North Georgia News

Legal Notices for April 24, 2024

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

DECEASED ESTATE NO 2024-36

PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS

Linda King has/have petitioned for waiver Linux Anily lias/lave perturble to waver of bond, waiver of reports, waiver of state-ments, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the patition grant he in writing setting forth the uon should not be granted. An objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filled with the Court by 10:00 a.m. on or before April 29, 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 constant of filing fees the subjections and the probate court personnel for the required

fact 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 Street, Suite 8 Blairsville, GA 30512 Address (706) 439-6006

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA In re: Estate of Loretta Pearl Hilsinger abbott

LORETTA PEARL HILSINGER ABBOTT
DECEASED
ESTATE NO. 2022-103
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF DEBORAH ABBOTT LANDERS
FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF LORETTA PEARL HILSINGER ABBOTT,
DECEASED.
TO Whom it may concern:
This is to notify you to file an objection, if there

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 6, 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 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

65 Courthouse St., Suite 8 Blairsville, GA 30512 Address

NOTICE OF SERVICE BY PUBLICATION

Superior Court of Union County, Case No. SUCV2023000272 Robert Wilson Jr., Plaintiff v. Patricia Thomp-son Jones, et al., Defendants

Robert Wilson Jr., Plaintiff v. Patricia Thompson Jones, et al., Defendants
To: Jennifer Brown; John Does as Unknown Heirs and Successors of Tina L. Thompson, deceased; John Does as Unknown Heirs and Successors of Thomas Elijah Thompson Jr. a/k/a Thomas "Tommy" Thompson, deceased; In Rem: Against Real Property Having Union County Tax Parcel ID 035 140 A ("Property"); and All Persons Known or Unknown Who Claim or Might Claim an Interest in the Property Adversely to Plaintiff
By Second Order Granting Service by Publication dated 03/27/2024 entered on 03/27/2024, you are hereby notified that on August 22, 2023 Plaintiff Robert Wilson Jr. filed a Petition to Quiet Title in the Superior Court of Union County, Case No. SUCV202300272. The subject matter of the Petition to Quiet Title is that Plaintiff seeks to quiet title to and cancel any interest you may have to the property commonly known as 0 Cobb Mountain Road, and more particularly described in the Petition to Quiet Title bish is available for yout or creiver. monny known as 0 cobb mountain Road, and more particularly described in the Petition to Quiet Title which is available for you to review in the office of the Clerk of the Superior Court of Union County.

of Union County.
You are commanded to be and appear at the court in which the action is pending within 60 days of the Second Order Granting Service by Publication. You are further commanded to file with the Clerk of the Superior Court of Union County, and to serve upon Plaintiff's attorney, James R. Fletcher II, Fletcher Law Firm LLC, 328 SE Alexander Street, Suite #10, Marietta, GA 30060 an Answer to the Petition to Quiet Title in writing within sixty (60) days of the date of the Second Order Granting Service by Publication.

This 28th day of March 2024

Withess, Judge 1. Buckley Levins, 51 the Superior Court of Union County Signed: Judy L. Odom CLERK, Superior Court of Union County

NOTICE OF LEGAL ACTION

NOTICE OF LEGAL ACTION
The Chambers County, Alabama, Department of Human Resources filed a petition to terminate the parental rights of a man bearing the initials R.A.Mc. And a woman bearing the initials R.A.Mc., to their child who was born on December 12, 2017, whose initials are C.A.Mc. Either or both parents must file an answer to the petition to terminate the 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.
Lisa M. Burdette Circuit Clerk
NAPAT3.10.17.24)

NOTICE OF SUPERIOR COURT OF UNION COUNTY TO: CHASE AMBURGY

TO: CHASE AMBURGY Address Unknown By Order of the Court for Service by Publication dated March 5, 2024, you are hereby notified that on December 18, 2023, Robert and Susan Webber filed suit against you for custody. You are required to file with the Clerk of the Su-perior Court, and to serve upon Plaintiffs' At-torney Michelle Vaughan, P.O. Box 1657, 360 Highway 515 West, Blaisville, Georgia, 30514, an Answer in writing within sixty (60) days of March 5, 2024.

