# **North Georgia News**

## Legal Notices for March 1, 2023

NOTICE TO DEBTORS AND CREDITORS AND CHEMICAL AND C nereby 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 3rd day of February, 2023. BY: Janice M. Walters 400 T. (Christian Lane BY: Janice M. Walters 480 TJ Christian Lane Blairsville, GA 30512 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA 30512

N(Feb8,15,22,Mar1)

NOTICE TO DEBTORS AND CREDITORS NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Samuel Louis Knowles All creditors of the estate of Samuel Louis Knowles, 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 3rd day of February, 2023. BY: Douglas Colin Knowles 1624 Carson Drive Lakeland, FL 33810 N(Feb8,15,22,Mar1)

NOTICE TO DEBTORS AND CREDITORS

IN RE: Karen Collins Beaver a/k/a Kay Beaver All creditors of the estate of Karen Collins Beaver a/k/a Kay Beaver, deceased, late of Union County, Georgia are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the Executor.

Ne Executor. This 14th day of February, 2023 BY: Robbie Colwell Weaver, Executor PO Box 1120 Blairsville, GA 30514

Attorney: Richard Sarrell II 144 Cleveland St Blairsville, GA 30512 N(Feb22,Mar1,8,15)

NOTICE TO DEBTORS AND CREDITORS

NRTE: ESTATE OF Anna B. Lovell All creditors of the estate of Anna B. Lovell, 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 acid actuate are required to make immediate sons indepted to law, and all persons indepted to said estate are required to make immediate payment to the Personal Representative. This 24th day of February, 2023. BY: Tamar A. Thompson PO Box 221

PU Box 221 Young Harris, GA 30582 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514

N(Mar1,8,15,22)

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Gregory Donald Lilienthal All creditors of the estate of Gregory Donald Lilienthal, 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 minimulate paymons a Representative. This 24th day of February, 2023.

THIS 24UI UAY OF FEDIUALY, A
BY: Kimberly S. Rupar
1098 Dean Gap Rd.
Blairsville, GA 30512
ATTORNEY: Cary Cox
PO Box 748
Blairsville, GA 30512
N(Mar1,8,15,22)

#### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Howard Lamar Martin All creditors of the estate of Howard Lamar Martin, deceased, late of Union County, Geor-Martin, deceased, late of Union County, Geor-gia, 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 24th day of February, 2023. BY: Betty Louise Martin 220 Whistie Pig Terrace Blairsville, GA 30512 N(Mar1,8,15,22)

N THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF MARIE BROWN MARIE BROWN DECEASED ESTATE NO. 2023-32 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

NOTICE Michael Lynn Duvall has petitioned for (Let-ters of Administration) to be appointed administrator(s) of the estate of Marie Brown, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of re-ports, 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 on objections, and must be filed with the Court on

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF **ORLANDO U. LARA NOYOLA** DECEASED ESTATE NO. 2023-25 PETITION FOR LETTERS OF ADMINISTRATION

Luis Lara has petitioned for (Letters of Admin-Luis Lara has petitioned for (Letters of Admin-istration) to be appointed administrator(s) of the estate of Orlando U. Lara Noyola, 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 on or before 10:00 a.m. on March 27, 2023. BE NOTIFIED FURTHER: All objections to the petition must be in writing. setting forth the

BE NOTIFIED 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 quainy to the 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 PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 1,8,15,22)

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

DECEASED ESTATE NO. 2023-30 PETITION BY PERSONAL REPRESENTATIVE FOR

OF BOND AND/OR GRANT OF CERTAIN POWERS

NOTICE NUTICE Tracy Glenn has/have petitioned for waiver 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 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 March 72 2023

March 27, 2023. BE NOTIFIED FURTHER: All objections to the be worthing round to be a set of the set of 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 But States and States Address (706) 439-6006 Telephone Number N(Mar1,8,15,22)

#### IN THE SUPERIOR COURT OF UNION COUNTY **STATE OF GEORGIA**

In RE: The Name Change of Deborah Ann Carter, Petitio

Civil Action Case Number: 23-CV-46-RG NOTICE OF PETITION TO CHANGE NAME OF ADULT Deborah Ann Carter filed a petition in the Union

County Superior Court on February 10th, 2023, to change the name from Deborah Ann Carter to Debi Carter.

Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Dated: 2/10/23 Deborah Ann Carter, Petitioner 241 Sunset Trail Blairsville, GA 30512

#### N(Feb15,22,Mar1,8) NOTICE

Monol Online auction with lockerfox.com to begin March 14 and end March 21. Charlie Davis Drive Baldwin A20 David Bridgeman C09/48 Linda Lee C46 Danny Hollis E16 Sabrina Thomason F05 Felicia Davis G08 Shunmona Brown H10 Dennis Liberto 130 Tonya Powers

### **STATE OF GEORGIA**

COUNTY OF UNION NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Dawn E. Doucette-

IN THE PROBATE COURT IN THE FROBATE COUNT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF LILLIAN CHLOE ARROWOOD DECEASED ESTATE NO. 2023-10 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE Brian William Matthew Wight has petitioned brian winitam watnew wight has betuoned for (Letters of Administration) to be appointed administrator(s) of the estate of Lillian Chloe Arrowood, deceased, of said county. (The pe-titioner 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 bareho notified to schow cause who said 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 on or before 10:00 a.m. on March 6, 2023.

BE NOTIFIED FURTHER: All objections to the BE NOTHED 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 granted without a hearing.

Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 , 8,15,22,Mar1)

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

RUTH E. STEFKO DECEASED ESTATE NO. 2019-17

IFor discharge from office and all liability] PROBATE COURT OF UNION COUNTY Re: PETITION OF DANIEL J. DAVENPORT, COUNTY ADMINISTRATOR FOR DISCHARGE AS

COUNTY ADMINISTRATOR FOR DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF RUTH E. STEFKO, 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 on or before 10:00 a.m. on March 13, 2023

13,2023. 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 (706) 430 6005

Address (706) 439-6006 Telephone Number

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Under and by virtue of the power of sale con-tained in that certain Deed to Secure Debt tained in that certain Deed to Secure Debt given by Eton Levinson and Kayla Levinson (the "Grantor") to and in favor of Thomas E. Davidson and Virginia D. Davidson (the "Lender") May 27, 2020 and recorded on June 4, 2020 in Union County, Georgia records in Deed Book 1197, Pages 296-297, (the "Deed to Secure Debt"); in the original principal amount of ONE HUNDRED THIRTY THOUSAND DOLLARS AND NO100ths (\$130,000.00) (the "Note") with interest at the rate specified therein, 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 March 7, 2023, the following described property: All that tract or parcel located in the 10th Dis-trict, 1st Section, Land Lot 8, of Union County, Georgia, containing 3.576 acres, more or less and bains obsume or scot 2 acre a let of our

trict, 1st Section, Land Lot 8, of Union County, Georgia, containing 3.576 acres, more or less and being shown as Tract 2 on a plat of sur-vey dated 4/27/2020, by Cleveland & Cox Land Surveying, LLC, and recorded in Plat Book 71, Page 498, and recorded in Union County, Geor-gia records which description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to the road easements as shown on said plat. map and parcel no. 056A 052A WHEREAS, 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 re-mains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (no-Debt and by law, including attorney's fees (no-tice of intent to collect attorney's fees baying tice of intent to collect attorney's fees having been given). The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Thomas E. Da-vidson and Virginia D. Davidson. Please undervidson and Virginia D. Davidson. Please under-stand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. Note that pursuant to OCGA 44-14-162.2(a). The above holders of the mortgage are not required to negotiate amend or modify the terms of the mortgage. To the best knowledge and belief of the un-dersigned, the party/parties in possession of the subject property known as 59 Jenny Lane, Blairsville, GA. 30512, in Union County Georgia is/are: Elton Levinson and Kayla Levinson or tenant/tenants. tenant/tenants. 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 prop-erty, and (c) all matters of record superior to the pand to fearure Det time tent takens in the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the US Benzenatry (Code, and (2) to final conthe 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. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescis-tion of fulficial and nearisticial codes in the sion of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. THIS LAW FIRM IS ACTING AS A DEBT COLLEC-INIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. KENYA PATTON, P.C.44 Suite B Blue Ridge St., Blairsville, GA 30512 Telephone (706) 745-2142 (Feb8,15,22,Mar1)

