson filed suit against you for Divorce.
You are required to file with the Clerk of the
Superior Court and to come upon Publishtiffe Attorney Michelle Vaughan, P.O. Box 1657, 360 Highway 515 West, Blairsville, Georgia, 30514, an Answer in writing within sixty (60) days of December 7, 2023.

IN THE PROBATE COURT OF UNION COUNTY

DECEASED ESTATE NO. 2023-156 PETITION FOR LETTERS OF ADMINISTRATION

To whom it may concern:
Sandra Teresa D'Amico has petitioned to be appointed administrator(s) of the estate of appointed administrator(s) of the estate of Sandra Childre Anthony 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 February 5, 2024. 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. 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. Dwain Brackett

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

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF GREGORY WAYNE CASTLEBERRY ESTATE NO. 2022-31

NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF MERRITT LYNN MYERS FOR
DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF GREGORY WAYNE CASTLEBERRY, DECEASED.
TANKER IN THE WAY ACCOUNT.

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 January 22, 2024. BE NOTIFIED FURTHER: All objections to the

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

Dwain Brackett

Judge of the Probate Court

By: Kristin Stanley

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

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

FRANK ALBERT EHRHARDT ESTATE NO. 2023-60

NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF CHERYL G. SCHMIDT FOR
DISCHARGE AS EXECUTRIX OF THE ESTATE OF
FRANK ALBERT EHRHARDT, 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 January 22,

2024.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. 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 date. If no objections are filed, the petition may

date. If no objections are filed be granted without a hearing. Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Jan10)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
FRANCIS ROSE PEPPLE

DECEASED ESTATE NO. 2021-157

ESIALE NU. 2021-197
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
RE: PETITION OF CLARENCE E. JOHNSON FOR
DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF FRANCIS ROSE PEPPLE, DECEASED.
To Wildow if way concepts:

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 January 22,

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

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

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
NULION TOWE
DECEASED

DECEASED
ESTATE NO. 2023-109
PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
To whom it may concern:
Carolyn Elizabeth Towe
has petitioned for Tommy Jones to be appointed administrator(s) of the estate of Nulion
Towe 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. § 53-12261.) 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 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 January

16, 2024. BE NOTIFIED FURTHER: All objections to the be NOTIFIED FURTHERS AN Objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filling 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 filling fees. If 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.

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

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF JAMES ALLEN PLOTT DECEASED

ESTATE NO. 2023-152
PETITION FOR LETTERS OF ADMINISTRATION To whom it may concern:

To whom it may concern: Allison Plott Nation has petitioned to be appointed administrator(s) of the estate of James Allen Plott 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 January 16, 2024. fore January 16, 2024. BE NOTIFIED FURTHER: All objections to the

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

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

N(Dec20,27,Jan3,10)

IN THE PROBATE COURT ROGER STEPHEN HARWOOD, DECEASED ESTATE NO. 2023-147

year's support from the estate of Roger Ste year's support from the estate of Roger Stephen Harwood, deceased, for decedent(s) (surviving spouse) (and) (minor child), 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 January 16, 2024, why said petition should not be granted. 2024, 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 on or before the time stated in the proceeding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your 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. tion may be granted without a hearing. Dwain Brackett

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT
The petition of Brenda Lee Harwood, for a

DWain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: SHERRY ANN DAVIS DECEASED
ESTATE NO. 2023-151
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT
The petition of Ronald William Davis for a
year's support from the estate of Sherry Ann
Davis 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 January 16, 2024, why said petition should not be

ary 16, 2024, 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 on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your 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 required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.

Dwain Brackett

Judge of the Probate Court

By: Kristin Stanley

Clerk of the Probate Court

65 Courthouse St., Suite 8

Blairsville, GA 30512

Address

Address (706) 439-6006

Telephone Number N(Dec20,27,Jan3,10)

CITATION
IN THE SUPERIOR COURT OF UNION COUNTY **GEORGIA** DOCKET NO. SUCV2023000371 DEPARTMENT OF TRANSPORTATION

VS.

0.014 acres of land; and certain easement rights; and Jerry Sisson; Charlotte Sisson; Jerry's Mountain House a/k/a The Mountain House; S&D Tyler Investments, LLC; Stanley Tyler; Willadene Tyler; and Georgia Entertainment, LLC, individually.

