North Georgia News

Legal Notices for February 14, 2024

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Albert Muhlback

All creditors of the estate of Albert Muhlback, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted sons indepted to law, and an persons indepted to said estate are required to make immediate payment to the Personal Representative.
This 19th day of January, 2024.
BY: Sandra Smith

41 B.J. Lane Blairsville, GA 30512 Alice Muhlback 720 Cliff Street Ithaca, NY 14850

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF James Allen Plott All creditors of the estate of James Allen Plott, 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 19th day of January, 2024. BY: Allison Plott Nation

722 Jones Street Blairsville, GA 30512 ATTORNEY: CAR 30512 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(Jan24,31,Feb7,14)

NOTICE OF PUBLIC SALE
Public auction of units number A1 and SB#3
belonging to James Madden at Blairsville
Storage located at 27 Orbit Dr., Blairsville, GA 30512. Seller hereby gives notice of public sale to the highest bidder for cash on February 19, 2024 at 10am in accordance with Georgia code lien laws. Seller reserves the right to withdraw property for sale at any time. The property is being sold to satisfy a landlord lien

NOTICE OF PUBLIC SALE

Notice of Fublic Sale Public auction of unit number M7 belonging to Charles Blanchard at Blairsville Storage located at 27 Orbit Dr., Blairsville, GA 30512. Seller hereby gives notice of public sale to the highest bidder for cash on February 19, 2024 at 10am in accordance with Georgia code lien laws. Seller reserves the right to withdraw property for sale at any time. The property is being sold to satisfy a landlord lien. N(Feb7,14)

NOTICE OF PUBLIC SALE

Notice of Public SALE Public auction of unit number M8 belonging to Peggy Boyett at Blairsville Storage located at 27 Orbit Dr., Blairsville, GA 30512. Seller hereby gives notice of public sale to the highest bid-der for cash on February 19, 2024 at 10am in accordance with Georgia code lien laws. Seller reserves the right to withdraw property for sale at any time. The property is being sold to satisfy a landlord lien.

NOTICE OF PUBLIC SALE

Public auction of unit number C39 belonging to Karen Hicks at Blairsville Storage located at 27 Orbit Dr., Blairsville, GA 30512. Seller hereby gives notice of public sale to the highest bid-der for cash on February 19, 2024 at 10am in accordance with Georgia code lien laws. Seller reserves the right to withdraw property for sale at any time. The property is being sold to satisfy a landlord lien.

NOTICE OF PUBLIC SALE

Public auction of units number E14 and M5 belonging to Renae Patterson at Blairsville Storage located at 27 Orbit Dr., Blairsville, GA 30512. Seller hereby gives notice of public sale to the highest bidder for cash on February 19, 2024 at 10am in accordance with Georgia code lien laws. Seller reserves the right to withdraw property for sale at any time. The property is being sold to satisfy a landlord lien.

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Carol Ann Raney Cleckler IN RE: ESTATE OF Carol Ann Raney Cleckler All creditors of the estate of Carol Ann Raney Cleckler, 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 Renresentative

This 9th day of February, 2024. BY: Milton Lowell Cleckler 73 Tommy Alexander Drive Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF James W. Henning
All creditors of the estate of James W. Henning. 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 9th day of February, 2024.

BY: Julie Henning Ditto PO Box 2980 Blairsville, GA 30514 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(Feb14.21.28.Mar6)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

HALEY MARIE PATTERSON. Plaintiff.

TRENT DOCKERY, Defendant. Defendant. CAFN: 2023-CV-00327 RG SERVICE BY PUBLICATION

TO: TRENT DOCKERY
LAST KNOWN ADDRESS: 82 CHASTAIN ROAD,
BLAIRSVILLE, GA PRESENT WHEREABOUTS UNKNOWN

A Complaint for Divorce has been filed in the Superior Court of Union County, Georgia by Plaintiff HALEY MARIE PATTERSON.

You are therefore given notice of said suit and are directed to file any response within sixty (60) days of the Order for Publication entered by the Court on February 2, 2024. You are hereby commanded and required to file with the clerk of said Court and serve upon Janna D. Akins, Plaintiff's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia 30514, an answer to the Complaint.

Witness the hand of the Honorable Raymond George, Superior Court Judge, Union County, this 5th day of February, 2024.

Honorable Judy Odom Clerk of Union County Superior Court

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF William Joe Gray
All creditors of the estate of William Joe Gray,
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 9th day of February, 2024.

BY: William Fred Gray 109 Gray Road Blairsville, GA 30512 Joseph Richard Gray 103 Ricky Gray Road Blairsville, GA 30512 ATTORNEY: Brett Bradshaw 57 Sears Way Blairsville, GA 30512 N(Feb14.21.28.Mar6)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Emmanuel Anthony Martinez,

All creditors of the estate of Emmanuel An-All cleditors of the estate of Eliminated All-thony Martinez, 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 9th day of January, 2024. BY: Frank H. Kovach 143 Great Escape Pl.
Blairsville, GA. 30512
ATTORNEY: Kenya L. Patton
44 Blue Ridge Street, Suite B
Blairsville, GA 30512

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA HALEY MARIE PATTERSON, Plaintiff,

v. Trent dockery. Defendant. CAFN; 2023-CV-00327 RG

CAPIT, 2023-VY-U0327 NO SERVICE BY PUBLICATION TO: TRENT DOCKERY LAST KNOWN ADDRESS: 82 CHASTAIN ROAD, BLAIRSVILLE, GA PRESENT WHEREABOUTS

ONKNOWN

A Complaint for Divorce has been filed in the Superior Court of Union County, Georgia by Plaintiff HALEY MARIE PATTERSON. You are therefore given notice of said suit and

are directed to file any response within sixty (60) days of the Order for Publication entered by the Court on February 2, 2024. You are hereby commanded and required to file with the clerk of said Court and serve upon Janna D. Akins, Plaintiffs attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia

30514, an answer to the Complaint. Witness the hand of the Honorable Raymond George, Superior Court Judge, Union County, this 6th day of February 2024 Honorable Judy Odom Clerk of Union County Superior Court

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

GERTRUDE RITA WHITTIER DECEASED

ESTATE NO. 2024-8

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed. TO:Any Unknown Heirs of Gertrude Rita Whit-

ter [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. or before Feb-

ruary 26, 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 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 N(Jan31,Feb7,14,21)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF LOUISE COPP DECEASED ESTATE NO. 2023-142 IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having

been duly filed.

been duly filed.

