# **North Georgia News**

## Legal Notices for March 13, 2024

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Marcia June Boyer Forbes All creditors of the estate of Marcia June Boyer Forbes, 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 16th day of February, 2024. BY: Pamella Diane Sullivan

PO Box 816 Morganton, GA 30560 N(Feb21,28,Mar6,13)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Rut Vivian Gillooly a/k/a Ruth

IN RE: ESTATE OF RUT VIVIAN GUIDOUY A/K/A RUTH Vivian Gillooly All creditors of the estate of Rut Vivian Gillooly A/k/a Ruth Vivian Gillooly, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned coverding to low and of persons individual to 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 15th day of February, 2024. BY: Vanessa G. Morris 17 Allotence Ectoto Drive

17 Allatoona Estates Drive Acworth, GA 30102 N(Feb21,28,Mar6,13)

#### NOTICE TO DEBTORS AND CREDITORS

NRE: ESTATE OF Melva Lynn Drake, All creditors of the estate of Melva Lynn Drake, 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 to said estate are required to make immediate to said estate are required to make infini payment to the Personal Representative. This 16th day of February, 2024. BY: Steve Melvin Drake 60 Scott Lance Rd. Blairsville, 6A 30512

N(Feb21,28,Mar6,13)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF John George Kokoska All creditors of the estate of John George Kokoska, 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 Demonstration

Representative. This 9th day of February, 2024. BY: Helen Marie Kokoska 188 Osprey Drive Blairsville, GA 30512 ATTORNEY: Melissa S. Hills 881 Piedmont Avenue NE Atlanta, GA 30309 N(Feb21,28,Mar6,13)

IN THE PROBATE COURT County of Union State of Georgia In RE: Estate of JAMES G STEPHENS

DECEASED

ESTATE NO. 2024-19 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

The petition of Gladys L. Stephens, for a year's support from the estate of James G. Stephens, for a year's 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 be-fore March 18, 2024, why said petition should not be acrated.

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 making or before a proched south and file bulccounts should be swonn 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 later det large being more filed the not

a later date. If no objections are filed, the peti-tion may be granted without a hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 N(Feb21,28,Mar6,13)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF MARY C. MONTGOMERY,

DECEASED Estate no. 2024-27 Notice of Petition to file for year's sup-PORT

PORT The petition of Wayne H. Montgomery, for a year's support from the estate of Mary C. Montgomery, deceased, for decedent(s) sur-viving spouse, having been duly filed, all in-terested persons are hereby notified to show cause, if any they have, by 10:00 a.m. on or before April 8, 2024, 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 thould he sworn to hefore a notary

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 later date. If no objections are filed, the peti-tion may be granted without a hearing.

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF MERLE S. JONES DECEASED ESTATE NO. 2022-85 NOTICE [For discharge from office and all liability] PROBATE COURT OF UNION COUNTY
IN RE: ESTATE OF MERLE S. JONES DECEASED ESTATE NO. 2022-85 NOTICE [For discharge from office and all liability]
MERLE S. JONES DECEASED ESTATE NO. 2022-85 NOTICE [For discharge from office and all liability]
DECEASED ESTATE NO. 2022-85 NOTICE [For discharge from office and all liability]
ESTATE NO. 2022-85 NOTICE [For discharge from office and all liability]
NOTICE [For discharge from office and all liability]
[For discharge from office and all liability]
PRUBATE COURT OF UNION COUNTY
Re: PETITION OF GARRY BRYAN JONES AND
SUSAN JONES COOK FOR DISCHARGE AS EX-
ECUTORS OF THE ESTATE OF MERLE S. JONES.
DECEASED.
To Whom it may concern:
This is to notify you to file an objection, if

This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before March 25. 2024.

BE NOTIFIED FURTHER: All objections to the be worning of 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 constant without a begins. 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(Mar13)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF FLORA B. HYMAN DECEASED ESTATE NO. 2018-17 NOTICE

NOTICE [For discharge from office and all liability] PROBATE COURT OF UNION COUNTY Re: PETITION OF ALYCE G. ADKINS FOR DIS-CHARGE AS EXECUTRIX OF THE ESTATE OF FLORA B. HYMAN, DECEASED. To Whom it may concern: This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before March

25, 2024. BE NOTIFIED FURTHER: All objections to the

be worthing retring, 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 use work to file to be indirect to public other to be you qualify to file as an indigent party. Con you quality to me as an indugent 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 Addrace Address (706) 439-6006 Telephone Number N(Mar13)

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

RENEA A. GREINER DECEASED ESTATE NO. 2019-41 NOTICE [For discharge from office and all liability]

PROBATE COURT OF UNION COUNTY Re: PETITION OF RICHARD LEE GREINER FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF RENEA A. GREINER, DECEASED.

