North Georgia News

Legal Notices for May 1, 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 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.

NIS 1211 049 01 April 2024. BY: Leslie Kloss 282 Kingtown Street McCaysville, GA 30555 ATTORNEY: Laura M. Crawford PO Box 930 Ducktown, TN 37326 N(Apr17,24,May1,8

IN THE SUPERIOR COURT OF UNION COUNTY State of Georgia State of Georgia

Randy Nathaniel Greene and Kevin Lee Mash-Kandy Nathaniel Greene and burn Case # 2024-CV-125-RG NOTICE OF PROCEEDINGS TO – Randy Nathaniel Greene Kevin Lee Mashburn Awy and all salaimath ar interv

Kevin Lee Mashburn Any and all claimants or interest holders in the above described property You are hereby notified that the above -styled action seeking forfeiture of the above-styled real and personal property was filed in the Su-perior Court of Union County on the 25th day of April, 2024 pursuant to O.C.G.A. §9-16-12. Said action alleges that you may have an interest in the above-described defendant property. You are hereby commanded and required to file with the Clerk of the Superior Court of Union County and serve upon Buster

required to the with the clerk of the superior court of Union County and serve upon Buster Landreau, Assistant District Attorney, Enotah Judicial Circuit, 65 Courthouse Street, Box 6, Blairsville, Georgia 30512, an answer to the Complaint within thirty (30) days of the date of final publication, that is to say within thirty (30) days of the second publication. If you fail to day of the second publication. If you fail to do so, judgment pursuant to 0.C.G.A. § 9-16-12 (e) shall be taken against you for the relief demanded in the complaint.

Tami Williams Deputy Clerk Union County Superior Court

Enotah Judicial Circuit N(May1,8)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Marjorie Anita Hetterick All creditors of the estate of Marjorie Anita All creditors of the estate of Marjone 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 Deceased the

- to make immediate payment Representative. This 5 th day of April, 2024. BY: Jayne Claire Sullivan 235 Floyds Way 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 Barbara Anne McLaughlin

All creditors of the estate of Barbara Anne McLaughlin, All creditors of the estate of Barbara Anne McLaughlin, 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 the marks immediate summark to the Demand

persons indepted to said estate are required to make immediate payment to the Personal 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 57 Sears Way Blairsville, GA 30512

N(Apr10,17,24,May1)

NOTICE TO CREDITORS AND DEBTORS

NOTICE TO CREDITIONS AND DEDITIONS IN RE: ESTATE OF Verna L. Puett All creditors of the estate of Verna L. Puett, deceased, late of Union County, Georgia, are hereby notified to render in their demands to hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to acid estate are required to make immediate Solis indeplete to law, and an persons indeplete payment to the Personal Representative. This 26th day of April, 2024. BY: Paul William Puett Jr. 112 Whispering Pine Blairsville, GA 30512

. N(May1,8,15,22)

NOTICE TO CREDITORS AND DEBTORS IN RE: ESTATE OF Noreen H. Jacobsen All creditors of the estate of Noreen H. Jacob-An creation's of the estate of Noreen H. Jacob-sen, 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 payment to the Personal Repre-sentative. This 24th day of April 2024

sentative. This 24th day of April, 2024. BY: Lisa Partin Oakes 103 Autumn Lane Blairsville, GA 30512 ATTORNEY: Pamela Kendall Floyd PO Box 1114 Hiawassee, GA 30546

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF KATHRYN DUCKWORTH DECEASED ESTATE NO. 2024-46 PETITION FOR LETTERS OF ADMINISTRATION

To whom it may concern:

To whom it may concern: Marisa D. Crowley has petitioned to be ap-pointed administrator(s) of the estate of Kathryn Duckworth 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 chould not be granted All objections petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or be-

fore May 20, 2024. BE NOTIFIED FURTHER: All objections to the BE NOTHED FURTHER: An objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Conyou 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 Address (706) 439-6006 Telephone Number N(Apr24,May1,8,15)

IN THE PROBATE COURT **COUNTY OF UNION** STATE OF GEORGIA HOMAS A. KESTER.

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

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 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

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 petition may be granted without a hearin Dwain Brackett PROBATE JUDGE

By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 N(Apr24,May1,8,15)

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 OTICE

Vianne Couch has/have petitioned for waiver Vianne Couch has/have petitioned for waiver of bond, waiver of reports, waiver of state-ments, and/or for the grant of certain powers contained in 0.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said peti-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. 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 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.

date. If no objections are filed, be granted without a hearing. Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 Address Address (706) 439-6006 Telephone Number N(Apr24,May1,8,15)

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-

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 May 13, 2024, why said petition should not be granted not be granted.