#### NOTICE OF SALE UNDER POWER

STATE OF GEORGIA, COUNTY OF UNION By virtue of a Power of Sale contained in that certain Security Deed from Thomas P. Carter, Jr. to Mortgage Electronic Registration Sys-Since the second Court of Union County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Twenty Thousand and 00/100 dollars (\$220,000.00) with interest thereon as provided therein, as last transferred to Lakev-iew Loan Servicing, LLC, recorded in Deed Book 1224, Page 688, aforesaid records, will be add at public others to the histore hidden Book 1224, Page 688, aforesaid records, 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 has or may be lawfully designated as an alternative loca-tion, within the legal hours of sale on the first Tuesday in March, 2023, 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 be-ing in Land Lot 208, 17th District, 1st Section, Union County, Georgia, containing 6.331 acres,

ing in Land Lot 208, 17th District, 1st Section, Union County, Georgia, containing 6.331 acres, as shown on a plat of survey by Landtech Services, Inc. RLS #2653, dated May 23, 2005 and recorded in Plat Book 55, Page 330, Union County records. Said plat is incorporated here-in, by reference hereto, for a full and complete description of the above described property. The property is also subject to and benefits from matters as shown in the above referenced plat and as recorded in Plat Book 59, Page 145, Union County, Georgia records. The property is subject to and benefits from grant of easement in Deed Book 228, Page 668, Union County records.

Union County records. The property is subject to and benefits from Quit Claim Deed recorded in Deed Book 956, Page 121, Union County records. The property is subject to and benefits from an recomment or property is for an other of the Deed Book 056.

easement as recorded in Deed Book 956, Page

The property is subject to and benefits from an easement as recorded in Deed Book 956, Page 121, Union County records. The property is subject to and benefits from restrictions as shown in the attached Exhibit "B". Grantor grants to Grantee a perpetual ease-ment along the Old Road as shown on a plat of survey recorded in Plat Book G, Page 256, Union County records, for ingress and egress to the above described property. Said property may more commonly be known as 320 Buford Drive, Young Harris, GA 30582. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect at-

same and an expenses of this safe, including attorney's fees (notice of intent to collect at-torney's fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Lakeview Loan Servicing, LLC, 8950 Cypress Waters Blvd, Dallas, TX 75019.

Spiress waters bidd, Jalias, IX 75019. Said property will be sold on an "as-is" ba-sis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title. a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which con-stitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing author-ity; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowl-edge and belief of the undersigned, the own-ers and party in possession of the property are to said Security best of the property are to said security property are to said security to possession of the property are the said security to possession of the property are the same set of the security to possession of the property are the same set of the security to possession of the property are the same set of the security to possession of the property are the same set of the security best of the security to possession of the property are to satisfy the same security the security best of the security the security the security best of the security the security and the security the s a) zoning ordinances; b) matters which would eage and benef of the indersigned, the own-ers and party in possession of the property are Thomas P Carter, Jr. and or tenant(s). 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 Convirt. Dead of the Security Deed. Lakeview Loan Servicing, LLC

as Attorney-in-Fact for Thomas P. Carter, Jr.

Contact Padgett Law Group: 6267 Old Water Oak Road,

Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 02/08/23; 02/15/23; 02/22/23; 03/01/23 N(Feb8,15,22,Mar1)