T0:Rodney E. Polland
[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. or before Feb-

form, in this Court by 10:00 a.m. or before Feb-ruary 26, 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 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

N(Jan31,Feb7,14,21)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Sybil Elizabeth Tyre All creditors of the estate of Sybil Elizabeth Tyre, 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 26th day of January, 2024. BY: Tammy T. Swanson 2760 Fort Daniels Drive Dacula, GA 30019 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(Jan31.Feb7.14.21)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Jerry Charles Roberson
All creditors of the estate of Jerry Charles
Roberson, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal

This 26th day of January, 2024. BY: Victor Charles Roberson 186 Roberson Road Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Nulion Towe
All creditors of the estate of Nulion Towe,
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 26th day of January, 2024.

BY: Tommy Jones 382 Jones Road Blairsville, GA 30512 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF George Henry Krueger
All creditors of the estate of George Henry
Krueger, 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 January, 2024.
BY: Ingrid Gisela Bope
228 16th Ave NE St. Petersburg, FL 33704 N(Jan31,Feb7,14,21)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Glenda B. Adams All creditors of the estate of Glenda B. Adams, 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 26th day of January, 2024.

BY: Jacqueline Egli 158 Red Oak Forest Lane Murphy, NC 28906 ATTORNEY: Janna D. Akins PO Box 923 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Louise Mary Ruland All creditors of the estate of Louise Mary Ruland, 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 2nd day of February, 2024 BY: Jeanne Ruland 101 Meadow Circle Blairsville, GA 30512 ATTORNEY: Cary D. Cox Blairsville, GA 30514

NOTICE OF SALE Notice is given that Union Corp LLC (doing business as Gumlog Storage) will sell the contents of rental unit(s) #11 & 12, said contents belonging to Brian Ivester, Said sale will take place on 2/22/2024 at 10:30 am outside the Gumlog Storage units located at the intersection of 129 N (Murphy Hwy) and Gumlog Rd,

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Kevin A. McMa-nus and Tara McManus to Wells Fargo Bank, nus and Tara McManus to Wells Fargo Bank, N.A. dated April 3, 2007, and recorded in Deed Book 701, Page 264, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, securing a Note in the original principal amount of \$50,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, March 5, 2024, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

All that tract or parcel of land being one acre

of Land Lot #173 of the 9th District, 1st Section of Union County, Georgia, as shown on a plat of survey by Roy A. Terrell G.R.L.S. #1700, dated May 29, 1984. and recorded in the Office of the Clerk of Superior County of Union County, Georgia. in Plat Book T, page 182 and reference is heremade to said plat of survey for a full and complete description herein.

Said property is known as 700 Mauney Cir, Blairsville, GA 30512, together with all fixtures

blairsville, GA 30312, together with all rixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any tax-ing 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 matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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 secured creditor.

The property is or may be in the possession of Kevin A McManus and Tara McManus, succes-

Nevin A memanus and Tara Memanus, successor in interest or tenant(s).

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust as Attorney-in-Fact for Kevin A. McManus and Tara McManus File no. 23-081030 LOGS LEGAL GROUP LLP*

Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Angela Ledford to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for United Wholesale Mortgage, LLC, its successors and assigns, dated May 22, 2023, recorded in Deed Book 1348, Page 312, Union County, Georgia Records, as last transferred to UNITED WHOLESALE MORTGAGE, LLC by assignment recorded in Deed Book 1370, Page signment recorded in Deed Book 1370, Page 217, Union County, Georgia Records, convey-ing the after-described property to secure a Note in the original principal amount of TWO HUNDRED ELEVEN THOUSAND ONE HUNDRED FIVE AND 0/100 DOLLARS (\$211,105,00), 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 March, 2024, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

MAUE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Secuin 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 provid-ed in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 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), 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 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.
UNITED WHOLESALE MORTGAGE, LLC is the

UNITED WHOLESALE MORTGAGE, LLC is the holder of the Security Deed to the property in accordance with OCGA § 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.

terms of the loan.

terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Angela Ledford or a tenant or tenants and said property is more commonly known as 288 Kimsey St, Blairsville, Georgia 30512. Should a conflict arise between the property address and the legal description the legal description will control to the same tenance of the same

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 con-firmation and audit of the status of the loan with the holder of the security deed. UNITED WHOLESALE MORTGAGE, LLC

own to wholes all who to dade, LLC as Attorney in Fact for Angela Ledford McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT "A"

EXHIBIT "A"
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 273 of Union County, Georgia, containing 0.40 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated January 15, 1996 and recorded in Union County records in Plat Book 47, Page 224. Said plat is incorporated herein by reference hereto for a full and complete description of the above-described

The property is subject to the matters as

shown on the above-referenced plat.

The above legal description does not and is not inteded to include that 0.03 acre portion as shown on the above-referenced plat of survey. Subject to all easements, restrictions and ordinances of record.

MR/mac 3/5/24 Our file no. 23-13666GA - FT2