To Whom it may concern: This is to notify you to file an objection, if there is any, to the above-referenced petition, in this court by 10:00 a.m. on or before March 25, 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. 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 Address (706) 439-6006 Telephone Number Telephone Number

NOTICE

ar6,13)

Online auction with Lockerfox on March19-26. Tribble Gap Road 115 Matthew Effler, 227 Litishia Lawrence **Charlie Davis** 

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

DECEASED DECEASED ESTATE NO. 2023-149 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE To whom it may concern: Cassady Baba has petitioned to be appointed administrator(s) of the estate of Brandon How-ard Baba deceased, of said county. (The peti-tioner has also applied for waiver of bond and returns). All interested persons are hereby no-tified to show cause why said petition should not be granted. All objections to the petition must be in writion 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 March 18, 2024 2024 BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections grounds of any such objections. 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. 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

eb21,28,Mar6,13) NOTICE TO DEBTORS AND CREDITORS

Telephone Number

NUTICE TO DESTORS AND CHEDITORS IN RE: ESTATE OF Sandra Childre Anthony All creditors of the estate of Sandra Childre Anthony, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative Representative.

Representative. This 1st day of March, 2024. BY: Sandra Terea D'Amico 333 Firetower Road Jasper, GA 30143 ATTORNEY: Jack Lance, Jr. 57 Sears Way Blairsville, GA 30512 N(Mar13,20,27,Apr3)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Louise Copp All creditors of the estate of Louise Copp, All creditors of the estate of Louise Copp, 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 1st day of March, 2024. BY: Tom Taylor Judy Taylor BY: 10m Taylor Judy Taylor 170 Oquossoc Avenue Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(Mar13,20,27,Apr3)

#### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Gertrude Rita Whittier All creditors of the estate of Gertrude Rita Whittier, 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 asympt to the Personal to make immediate payment to the Personal Representative. This 8th day of March, 2024. BY: Maria Gamache 188 Mt. Pleasant Church Road Blairsville, GA 30512 ATTORNEY: Cary D. Cox Blairsville, GA 30514 N(Mar13,20,27,Apr3)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: Regina Barrera Whitener, A Minor Child Civil Action Case No: SUCV2024000060 NOTICE OF PETITION TO CHANGE NAME OF MI-NOR CHILD

Nor Child Georgia, Union County Notice is hereby given that William Matthew Whitener filed a Petition to the Superior Court of Union County, Georgia, on the 26th day of February, 2024, praying for a change in the name of a minor child from Regina Barrera Whitenes the Regine Routing Whiteney Whitener to Regina Pauline Whitener. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Julie McCollister McCollister Law, LLC PO Box 2525 Blairsville, GA 30514 jbmccollister@gmail.com 706-745-0057

NOTICE TO DERTORS AND CREDITORS

N(Mar6.13.20.27)

NOTICE

this child. N(Mar6,13,20,27)

presentative

30 Jones Ave. Hawkinsville, GA 31036

Mar6,13,20,27)

This 1st day of March, 2024. BY: Andrea Michelle Thompson

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Robert M. Jones All creditors of the estate of Robert M. Jones, 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 1st day of March, 2024. BY: Martha M. Jones 212 (Jaw Deixones 327 Clay Drive Blairsville, GA 30512

N(Mar6,13,20,27)

IN THE JUVENILE COURT OF Union COUNTY STATE OF GEORGIA IN THE INTEREST OF: A.G. A.u. DOB:01-22-2019 SEX: feMALE\* case no. 144-23j-83A C.G. DOB:03-27-2017 SEX: feMALE Case no. 144-23j-84A CHILDREN UNDER THE AGE

OF EIGHTEEN NOTICE OF TERMINATION OF PARENTAL RIGHTS

HEARING TO: DANA GERRARD, mother of the above-

To: DANA GERRARD, mother of the above-named children By Order for Service by Publication dated the 21st day of February, 2024, you are hereby no-tified that on the 16th day of November, 2023, the Union County Department of Family and Children Services, Georgia Department of Hu-man Services, filed a Petition for Termination of Parental Rights against you as to the above-named children's best interest that the Petition be filed. You are required to file with the Clerk in the children's best interest that the Petition be filed. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Stephany L. Zaic 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 children, the Court can enter a judgment ending your rights