# NOTICE OF FORECLOSURE

NOTICE OF FORECLOSURE SALE UNDER POWER UNION COUNTY, GEORGIA Under and by virtue of the Power of Sale con-tained in a Security Deed given by Judy M. Beardslee to Wells Fargo Bank. N.A., dated September 18, 2017, and recorded in Deed Book 1085, Page 395, Union County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual ca-pacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded on August 24, 2022 in Book 1324 Page 514 in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hun-dred Twenty-Four Thousand and 0/100 doldred Twenty-Four Thousand and 0/100 dollars (\$124,000.00), with interest thereon as outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on March 7, 2023, within the legal hours of sale on March 7, 2023, the following described property: ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOTS 197 & 198, 8TH DIS-TRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING LOT NINETEEN (19) AS SHOWN ON THE FINAL SUBDIVISION PLAT FOR JOSEPH L. BAU-ER, DATED 7/23/92, LAST REVISED 11/17/93 RECORDED IN PLAT BOOK 31, PAGE 155, UNION COUNTY RECORDS WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFERENCE THERETO. THIS PROPERTY IS CONVEYED SUBJECT TO RESTRICTIONS IN DEED BOOK 220, PAGE 23, AMENDED AT DEED BOOK 220, PAGE 545 AND DEED BOOK 228, PAGE 514, UNION COUNTY RECORDS. RECORDS. THE PROPERTY IS CONVEYED SUBJECT TO EASEMENT TO BLUE RIDGE MOUNTAIN EMC RECORDED AT DEED BOOK 141, PAGES 616-617, AND DEED BOOK 200, PAGE 197, UNION COUNTY BECORDS 617, AND DEED BOOK 200, PAGE 197, UNION COUNTY RECORDS. THE PROPERTY IS CONVEYED SUBJECT TO THE RIGHT OF WAY TO UNION COUNTY, GEOR-GIA, RECORDED IN DEED BOOK 226, PAGE 300, 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-rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's In security beed and by law, including attoi-ney's fees having been given). 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: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure. 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), 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 matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the party in possession of the property To the best knowledge and belief of the under-signed, the party in possession of the property is The Estate of Judy M. Beardslee or tenant(s); and said property is more commonly known as 372 Stable Gate Dr, Blairsville, GA 30512. The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirma-tion and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. foreclosure. U.S. Bank Trust National Association, not in its 10.3. Data in this i watering a solution of the solution of th

CITATION IN THE SUPERIOR COURT OF UNION COUNTY GEORGIA DOCKET NO. 23-CV-49-JEC

IN REM DEPARTMENT OF TRANSPORTATION

DEPARTMENT OF TRANSFORMENTS. VS. 1.195 acres of land; and Jane P. Collins a/k/a Hilie Jane Parker Collins; Jim Collins Backhoe Service a/k/a Collins Backhoe Service; and Jim Collins Planet Shapers, individually The said named persons and any and all other persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands herein-after described, and all occupants, tenants, lessees, licensees and all holders, owners and tessees, licensees and all noiders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-34 through 32-3-19, providing for the exercise of the power of main and the state of Core is a constrained of the section of the section section of the sectio eminent domain by the State of Georgia, or any of its subdivisions, or by any county of such

State, as follows: That the above stated case, being a condem-nation in rem against the property hereinafter described, was filed in said Court on the 13th day of February, 2023; That, in accordance with provisions of the aforesaid Official Code, a Declaration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the property for and eventions. declaring the necessity for and exercising the power of taking the said described lands for State-aid public road purposes, thereby vesting the title to same in the Department of Transportation; and, in pursuance of Parcel No. 78 19.

such authority, the Department of Transporsuch adminity, the beparatient of transpor-tation has deposited with the Clerk of the Superior Court of said County \$159,100.00 as the just compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court; to according with the accuriance of the Of

make known meir claims to the Court; In accordance with the provisions of the Of-ficial Code of Georgia Annotated, the Plain-tiff-Condemnor has prayed the Court for Im-mediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required Such property, as above set norm, are required by the Order of the Judge of said Court to sur-render possession of the property to the De-partment of Transportation no later than 30 days from filing of the Declaration of Taking. That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 22-210 if the curves of account of the surgestion Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim agains tor interest in said property, shall be dissatisfied with the compensation, as estimated in the Declaration of Taking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Dec-laration and the deposit of the fund into Court but not later than 30 days following the date of service as provided Sections 32-3-8 through 32-3-10 to file with the Court a notice of ap-peal, the same to be in writing and made a part peal, the same to be in writing and made a part of the record in the proceedings. The said property, as thus affected, is de-

scribed as follows: SEE PAGE 20-A and 20-B FOR DESCRIPTION

This 14th day of February, 2023. Judy L. Odom Clerk Superior Court UNION COUNTY Parcel No. 7820. NO.:APD00-0056-02(029)UNION PROJECT