All objections to the petition must be in writ-All objections to the petition must be in writ-ing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the proceeding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing 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. 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(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

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed.
TO: 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 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 contact probate court personel for the required amount of filing fees. If any objections are contact probate court personel for the required amount of filing fees. amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may

date. If no objections are filed, 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 Ardress Address (706) 439-6006 Telephone Number N(Apr17,24,May1,8)

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

To whom it may concern:

to wnom it may concern: David George Kovach has petitioned to be ap-pointed administrator(s) of the estate of Jef-frey Allen Kovach 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 is 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 are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or be-ters Mear 10 2024 fore May 13, 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 filling 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 consider without a bearing. 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(Apr17,24,May1,8)

IN THE PROBATE COURT OF UNION COUNTY **STATE OF GEORGIA**

SUPERIOR COURT OF UNION COUNTY

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

Petitioner 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 melonierosales@gmail.com N(Apr10-May1)

NOTICE OF SALE UNDER POWER

STATE OF GENEGIA, COUNTY OF UNION Under and by virtue of the Power of Sale con-tained in a Security Deed given by Dawn E. Doucette-Shultz and Troy R. Shultz to Mortgage Electronic Registration Systems, Inc., as nomi-nee 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 proper-ty to secure a Note of even date in the original 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 Electronic Registration Systems, Inc., as nomi Sold by the undersigned at public outcry to the highest bidder for cash at the Union Country 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, Geor-nia containing 1.0 area more or less and gia, 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 lot corner common to Land Lots 150, 151, 174 & 175; thence S 3 de-grees 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-of-way line of Wayne Colwell Road; thence S 3 degrees 56 minutes E 284.9 feet; thence N 81 degrees 08 minutes W 220.0 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: 0378 097 The of the Superior Court of Union County, Georgia 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 sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including at-torney's fees (notice of intent to collect at-torney's fees (notice of intent to collect at-torney'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 0.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 helief of the undersioned. the narty/narties in 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/ten-ants. Said property will be sold subject to (a) ands, salu property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and pay-able), (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, includ-ing but not limited to eccenometate limits ad ing, but not limited to assessments, liens, 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. Bankruptcy Code; and (2)final confirmation and audit of cy Code; and (2)mai commaton and audit of the status of the loan with the holder of the se-curity deed. Pursuant to 0.C.G.A. §9-13-172.1, which allows for certain procedures regard-ing 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 audit of the other of the loan or provided in not be provided until final confirmation and audit of 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/b/a Mr. Cooper as Attorney in Fact for Dawn E. Doucette-Shultz and Troy R. Shultz. Any information obtained on this mat-ter 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 NMm27/Arg:10.1724.May1) or3,10,17,24,May1)

NOTICE OF SALE UNDER POWER.

NOTICE OF SALE UNDER FOREI, 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 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 be-ing in Land Lot 250, 9th District, 1st Section, Union County, Georgia, being shown as Lot Fif-teen (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 descrip-tion on said plat is hereby incorporated by ref-erence and made a part hereof. outcry to the highest bidder for cash before the

the property is subject to the road easement as shown on said plat. The property is subject to the road easement as shown on said plat. The property is subject to the restrictions re-corded in Deed Book 142 pages 28-31, amend-ed in Deed Book 365 page 477 Union County records.

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 Secu-same and an expenses of this safe, as provided in the Security Deed and by law, including at-torney's fees (notice of intent to collect attor-ney's fees having been given). Said property is commonly known as 1212 Saddle Ridge Court, Blairsville, GA 30512 together with all fixtures and personal prop-the the due to and constitutions on and a food

togenier with all inxtures and personal prop-erty 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 tenants. PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of

PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518

West Paim Beach, FL 33409 (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 consti-tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of re-demption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate ware and the payable of the network, and (d). survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing 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) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure 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

0.5. balls Naturial Association, as hister 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. 1017-6716À

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 N(Apr10.17.24,Mav1)

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Under and by virtue of the Power of Sale con-tained 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 Sil-verton 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 Mortaaee LLC by assionment recorded in Deed Mortgage LLC by assignment recorded in Deed Book 1359, Page 226, Union County, Georgia Book 1339, Page 220, Union County, Georgia 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 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 outry 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 A PART HEREOF time used 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 sector The debt secured by said Security Deed has among other possible events or derault, failure to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including at-torney's fees (notice pursuant to 0.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), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not 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 representa-tion, warranty or recourse against the above-named or the undersigned. Nationstar Mortgage LLC is the holder of the Security Deed to the property in accordance with 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.

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF EVELYN DAVIS ORDERS DECEASED ESTATE NO. 2022-100

ESTATE NO. 2022-100 NOTICE [For discharge from office and all liability] PROBATE COURT OF UNION COUNTY Re: PETITION OF PATRICIA DIANE DAVIS PAR-SONS FOR DISCHARGE AS EXECUTRIX OF THE SONS FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF EVELYN DAVIS ORDERS, DECEASED.