TRADE NAME REGISTRATION

IMADE NAME RELISTRATION
Georgia, Union County
To whom it may concern:
Please be advised that, NR Auto Store 27, LLC,
whose address is 191 Peachtree Street NE, STE
2850, Atlanta, GA 30303, and, whose address 2500, Atlanta, GA 30303, and, whose aduress is, is/are the owners(s) of the certain business now being carried on at 2307 Murphy Hwy, Blairsville, GA 30512 in the following trade name, to-wit: Shook Automotive and that the nature of said business is: Automotive and Tire Passei. Repair.

nepain.
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.
This the day of April 4th 2024

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF: Joan Ella Upperman All creditors of the estate of Joan Ella Upper-man, deceased, late of Union County, Georgia, are hereby notified to render in their deman are nereby notime 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 payment to the Personal Repre-sentative.

This 12th day of April 2024.

THIS 12H GAY OF AFTH 2024.
BY: Leslie Kloss
282 Kingtown Street
McCaysville, GA 30555
ATTORNEY: Laura M. Crawford
PO Box 930
Ducktown, TN 37326

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Marjorie Anita Hetterick
All creditors of the estate of Marjorie Anita
Hetterick, 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 April, 2024. BY: Jayne Claire Sullivan 235 Floyds Way 235 Floyds way Blairsville, GA 30512 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA 30512 N(Apr10,17,24,May1)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Barbara Anne McLaughlin All creditors of the estate of Barbara Anne McLaughlin, deceased, late of Union County, decagain, 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.

Representative.
This 5th day of April, 2024.
BY: Deborah Lynn Spiegel
181 Crane Creek
Young Harris, GA 30582
ATTORNEY: Jack Lance, Jr. 57 Sears Way Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Dorothy Mary Roberts Lamb
All creditors of the estate of Dorothy Mary
Roberts Lamb, 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

to make immediate paymen Representative. This 19th day of April, 2024. BY: Mary Lamb Discher 16659 Lakeview Court Lakeville, MN 55044 N(Apr24,May1,8,15)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
THOMAS ELIJAH THOMPSON JR. ESTATE NO. 2021-48

PETITION FOR LETTERS OF ADMINISTRATION

To whom it may concern:
Patricia Thompson Jones has petitioned for
Andrew Loman, Attorney at Law to be appointand the work contains a factor of the estate of Thomas Elijah Thompson Jr., 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 O.G.A. 9 35-12-261.) All mittersted 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 May 20 2024 fore May 20, 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. 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 Num N(Apr24,May1,8,15)

STATE OF GEORGIA IN RE: ESTATE OF

IN NE. ESTATE OF ADMINISTRATION

IN THE PROBATE COURT OF UNION COUNTY

To whom it may concern:

Marisa D. Crowley has petitioned to be appointed administrator(s) of the estate of Kathryn Duckworth deceased, of said county.

(The petitioner has also applied for waiver of (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 May 20. 2024.

fore May 20, 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
Bv:Kristin Stanley

By:Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number (Apr24,May1,8,15)

IN THE PROBATE COURT IN RE: ESTATE OF THOMAS A. KESTER,

DECEASED

ESTATE NO. 2024-47 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT
The petition of Melissa C. Kester, for a year's support from the estate of Thomas A. Kester, 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 May 20, 2024, why ead estation should not be granted. why said petition should not be granted.

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 flining 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 oranted without a hearing. tion may be granted without a hearing. Dwain Brackett

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: ESTATE OF R. L. COUCH JR.

DECEASED ESTATE NO. 2024-49 PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER
OF BOND AND/OR GRANT OF CERTAIN POWERS
NOTICE

Vianne Couch has/have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said petities behalf used to show the said of the said tion 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 May 20, 2024.

BE NOTIFIED FURTHER: All objections to the netition must be in writing setting forth the

per NOTIFIED FUNTIFIER: 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 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 Street, Suite 8 Blairsville, GA 30512 Address (706) 439-6006

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Mary Elizabeth Passmore
All creditors of the estate of Mary Elizabeth Passmore, 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 19th day of April, 2024.
BY: George Alton Passmore
98-512 Kaonohi St., Apt. #4
Honolulu, HI 96701
ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514

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
The petition of Wayne H. Montgomery, for a year's support from the estate of Mary C. Montgomery, 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 May 13, 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 objections, and must be mise of the border 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 party: Contact probate dour personner in 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

PROBATE JUDGE

PROBATE Standon.