COUNTY

PL NO.1222900 PARCEL NO.78 REQUIRED R/W1.195 acres of land PROPERTY OWNERS: Jane P. Collins a/k/a Hille Jane Parker Collins; Jim Collins Backhoe Service a/k/a Collins Backhoe Service; and Jim Collins Planet Shapers, individually **RIGHT OF WAY** 

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

Section, Union County, Georgia, being shown described on the attached plats marked Annex 1-A and being more particularly described as Annex 1-A and being more particularly de-scribed as follows: Beginning at a point 4.01 feet right of and op-posite Station 261+56.13 on the construction centerline of SR 515/US 76 on Georgia High-Beginning at a point 25.81 feet right of and op-posite Station 258+20.32 on the construction centerline of SR 515/US 76 on Georgia High-way Project No. APD00-0056-02(029); running thence N 0°13'14.7" E a distance of 165.39 feet to a point 102.77 feet left of and oppo-site station 259+24.33 on said construction centerline laid out for SR 515/US 76; thence N 0450/EG W a difference of 002 60 feet to to way Project No. APD00-0056-02(029); running thence N 38°37'02.0" W a distance of 99.16 feet to a point 95.14 feet left of and opposite station 261+56.36 on said construction centerline laid out for SR 515/US 76; thence N 55°26'03.9" E 201+30-30 Ursald Construction Centerline fail out for SR 515/US 76; thence N 55°26'03.9° E a distance of 1.96 feet to a point 95.00 feet left of and opposite station 261+58.32 on said construction centerline laid out for SR 515/US 76; thence northeasterly 104.90 feet along the arc of a curve (said curve having a radius of 3095.00 feet end a chord distance of 104.90 feet on a bearing of N 52°13'12.3° E) to the point 95.00 feet left of and opposite station 262+60.00 on said construction centerline laid out for SR 515/US 76; thence N 9°28'32.0° E a distance of 58.15 feet to a point 135.47 feet left of and opposite station 263-00.22 on said construction centerline laid out for SR 515/ US 76; thence N 53°56'14.5° E a distance of 389.64 feet to a point 159.73 feet left of and opposite station 266+71.10 on said construc-tion centerline laid out for SR 515/US 76; thence S 44°22'40.6° E a distance of 83.13 feet to a point 73.91 feet left of and opposite sta-tion 266+94.23 on said construction centerline Centernine lad out for SN 515/US 76; thence N 34'50'55.9" W a distance of 192.50 feet to a point 294.83 feet left of and opposite station 259+37.44 on said construction centerline laid out for SR 515/US 76; thence S 76°48'50.4" E a distance of 247.46 feet to a point 100.00 feet left of and opposite station 260+90.00 on said construction centerline laid out for SR 515/ US 76; thence N 55°26'03.9" E a distance of 66.54 feet to a point 95.14 feet left of and op-posite station 261+56.36 on said construction centerline laid out for SR 515/US 76; thence S 38°37'02.0" E a distance of 99.16 feet to a S 38 37/02.0" E a distance of 99.16 feet to a point 4.01 feet right of and opposite station 261+56.13 on said construction centerline laid out for SR 515/US 76; thence S 44\*40'22.0" W a distance of 80.02 feet to a point 13.18 feet right of and opposite station 260+76.63 on said construction centerline laid out for SR tion 266+94.23 on said construction centerline 515/US 76; thence southwesterly 256.81 feet laid out for SR 515/US 76; thence southwest-erly 330.74 feet along the arc of a curve (said curve having a radius of 1604.39 feet and a chord distance of 330.16 feet on a bearing of S 50°34'49.8" W) to the point 28.86 feet left of and opposite station 263+72.51 on said con-struction centerline laid out for SR 515/US 76; thence S 44°40'29.0" W a distance of 219.70 feet back to the point of beginning. Said tract containing 1.195 acres more or less. Parcel No. 7820-A. The title, estate or interest in the above-de-Parcel No. 7820-A. The title, estate or interest in the above-de-scribed land required by Condemnor and now taken by Condemnor for public use is as fol-lows: Fee simple title to the above-described land being shown described within on the at-tached plats dated April 19. 2017; last revised: Sheet No. 30 on. lune 10. 2021: Sheet No. 40 Sheet No. 39 on June 10, 2021; Sheet No. 40 on December 20, 2018; and attached hereto as