To Whom it may concern: This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before May 13, 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

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(May1)

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 and recorded in Deed Book 187, Page 634–638, Unice County County County to security to security to acting the county County to security to security to and the security County of Agriculture to security County County to security to security and security County County to security and acting the security acting to security and acting the security and and acting the security and acting the security acting the security and acting the security acting acting the security acting acting the security acting acting the security acting the security acting the security acting the security acting acting the security acting ac 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, 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 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 recorded in Plat Book R, Page 125 of the Union County records. The description on said plat is incorporated herein by reference and from is incorporated herein by reference and from said plat described as follows: BEGINNING at 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; 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 79 58 04 East 50.36 feet to a point; thence running along the centerline of a point; thence running along the centerline of a point; thence south 79 36 04 East 30.30 feet to a point; thence running along the c-enterline of a two foot stream South 71 49 18 East 70.63 feet; thence South 38 7 49 East 119.58 feet to a point; thence South 43 46 22 West 19.68 feet to a point; thence North 74 00 35 West 23.61 feet to a point; thence North 74 00 35 West 23.61 feet to a point; thence North 74 00 35 West 23.61 feet a point; thence North 74 00 35 West 235.61 feet to a point; thence North 74 00 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 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 de-scribed as follows: BEGINNING at the intersec-tion of Ga. 11 and U. S. 19/129 and State Route 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 34 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 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. Grantor, his successors and as-signs, retain a 40 foot wide road right of way easement for ingress and egress and for util-ties from the centerline of Town Creek Road in a northwestery direction parallel with the west property line, said easement containing a 15 foot gravelled road known as Kelhorn Road. Grantees and their successors also having the mutual right to use said right of way ease-ment. Being real property comprohily known. mutual right to use said right of way ease-ment. Being real property commonly known as 2680 Kelhorn 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

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Pauline Watkins Conley All creditors of the estate of Pauline Wat-

All creations of the estate of radine wat-kins Conley, 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 Bearcsentative.

Representative. This 26th day of April, 2024. BY: Elaine Stover PO Box 75 Oakwood, GA 30566 ATTORNEY: Daniel J. Davenport DO Box 625 PO Box 923 Blairsville, GA 30514 N(May1,8,15,22)

NOTICE TO DEBTORS AND CREDITORS

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.

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

THOMAS ELIJAH THOMPSON JR. DECEASED ESTATE NO. 2021-48 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

To whom it may concern:

Patricia Thompson Jones has petitioned for Patricia Inompson Jones nas perutioned for Andrew Loman, Attorney at Law to be appoint-ed administrator(s) 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, outloop the statements of potentia auveror externed its bond for more the potentia auveror exterined its and for more the potentia auveror exterined its and for more the potentia auveror exterined its and for more the potentia auveror externed its and for more the pote and/or grant of certain powers contained in 0.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or be-fore May 20. 2024.

be filed with the Court by 10:00 a.m. on or be-fore May 20, 2024. BE NOTIFIED FURTHER: All objections to the BE NOTIFIED FURTHER: All objections to the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. be granted without a hearing. 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(Apr24,May1,8,15)

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, rassinore, acceased, 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. Representative.

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 N(Apr24,May1,8,15)

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

LEROY ANDERSON DECEASED DECEASED ESTATE NO. 2024-53 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

The petition of Sarah Anderson, for a year's support from the estate of Leroy Anderson, 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 28, 2024, why avid a the method are the method.

have, by 10:00 a.m. on or before May 28, 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 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 petilater 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(May1,8,15,22)

IN THE ESTATE OF John Anthony Chitwood 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 County. (The pertuoner 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 inter-ested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writcause 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 field 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 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 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number (Apr17,24,May1,8)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA IN RE: The Name Change Of: PAMELA JEAN EKEBERG

CAFN: 24-CV-000113 BL NOTICE

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 or faid Petition. (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 (Apr17,24,May1,8)

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the under-

is the best knowledge and benefor the trutter-signed, the party in possession of the property is Joshua K Bruce and Alayna Bruce or a ten-ant or tenants and said property is more com-monly known as 84 Gum Log Circle, Blairsville, Georgia 30512. Should a conflict arise between the property address and the legal description the legal description will control the legal description will control

the legal description will control. 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. 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

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 **EXHIBIT "A"** MR/kam 5/7/24 Our file no. 23-12537GA - FT2 N(Apr10,17,24,May1)

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 afsubject to the following items which may af-fect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordi-nances; 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, curb-ing, garbage, water, sewage and public utili-ties which may be liens upon said property; and any outstanding taxes, assessments 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 44-14-1622, the name, ad-dress and telephone number of the person or dress and telephone number of the person or entity who shall have full authority to negoti-ate, amend, or modify all terms of the above-described mortgage is as follows: Dawson's Management c/o USDA 3775 Venture Drive Duluth, 6A 30096 770-962-4981 The foregoing notwithstanding, nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require The United States of America, acting through the Secretary of Agriculture to negotiate, amend, or modify the terms of the Security Deed de-scribed herein. The United States of America, acting through the Secretary of Agriculture as dress and telephone number of the person or acting through the Secretary of Agriculture as Attorney in Fact for Jason L Collins and Sue L Collins Attorney Contact: Miller, George and Suggs, 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 ATTEMPTING TO COLLECT A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE. A-4813961 04/10/2024, 04/17/2024, 04/24/2024, 05/01/2024

N(Apr10,17,24,May1)