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

someone else. Even if your parental rights are terminated: 1) You will still be responsible for providing financial support (child support payments) for your children's care unless and until your

are adopted;
Your children can still inherit from you unless and until your children are adopted; and
Your children can still pursue any civil ac-

tion against you. This Court will conduct a provisional hearing This could will evaluate a provisional nearing upon the allegations of the Petition on the 2nd and 3rd day of April, 2024, at 9:00 a.m., at the Union County Courthouse, Blairsville, Georgia This Court will conduct a final hearing upon the allegations of the Petition and enter an or-der of disposition on the 1st day of May, 2024, or the down are the Devent Courthease

at 9:00 a.m., at the Towns County Courthouse, Hiawassee, Georgia. The children 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 bire a lawyer place contact your lawyer to bire a lawer your own rawyer. If you want to bire 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 find you to be financial worked. une mut you minincial circumstances and in the Court finds you to be financially unable to 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 herew that request is course immediately. know that you want a lawyer immediately. WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 21st day of February,

2024. 2024. Jeremy D. Clough Honorable Jeremy Clough Judge, Juvenile Court Union County, Georgia Enotah Judicial Circuit N(Feb28,Mar6,13,20)

#### NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBIONS AND CREDITORS IN RE: ESTATE OF Catherine M. Sloan All creditors of the estate of Catherine M. Sloan, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate nament to the Dersonal Renra immediate payment to the Personal Repre-

### NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from DANIEL L. COL-WELL and JILLIAN M. COLWELL to MORTGAGE VELL and JILLIAN ME COUWELL to MORTGAGE VELL and JILLIAN ME COUWELL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SOUTH STATE BANK, N.A., dated December 9, 2020, recorded Decem-ber 9, 2020, in Deed Book 1228, Page 728, at Instrument Number 007514, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Thirty-Seven Thousand Three Hundred Sev-enty-Three and 00/100 dollars (\$137,373.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to CITLEXNS BANK NA *f/k/a* RBS CITIZENS NA, there will be sold at public outcry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in April, 2024, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174, 9TH DISTRICT, IST SECTION, UNION COUNTY, GEORGIA RECORDS, BEING SHOWN AS LOT 9, CONTAINING 0.77 ACRES, MORE OR LESS, OF JAMES SMITH SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY NORTH GEORGIA LAND SURVEYORS, ROY A. TERRELL, RLS, DATED NOVEMBER 9, 1984 AND RECORDED IN PLAT BOOK 0, PAGE 115, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO ALL MATTERS AS SHOWN ON PLAT BOOK 0, PAGE 115, UNION COUNTY, GEORGIA RECORDS. THE PROPERTY IS SUBJECT TO THE RESTRIC-TIONS AS RECORDS. ELECTRONIC REGISTRATION SYSTEMS.

THE PROPERTY IS SUBJECT TO THE RESTRIC-

THE PROPERTY IS SUBJECT TO THE RESTRIC-TIONS AS RECORDED IN DEED BOOK 143, PAGE 112, UNION COUNTY, GEORGIA RECORDS. Said legal description being controlling, how-ever the property is more commonly known as 102 SERENITY DR, BLAIRSVILLE, GA 30512.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remain-ing in default, this sale will be made for the purpose of paying the same, all expenses of

purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assess-ments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in posses-sion of the property is DANIEL L. COLWELL, JIL-LIAN M. COLWELL, or tenants(s). The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final conpayable); the right of redemption of any taxing

firmation 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. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Citizens Bank, N.A., Loss Mitigation Dept., 10561 Telegraph Road, Glen Allen, VA 23059, Telephone Number: (800) 234-6002. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a se-cured creditor to negotiate, amend, or modify the terms of the mortgage instrument. CITIZENS BANK NA F/K/A RBS CITIZENS NA as Attorney in Fact for

CITIZENS BANK NA F/K/A HBS CITIZENS NA as Attorney in Fact for DANIEL L. COLWELL, JILLIAN M. COLWELL THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY INFORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Ava-lon Ridge Place, Suite 100, Peachtree Corners, GA 30071

GA 30071 Telephone Number: (877) 813-0992 Case No. CBN-23-03876-3 Ad Run Dates 03/06/2024, 03/13/2024, 03/20/2024, 03/27/2024 rlselaw.com/property-listing

N(Mar6,13,20,27)