PROBATE SUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 N(Apr17,24,May1,8)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
BETTY JEAN WILLIAMS DECEASED ESTATE NO. 2024-11

NOTICE
IN RE: The Petition to Probate Will in Solemn
Form in the above-referenced estate having
been duly filed.
T0: Allen Dyer
[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
May 13, 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

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. Conamount 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.

Degraned 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 Numl

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF JEFFREY ALLEN KOVACH DECEASED
ESTATE NO. 2024-43
PETITION FOR LETTERS OF ADMINISTRATION

N(Apr17,24,May1,8)

To whom it may concern:
David George Kovach has petitioned to be appointed administrator(s) of the estate of Jeffrey Allen Kovach deceased, of said county. (The petitioner has also applied for waiver of (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 May 13, 2024.

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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
he granted without a hearing. be granted without a hearin Dwain Brackett Judge of the Probate Court nted without a hearing.

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

. N(Apr17,24,May1,8)

IN THE PROBATE COURT OF UNION COUNTY

DECEASED ESTATE NO. 2024-30 PETITION FOR LETTERS OF ADMINISTRATION

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 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 May 13, 2024.
BE NOTIFIED FURTHER: All objections to the
petition must be in writing, setting forth the

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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(Apr17,24,May1,8)

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: The Name Change Of:
PAMELA JEAN EKEBERG

NOTICE
Notice is hereby given that PAMELA JEAN EKE-BERG filed her Petition to Change Name with the Superior Court of Union County, Georgia on the 12th day of April, 2024, praying for a change of her name from PAMELA JEAN EKE-BERG to PAMELA JEAN PHILLIPS. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objec-tions must be filed with said Court within thirty (30) days of the filing of said Petition

tions must be filed with said Court witt (30) days of the filing of said Petition. This 12th day of April, 2024. Janna D. Akins, Esq. Attorney for Petitioner AKINS & DAVENPORT, P.C. P.O. Box 923 Blairsville, GA 30514 (706) 745-0032 N(Apr17,24,May1,8)

SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

In re: Civil Action File Number: 24-CV-95-JP Melanie Rosales

Petitioner NOTICE OF PETITION TO NOTICE OF PETITION TO CHANGE NAME OF ADULT Melanie Rosales filed a petition in the Union County Superior Court on April 1, 2024 to change the name from: Melanie Dawn Rosales to Melonie Dawn Rosales. Any interested party

has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated April 1, 2024
Melanie Rosales, Petitioner pro se
Address: 34 Pauls Court Blairsville, Georgia 30512 8132304195 onierosales@gmail.com

NOTICE OF SALE UNDER POWER NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF UNION
Under and by virtue of the Power of Sale contained in a Security Deed given by Dawn E.
Doucette-Shultz and Troy R. Shultz to Mortgage
Flectronic Benistration Systems Inc. as nomi-Doucette-Shultz and Troy R. Shultz to Mortgage Electronic Registration Systems, Inc., as nominee for Freedom Mortgage Corporation (the Secured Creditor), dated November 23, 2009, and Recorded on December 4, 2009 as Book No. 820 and Page No. 94, Union County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$108,974.00, with interest at the rate specified therein as lead assigned. principal amount of \$108,974.00, with interest at the rate specified therein, as last assigned to Nationstar Mortgage, LLC d/b/a Mr. Cooper by assignment that is or to be recorded in the Union County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Union County Courthouse within the legal hours of sale on the first Tuesday in May, 2024, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 175 of Union County, Georgia, containing 1.0 acre, more or less, and Section, Land Lot 175 of Union County, Georgia, containing 1.0 acre, more or less, and being Lot #216 of Lake Nottely Subdivision, as shown on a plat of survey made by Jack Stanley, Union County Surveyor, dated April 15, 1980 and recorded in the Office of the Clerk of the Superior Court of Union County, Georgia in Plat Book J, Page 110, said plat reading as follows: To reach the True Point of Beginning, start at the original land let corper common to start at the original land lot corner common to Land Lots 150, 151, 174 & 175; thence S 3 degrees 36 minutes W 537.7 feet to an iron pin to the True Point of Beginning; said iron pin being located in the West right-O-way line of Wayne Colwell Road; thence S 3 degrees 58 minutes E 284.9 feet; thence N 81 degrees 08 minutes E 280.0 feet to an iron pin; thence N 18 degrees 50 minutes E 245.6 feet to an iron pin; thence N 81 degrees 24 minutes E 119.7 feet to the True Point of Beginning. Tax ID: 037B 097 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 Security Deed. Because the debt remains in default, this Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Nationstar Mortgage, LLC d/b/a Mr. Cooper holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Nationstar Mortgage, LLC d/b/a Mr. Cooper is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to 0.C.G.A. §44-14-162.2, Nationstar Mortgage, LLC d/b/a Mr. Cooper may be contacted at: (833) 685-2565 or by writing to 350 Highland Drive, Lewisville, TX 75067. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned the artificial for the control of th

terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 186 LAKESIDE DRIVE, BLAIRSVILLE, GA 30512 is/are: Dawn E. Doucette-Shultz or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c)all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, ening, but not limited to, assessments, liens, ening, but not imited to, assessinents, neits, en-cumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1)confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2)final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and with of the terms of the lower provided until final confirmation and and to the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to "Bell Carrington Price & Gregg, LLC". Nationstar Mortgage, LLC d/h/a Mr. Cooper as Attorney in Fact for Dawn E. Doucette-Shultz and Troy R. Fact for Dawn: E-Doubetter-Similar and roy N. Shultz. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File:24-41211

N(Mar27,Apr3,10,17,24,May1)

NOTICE OF SALE UNDER POWER.

NUTICE OF SALE UNDER FOWER,
UNION COUNTY
Pursuant to the Power of Sale contained in a
Security Deed given by Douglas Alan Dowdy
and Sara A. Dowdy to Mortgage Electronic and Sara A. Dowdy to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee WMC Mortgage Corp., its successors and assigns dated 2/28/2005 and recorded in Deed Book 569 Page 585 Union County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Series 2005-HE1, conveying the after-described property to secure a Note in the original principal amount of \$327,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public there will be sold by the undersigned at public outcry to the highest bidder for cash before the

outery to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 7, 2024 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lot 250, 9th District, 1st Section, Union County, Georgia, being shown as Lot Fifteen (15) containing 1.0 acre and Lot Sixteen (16) containing 1.0 acre, on a plat of survey by Learned Engineering and Development, Inc., dated 3/17/89 and recorded in Plat Book W page 63 Union County records, which description on said plat is hereby incorporated by reference and made a part hereof.

rence and made a part hereof.

The property is subject to the road easement as shown on said plat.

The property is subject to the restrictions recorded in Deed Book 142 pages 28-31, amended in Deed Book 365 page 477 Union County records.

records.
The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 168 page 499 Union County records.
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 Security 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-

salite and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 1212 Saddle Ridge Court, Blairsville, GA 30512 together with all fixtures and personal proptogether With all inxtures and personal property attached 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): Dowdy Family Home Trust or tenant or tenants. PHH Mortgage Corporation is the entity or indirnn wortgage corporation is the entity of mu-vidual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corporation 1661 Worthington Rd Suite 100

West Palm Beach, FL 33409 (800) 750-2518

west Palm Beach, PL 334U9 (800) 750-2518 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 constitute 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 redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters 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) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. U.S. Bank National Association, as Trustee for U.S. Dailik National Association), as Intisee for Asset Backed Pass-Through Certificates, Se-ries 2005-HE1 as agent and Attorney in Fact for Douglas Alan Dowdy and Sara A. Dowdy Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-6716A

NOTICE OF SALE UNDER POWER

NOTICE 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 Mortgage LLC by assignment recorded in Deed Book 1359, Page 226, Union County, Georgia BOOK 1309, Fage 220, UMON COUNTY, GEOTGIA RECORDS, CONVEYING the after-described prop-erty to secure a Note in the original principal 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 May, 2024, the following described property: described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE

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 Security 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 O.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 limited to, those superior to the Security Deed The debt secured by said Security Deed has

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 abovenamed or the undersigned.
Nationstar 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.

(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 undersigned, 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 will control.

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
www.foreclosurehotline.net the legal description will control

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 hereto, for a full and complete description of the above described property.