The said named persons and any and all other persons known and unknown claiming any

persons known and unknown claiming any persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands hereinafter described, and all occupants, tenants, lessees, licensees and all holders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Apparated Sections 32-34 through 32-3-10 Annotated Sections 32-3-4 through 32-3-19, providing for the exercise of the power of eminent domain by the State of Georgia, or any of its subdivisions, or by any county of such State, as follows:

State, as follows:
That the above stated case, being a condemnation in rem against the property hereinafter described, was filed in said Court on the 8th day of December, 2023; That, in accordance with provisions of the aforesaid Official Code, a Declaration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking the said described lands for State-aid public road purposes, thereby vesting the title to same in the Department of Transportation; and, in pursuance of

Vesting the fuer to same in the Department of Transportation; and, in pursuance of Parcel No. 70 19. such authority, the Department of Transportation has deposited with the Clerk of the Superior Court of said County \$81,800.00 as the just compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Co

In accordance with the provisions of the Official Code of Georgia Annotated, the Plaintiff-Condemnor has prayed the Court for Immediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required by the Order of the Judge of said Court to surrender possession of the property to the Department of Transportation no later than 30 days from filing of the Declaration of Taking.

That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim against or interest in said property, shall be dissatisfied with the compensation, as estimated in the Declaration of Taking and deposited in Court, such person or laking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Dec-laration and the deposit of the fund into Court but not later than 30 days following the date

of service as provided for in the Official Code of Georgia Annotated Sections 32-3-8 through

32-3-10 to file with the Court a notice of appeal, the same to be in writing and made a part of the record in the proceedings.

The said property, as thus affected, is deas follows: SEE PAGE 20-A; 20-B; and 20-C FOR DESCRIP-

This 8th day of December, 2023.

Inis on day of occurrence, 2023.
Judy L. Odom
Clerk Superior Court
UNION COUNTY
Parcel No. 7020.
PROJECT NO.: APD00-0056-02(029)
UNION COUNTY PI. NO.:122900 PARCEL NO.:70 REQUIRED R/W:0.014 acres of land; and certain

REQUIRED R/W:0.014 acres of land; and certain easement rights PROPERTY OWNERS: Jerry Sisson; Charlotte Sisson; Jerry's Mountain House a/k/a The Mountain House; S&D Tyler Investments, LLC; Stanley Tyler; Willadene Tyler; and Georgia Entertainment, LLC, individually. RIGHT OF WAY (TRACT 1) ALL THAT TRACT or parcel of land lying and being in Land Lot 214, 17th Land District, 1st Section, Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as follows:
Beginning at a point 81.53 feet right of and opposite Station 248+12.53 on the construction centerline of SR 515/US 76 on Georgia High-

posite Station 248+12.53 on the construction centerline of SR 515/US 76 on Georgia High-way Project No. APD00-0056-02(029); running thence N 61°25'13.7" E a distance of 102.33 feet to a point 74.86 feet right of and oppo-site station 249+11.21 on said construction centerline laid out for SR 515/US 76; thence saturing station 249-11.21 on sand construction centerline laid out for SR 515/US 76; thence S 59°56°13.6" W a distance of 62.89 feet to a point 80.05 feet right of and opposite station 248+50.62 on said construction centerline laid out for SR 515/US 76; thence S 55°13′06.6" W a distance of 39.67 feet to a point 87.42 feet right of and opposite station 248+13.03 on said construction centerline laid out for SR 515/US 76; thence N 28°42'48.3" W a distance of 5.91 feet back to the point of beginning. Said tract containing 0.005 acres more or less. RIGHT OF WAY (TRACT 2)
ALL THAT TRACT or parcel of land lying and being in Land Lot 214, 17th Land District, 1st Section, Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as follows:

Annex 1-A and being more particularly described as follows:
Beginning at a point 72.87 feet right of and opposite Station 249+80.00 on the construction centerline of SR 515/18/ 76 on Georgia Highway Project No. APD00-0056-02(029); running thence N 61°25'13.7" E a distance of 46.61 feet to a point 72.74 feet right of and opposite station 250-25.15 on said construction centerline tion 250+25.1 5 on Said construction temerine laid out for SR 515/US 76; thence S 28°33'02.2° E a distance of 17.26 feet to a point 90.00 feet right of and opposite station 250+25.02 on said construction centerline laid out for SR 515/US 76; thence S 81°44'41.1" W a distance of 48.70 feet back to the point of beginning.

of 49.70 feet back to the point of beginning. Said tract containing 0.009 acres more or less. Parcel No. 70 20-A. PERMANENT EASEMENT ALL THAT TRACT or parcel of land lying and being in Land Lot 214, 17th Land District, 1st Section, Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as follows:

Beginning at a point 87.42 feet right of and opposite Station 248+13.03 on the construction centerline of SR 515/US 76 on Georgia Highway Proiect No. APD00-0056-02(029):

tion centerline of SR 515/US 76 on Georgia Highway Project No. APD00-0056-02(029); running thence N 55°13'06.6" E a distance of 39.67 feet to a point 80.05 feet right of and opposite station 248+50.62 on said construction centerline laid out for SR 515/US 76; thence N 59°56'13.6" E a distance of 62.89 feet to a point 74.86 feet right of and opposite station 249+11.21 on said construction centerline laid out for SR 515/US 76; thence N 61°25'13.7" E a distance of 71.07 feet to a point 72.87 feet right of and opposite station 249+80.00 on said construction centerline laid out for SR said construction centerline laid out for SR said construction centerline laid out for SR 515/US 76; thence N 81°44'41.1" E a distance of 8.51 feet to a point 75.73 feet right of and opposite station 249+87.75 on said construction centerline laid out for SR 515/US 76; thence S 59°56'13.6" W a distance of 181.41 feet to a point 89.15 feet right of and opposite station 248+13.18 on said construction centerline laid out for SR 515/US 76; thence N 28°42'48.3" W a distance of 1.74 feet back to the point of beginning. Said tract containing 0.017 acres more or less. 0.017 acres more or less. TEMPORARY EASEMENT

ALL THAT TRACT or parcel of land lying and being in Land Lot 214, 17th Land District, 1st Section, Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly de-scribed as follows:

scribed as follows:
Beginning at a point 89.15 feet right of and opposite Station 248+13.18 on the construction centerline of SR 515/US 76 on Georgia Highway Project No. APD00-0056-02(029); running thence N 59°56"13.6" E a distance of 12.40 feet to a point 87.79 feet right of and opposite station 248+25 flue acid construction. 12.40 feet to a point 87.79 feet right of and opposite station 248+25.04 on said construction centerline laid out for SR 515/US 76; thence S 29°18'12.5" E a distance of 42.99 feet to a point 130.59 feet right of and opposite station 248+28.86 on said construction centerline laid out for SR 515/US 76; thence N 75°20'14.7" out for SH 313/US 76; therefore N 75-2014.7° W a distance of 17.66 feet to a point 119.60 feet right of and opposite station 248+15.77 on said construction centerfine laid out for SR 515/US 76; thence N 28°42'48.3° W a distance of 30.57 feet back to the point of beginning. Said tract containing 0.011 acres more or less. Parcel No. 70 20-B.

The title, estate or interest in the above-de-scribed lands required by Condemnor and now taken by Condemnor for public use is as fol-lows: Fee simple title to the above-described lands being shown described within on the attached plats dated April 19, 2017; last revised: Sheet Nos. 35 and 37 on May 17, 2021; Sheet No. 36 on November 9, 2023; and attached hereto as Annex 1-A.

A permanent easement is condemned for the right to construct and maintain slopes to connect the newly constructed road and right of way to the Condemnee's remaining land and being shown described within on the attached plats marked Annex 1-A. A temporary easement is condemned for the

right to construct a driveway to connect the newly constructed road and right of way to the Condemnee's remaining land for driveway purposes. Said easement will expire five (5) years from the date of the filling of the Petition, and being shown described within on the attached plats marked Annex 1-A. Parcel No. 70 20-C.

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Maynard Robert Correll
All creditors of the estate of Maynard Rob-ert Correll, 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 5 th day of January, 2024. BY: Barbara Jane Correll 207 Moccasin Lane Blairsville, GA 30512 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA 30512

NOMINICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Joshua K
Bruce to Mortgage Electronic Registration
Systems, Inc., as grantee, as nominee for
Vanderbilt Mortgage and Finance, Inc. DBA Silverton Mortgage, its successors and assigns,
dated September 17, 2019, recorded in Deed
Book 1164, Page 458, Union County, Georgia
Records, as last transferred to Nationstar
Mortgage LLC by assignment recorded in Deed
Book 1359, Page 226, Union County, Georgia
Records, conveying the after-described property to secure a Note in the original principal
amount of ONE HUNDRED SIXTY-THREE THOUSAND SIX HUNDRED THIRTY-SIX AND 0/100 amount of ONE HUNDRED SIXTY-THREE THOU-SAND SIX HUNDRED THIRTY-SIX AND 0/100 DOLLARS (\$163,636.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February, 2024, the fol-lowing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREO! The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the

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 attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-

tion, warranty or recourse against the above-named or the undersigned. Nationstar Mortgage LLC is the holder of the Security Deed to the property in accordance with OGGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party in possession of the property-

signed, the party in possession of the property is Joshua K Bruce and Alayna Bruce or a tenant or tenants and said property is more commonly known as 84 Gum Log Circle, Blairsville, Georgia 30512. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC as Attorney in Fact for Joshua K Bruce McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 between the property address and the legal

Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 155, 9th District, 1st Section, Union County, Georgia, and being Tract 1, containing 0.987 acre, and Tract 2, containing 0.018 acre, as shown on a plat of survey for Joshua Bruce by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. # 2763, dated September 9, 2019 and filed of record on September 9, 2019 in Plat Book 71, Page 322 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein by reference Cierk of Superior Court, union County, Georgia. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. MR/mac 2/6/24
Our file no. 23-12537GA - FT2

N(Jan10,17,24,31)