### NOTICE OF SALE UNDER POWER

Reinformer and the second and the se NOMINEE FOR HOMESTAR FINANCIAL CORP., dated March 9, 2020, recorded March 10, 2020, in Deed Book 1186, Page 547, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Three Thousand Two Hundred Seventy-Nine and 00/100 dollars (\$93,279.00), with interest thereon as provided for therein, said Secu-rity Deed having been last sold, assigned and transferred to Planet Home Lending, LLC, three will be sold at public outcry to the highest bid-der for cash at the Union County Courthouse, within the legal hours of sale on the first Tueswithin the legal hours of sale on the first Tues

#### NOTICE OF SALE UNDER POWER STATE OF GEORGIA

UNION COUNTY By virtue of a power of sale contained in a certain security deed from Mary M. Dyer to The United States of America, acting through the Secretary of Agriculture and recorded in Deed Book 194, Page 533, Union County, Georgia records given to secure a note in the original amount of \$47,500.00 with interest on the unnaid balance until naid and that certain original amount of \$47,500.00 with interest on the unpaid balance until paid and that certain security deed from Mary M. Dyer to The United States of America, acting through the Secre-tary of Agriculture and recorded in Deed Book 202, Page 668, Union County, Georgia records given to secure notes in the original amount of \$47,500.00 and \$2,030.00 with interest on the unpaid balance until paid, the following described property will be sold at public out-cry to the highest bidder for cash at the court-house door of UNION COUNTY, Georgia, or such other location within the legal hours of sale on the first Tuesday in April, 2024, to wit: April 02, 2024 the following documents of the sale of the sal

the first Tuesday in April, 2024, to wit: April 02, 2024, the following described property: All that tract or parcel of land lying in Land Lot 20, 10th District, 1st Section of Union County, Georgia, containing 1.04 acres and being Lot Two (2) as shown on a plat of survey by Roch-ester & Associates, Inc. dated June 20, 1989, and recorded in Plat Book W, Page 23, Union County Records, which description on said plat is incorporated herein by reference. This property is subject to a roadway ease-ment as shown on said plat. This property is subject to a water easement granted to the City of Blairsville as recorded in Deed Book 147, Pages 526-527, Union County records.

This property is subject to the following re-strictions: 1. The property cannot be used for commercial

Chicken or hog farming.
No mobile homes, as defined by O.C.G.A. Section 8-2-131 can be placed upon the prop-

erty. The Grantor herein grants to Grantee herein,

their heirs, successors and assigns, a perpet-ual roadway easement from Owltown Road to the above described property. The property is conveyed subject to the pow-erline easement granted to Blue Ridge Moun-tain E.M.C. in Deed Book 152, Page 745, Union County re-cords. County re-cords.

County re-cords. Being real property commonly known as 2261 River Refuge Road, Blairsville, GA 30512. The debt secured by the above-referenced se-curity deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. 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).

having been given).

naving 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 displayed by coverate wire would be an zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street im-provements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed beraby. To the 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. Pursuant to 0.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to nego-tiate, amend, or modify all terms of the above-described mortgage is as follows: Dawson's Management

c/o USDA

770-962-4981 The foregoing notwithstanding, nothing in 0.C.G.A. § 44-14-162.2 shall be construed to require The United States of America, acting

through the Secretary of Agriculture to negoti-ate, amend, or modify the terms of the Security Deed described herein. The United States of America, acting through the Secretary of Agriculture as Attorney in Fact for Mary M. Dyer

74X: 404-736-1336 24GA414-0004 This communication is from a debt col-lector attempting to collect a debt. Any information obtained will be used for that purpose.

Attorney Contact: Miller, George & Suggs, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071 Phone: 404-793-1447 Fax: 404-738-1558

N(Mar6,13,20,27)

3775 Venture Drive Duluth, GA 30096

uon may be grantee with Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 NMar13)

# IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF John Anthony Chitwood

DECEASED DESEATE NO. 2024-30 PETITION FOR LETTERS OF ADMINISTRATION NOTICE To whom it may concern:

NOTICE To whom it may concern: Daniel Anthony Chitwood has petitioned to be appointed administrator(s) of the estate of John Anthony Chitwood 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 inter-ested 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 April 8, 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. Con-

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 Address

Address (706) 439-6006 Telephone Numl

N(Mar13)

nd R18 St ine CO1 AA14 Henry Lockwood, B18 Steven Evans, C01 Jonathan Crag, C03 Sharon Baker, D28 Sherry Lynch, E18 Sherry Lynch, F07 Sabrina Hoose, F08 Brittany Coley, F46 Casey Galloway, G05 RandalEwing, G07 Sabrina Hoose, G11 Mark Mullinax, G12 Melody Gaddy, G33 Illyscia Simpson, H33 John Clark, H37 Leland Hoosline, H410 Robert Ray, J20 Michelle Posten

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA STATE OF GEORGIA IN RE: ESTATE OF DENNIS MURPHY DECEASED ESTATE NO. 2024-17 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

NUTICE To whom it may concern: Evelyn A. Murphy has petitioned to be ap-pointed administrator(s) of the estate of Den-nis Murphy deceased, of said county. (The petitioner has also applied for waiver of bond, petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in 0.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before March 18. 2024.