MR/kam 5/7/24

MR/kam 5/7/24 Our file no. 23-12537GA - FT2

NOTICE OF SALE UNDER POWER STATE OF GEORGIA UNION COUNTY

By virtue of a power of sale contained in a certain security deed from Jason L Collins and Sue L. Collins to United States of America,

acting through the Farmers Home Administra-tion, United States Department of Agriculture tion, onlied states bepartment of Agriculture and recorded in Deed Book 187, Page 634-638, Union County, Georgia records given to secure a note in the original amount of \$48,700.00 with interest on the unpaid balance until paid, whith interest on the trippart balance unit part, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of UNION COUNTY, Georgia, or such other location within the legal hours of sale on the first Tuesday in May, 2024, to with May 07, 2024, the following described: to wit: May 07, 2024, the following described property. All that tract or parcel of land lying in Land Lot 91, 16th District, 1st Section of Union County, Georgia, containing 0.5 acre, more or less, and being shown on a plat of survey by Lane S. Bishop and Associates, R.S., dated March 3, 1986, with additions on 3/25/86, and warch 3, 1996, With additions on 3/25/86, and recorded in Plat Book R, Page 125 of the Union County records. The description on said plat is incorporated herein by reference and from said plat described as follows: BEGINNING at the intersection of Georgia 11 and U. S. 19/129 and Town Creek Road, being State road 2322; the place the secretaries 24 will be leave the contestion. and Town Creek Road, being State road 2322; thence running 3.4 miles along the centerline of Town Creek Road to a point; thence running North 0 21 57 West 52.68 feet to an iron pin, being the TRUE POINT OF BEGINNING; thence running North 2 21 57 West 110.12 feet to a point; thence running South 63 21 55 East 45.73 feet; thence South 63 21 55 East 60.14 feet; thence South 79 58 04 East 50.36 feet to a point; thence running along the centerline of a two foot stream South 71 49 18 East 70.36 feet; thence South 43 46 22 West 19.68 feet to a point; thence South 43 46 22 West 19.68 feet to a point; thence South 43 46 22 West 19.68 feet to point: thence North 74 00 35 West 235.61 feet a point; thence North 74 UU 35 West 23.5.1 Feet to a point; thence North 74 UU 35 West 23.5.1 Feet to a point; thence North 74 UU 35 West 42.14 feet to the point of Beginning. Grantor grants to Grantees spring rights to that certain spring shown on said plat. Said spring is located South 73 19 29 East of the subject property as South 73 19 29 East of the subject property as shown on said plat. Grantor further conveys all right, title and interest in the following tract of property: All that tract or parcel of land lying in Land Lot 91, 16th District, 1st Section of Union County, Georgia, containing 0.29 acres, more or less, as shown on a plat of survey by Lane S. Bishop and Associates dated March 3, 1986, and recorded in Plat Book R, Page 125 of the Union County records and from said plat described as follows: BEGINNING at the intersection of Ga. 11 and U. S. 19/129 and State Route 2322 known as Town Creek Road and running 2322 known as Town Creek Road and running along the centerline of Town Creek Road in a southeasterly direction a distance of 3.4 miles to a point in the centerline of said Town Creek Road, being the TRUE POINT OF BEGINNING; thence North 02 21 57 West 52.68 feet; thence South 74 00 35 East 277.75 feet to a point; thence South 43 46 22 West 56.57 feet to the South 74 600 32 East 277.73 Feet to a point, thence South 43 46 22 West 56.52 feet to the centerline of Town Creek Road; thence North 74 00 36 West 234.82 feet along the centerline of Town Creek Road to the point of Beginning, LESS and EXCEPT the right of way hereinafter described. LESS and EXCEPT the right of way nereinater described. Grantor, his successors and assigns, retain a 40 foot wide road right of way easement for ingress and egress and for utilities from the centerline of Town Creek Road in a northwesterly direction parallel with the west property line, said easement containing a 15 foot gravelled road known as Kelhorn Road. for the sand their successors also having the mutual right to use said right of way easement. Being real property commonly known as 2680 Kelhorn Road, Blairsville, GA 30512. The debt secured by the above-referenced security deed has been declared due because of tentry 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 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 following 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 or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and ing, 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 hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone 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: Dawson's Management c/o USDA 3775 Venture Drive Duluth, GA 30096 770-962-4981 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require The United States of America, acting through the Secretary of Agriculture as Attorney in Fact for Jason L Collins and Sue L. Collins Attorney Contact: Miller, George and Sugss, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071 Phone: 404-793-1447 Fax: 404-738-1558 24GA414-0065 THIS COMMUNICATION IS FROM A DEBT COLLECTOR 1447 Fax: 404-738-1558 24GA414-0065 THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. A-4813961 04/10/2024, 04/17/2024, 04/24/2024, 05/01/2024