March 18, 2024. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections grounds of any such objections. 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. 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 Address (706) 439-6006 Telephone Number . N(Feb21,28,Mar6,13)

All creditors of the estate of Della Mae Fultz, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all perthe 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 1 st day of March 2024 BY: Teresa Jones 1515 Farmington Road Madison, GA 30650 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA 30512 NMarti,132027)

The Chambers County, Alabama, Department of Human Resources filed a petition to termi-nate the parental rights of a man bearing the initials R.Mc. and a woman bearing the initials A.Mc., to their child who was born on Decem-

her 12 2007 whose initials are C.Mc. Fither or

ber 12, 2007, whose initials are C.Mc.. Either or both parents must file an answer to the peti-tion to terminate that parent's parental rights, filed in the Juvenile Court of Chambers County, Alabama, within thirty (30) days of service, or after that a default judgment or a judgment after a hearing may be rendered terminating all of either or both parents' parental rights to this child

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Patricia Claudette Culver All creditors of the estate of Patricia Clau-dette Culver, 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 Reoresentative.

NOTICE TO DEBTORS AND CREDITORS

This 22nd day of February, 2024. BY: Michelle Catherine Bezeau 2850 2nd Street Monroe, MI 48162 N/Feb28.Mar6,13,20)

within the legal hours of sale on the first Tues-day in April, 2024, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SEC-TION, LAND LOT 27 OF UNION COUNTY, GEOR-GIA, CONTAINING 0.93 ACRES, MORE OR LESS, AND BEING LOT 4 AS SHOWN ON A SURVEY BY ROCHESTER & ASSOCIATES, INC, DATED JULY 24, 1996 AND RECORDED IN UNION COUNTY RE-CORDS IN PLAT BOOK 40, PAGE 63, SAID PLAT IS INCORPORATED HEREIN BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIP-TION OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY IS SUBJECT TO AND BENEFITS FROM MATTERS AS SHOWN IN THE ABOVE REF-ERENCED PLAT OF SURVEY. THE PROPERTY IS SUBJECT TO AND BENEFITS FROM A PRIVATE ROAD MAINTENANCE AGREE-MENT AND EASEMENT AGREEMENT AS RE-CORDED IN DEED BOOK 844, PAGE 626, UNION COUNTY RECORDS.

COUNTY RECORDS. THE PROPERTY IS SUBJECT TO EASEMENTS TO

THE PROFENT IS SUBJECT TO EASEMENTS TO BULUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 279, PAGE 42 AND DEED BOOK 279, PAGE 44, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO A RIGHT-OF-WAY TO UNION COUNTY AS RECORDED IN DEED BOOK 126, PAGE 67, UNION COUNTY RECORDS. BOOK 126, PAGE 67, UNION COUNTY RECORDS. Said legal description being controlling, how-ever the property is more commonly known as 71 GOLDEN RIDGE RD, BLAIRSVILLE, GA 30512. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said because of default linder the terms of said Security Deed. The indebtedness remain-ing in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the council. Dead

payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assess-ments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in posses-sion of the property is NIKITA S ROSS, KATHY E ROSS, or tenants(s).

ROSs, or tenants(s). The sale will be conducted subject (1) to con-firmation 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.

with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Planet Home Lending, LLC, Loss Mitigation Dept, 321 Research Parkway Suite 303, Meriden, CT 06450, Telephone Number: 855-884-2250. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. PLANET HOME LENDING, LLC as Attorney in Fact for

PLANET HOME LENDING, LLC as Attorney in Fact for NIKITA S ROSS, KATHY E ROSS THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Ava-no Bidag Diace Suite 100, Deachtrae Cornarc

Ion Ridge Place, Suite 100, Peachtree Corners, GA 30071

Telephone Number: (877) 813-0992 Case No. PHL-22-02906-6 Ad Run Dates 03/06/2024, 03/13/2024, 03/20/2024, 03/27/2024

rlselaw.com/property-listing

(Mar6.13.20.27)