CITATION IN THE SUPERIOR COURT OF GEORGIA DOCKET NO. 23-CV-50-JEC IN REM DEPARTMENT OF TRANSPORTATION

1.898 acres of land; and certain easement rights; and Jane P. Collins a/k/a Hilie Jane Parker Collins; and Melanie Ensley, individu-

ally The said named persons and any and all other persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands herein-claim or demand in and to the lands hereinafter described, and all occupants, tenants, lessees, licensees and all holders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, Annotated Sections 32-3-4 through 32-3-19, providing for the exercise of the power of emi-nent domain by the State of Georgia, or any of its subdivisions, or by any county of such State, as follows: That the above stated case, being a condem-nation in rem against the property hereinafter described, was filed in said Court on the 13th day of Edward, 2023: That in accordance

described, was filed in said Court on the 13th day of February, 2023; That, in accordance with provisions of the aforesaid Official Code, a Declaration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking the said described lands for State-aid public road purposes, thereby vesting the title to same in the Department of Transportation; and, in pursuance of Parcel No. 77 19. such authority, the Department of Transpor-

Parcel No. 77 19. such authority, the Department of Transpor-tation has deposited with the Clerk of the Superior Court of said County \$466,400.00 as the just compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court; In accordance with the provisions of the 0f-ficial Code of Georgia Annotated, the Plain-tiff-Condemnor has prayed the Court for Im-mediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required by the Order of the Judge of said Court to sur-

such property, as above set form, are required by the Order of the Judge of said Court to sur-render possession of the property to the De-partment of Transportation no later than 60 days from filing of the Declaration of Taking. That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim against or interest in said property, shall be dissatisfied with the compensation, as estimated in the Declaration of Taking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filling of the Dec-laration and the deposit of the fund into Court but not later than 30 days following the date of service as provided for in the Official Code of Georgia Annotated Sections 32-3-8 through 32-3-10 to file with the Court a notice of appeal, the same to be in writing and made a part of the record in the proceedings. The said property, as thus affected, is de-

scribed

as follows: SEE PAGE 20-A; 20-B and 20-C; FOR DESCRIP-

See FAGE 20-4; 20-5 and 20-6; F TION This 14th day of February, 2023. Judy L. Odom Clerk Superior Court UNION COUNTY Deveol No. 7700 Parcel No. 7720. PROJECT N NO.: APD00-0056-02(029)UNION

PARCEL NO.:77 REQUIRED R/W:1.898 acres of land; and cer-

REQUINED HWF.1.396 acres of rand; and cer-tain easement rights PROPERTY OWNERS: Jane P. Collins a/k/a Hilie Jane Parker Collins; and Melanie Ensley, indi-vidually RIGHT OF WAY (TRACT 1) ALL THAT TRACT or parcel of land lying and being in Land Lot 214, 17th Land District, 1st Section, Juion County, Georgia, being chown

COUNTY

follows:

P.I. NO.:122900

or before 10:00 a.m. on March 27, 2023. 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 netting market.

nied, a nearing will be scheduled at a later date. If no objections are filed, the petition 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 Mar1,8,15,22)

#### IN THE PROBATE COURT

IN THE PROBATE COUR COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF CARLEY LEANNE DYER DECEASED ESTATE NO. 2023-27

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE Kendra Dyer has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Carley Leanne Dyer, deceased, of the estate of Carley Leanne Dyer, deceased, owning property in 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 on or hefore 10:00 a m on March 27. 2023

objections, and must be filed with the Court on or before 10:00 a.m. on March 27, 2023. 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 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 PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 MWart,8,15,22)

N(Mar1.8.15.22)

to Mortgage Electronic Registration Systems, Inc., as nominee for Freedom Mortgage Corpo-ration dated November 23, 2009, and recorded in Deed Book 820, Page 94-103, Union County in Deed Book 820, Page 94-103, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$108,974.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire

The holder thereof pursuant to Said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 4, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the prop-erty described in said Deed, to-wit: 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 BEING LOT #216 OF LAKE NOTTELY SUBDIVI-SION, 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, CATOPT AT THE OPEICHAL LAND LOT CODENED TAGE THU, SAID FLAT 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 DEGREES 36 MINUTES W 537.7 FEET TO AN IRON PIN TO THE TRUE POINT OF BEGINNING; SAID IRON PIN BEING LOCATED IN THE WEET FOLT OF WAY INCOME THE ANALY CON BEGINNING; SAID IRON PIN BEING LUGATED IN THE WEST RIGHT-OF-WAY LINE OF WAYNE COL-WELL ROAD; THENCE S 3 DEGREES 58 MINUTES E 284.9 FEET; THENCE N 81 DEGREES 08 MIN-UTES 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 110.7 EFET TO THE TOLE DOWN OF DECOMPUTES E 110.7 FET TO THE TRUE POINT OF BEGINNING. Said property is commonly known as 186 Lakeside Drive, Blairsville, GA 30512, *a/k/a* 3097 Robin Road, Blairsville, GA 30512, *a/k/a* 3097 Robin Road, Blairsville, GA 30512, *b* gether with all fixtures and personal prop-erty attached to and constituting a part of said property if any.

Property, if any. Said property is known as 186 Lakeside Dr a/k/a 3097 Robin Rd, Blairsville, GA 30512, together with all fixtures and personal prop-erty attached to and constituting a part of said

Property, if any. Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any tax-ing authority, any matters which might be dis-closed by a accurate survey and incensetion Ing autorny, any matters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all ex-neares of call sale as unvided in said Dead

penses of said sale as provided in said Deed, and the balance, if any, will be distributed as

and the balance, if any, will be usurprive as provided by law. 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

firmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Dawn E. Doucette-Schultz, *alk/a* Dawn E. Shultz-Doucette *alk/a* Dawn E. Doucette *alk/a* Dawn E. Shultz *alk/a* Dawn E. Schultz-Doucette *alk/a* Dawn E. Schultz *alk/a* Dawn E. Doucette-*alk/a* Dawn E. Schultz *alk/a* Dawn E. Doucette-*schultz*, successor in interest or tenant(s). Nationstar Mortgage LLC as Attorney-in-Fact for Dawn E. Doucette-Shultz and Troy R. Shultz, wife and husband

wife and husband File no. 16-062108 LOGS LEGAL GROUP LLP\*

Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/jw

https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Feb22, Mar1, 8, 15, 22, 29)

Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-19992 (Feb8,15,22,Mar1

Annex 1-A. Parcel No. 7820-B. N(Mar1,8)

along the arc of a curve (said curve having a radius of 1960.31 feet and a chord distance of 256.63 feet on a bearing of S 48°25'39.9" W) back to the point of beginning. Said tract con-taining 1.138 acres more or less. Parcel No. 77 20-A.

Parcel No. // 2U-A. RIGHT OF WAY (TRACT 2) ALL THAT TRACT or parcel of land lying and being in Land Lot 214, 17th Land District, 1st Section, Union County, Georgia, being shown described on the attached plats marked Annex 1-A and being more particularly described as follows

1-A and being more particularly described as follows: Beginning at a point 135.47 feet left of and op-posite Station 263+00.22 on the construction centerline of SR 515/US 76 on Georgia High-way Project No. APD00-0056-02(029); running thence N 9'00'22.1" E a distance of 152.49 feet to a point 245.00 feet left of and opposite sta-tion 264+00.00 on said construction centerline laid out for SR 515/US 76; thence northeast-erly 269.75 feet along the arc of a curve (said curve having a radius of 3245.00 feet and a chord distance of 269.67 feet on a bearing of N 58°14'46.6" E) to the point 245.00 feet and and construction centerline laid out for SR 515/US 76; thence S 44°22'40.6" E a distance of 88.36 feet to a point 159.73 feet left of and op-posite station 266-71.10 on said construction centerline laid out for SR 515/US 76; thence S 53°56'14.5" W a distance of 389.64 feet back to the point of beginning. Said tract containing 0.760 acres more or less. 0.760 acres more or less. TEMPORARY DEMOLITION EASEMENT

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

1-A and being more particularly described as follows: Beginning at a point 100.00 feet left of and opposite Station 260+90.00 on the construction centerline of SR 515/US 76 on Georgia Highway Project No. APD00-0056-02(029); running thence N 76\*48\*50.4" W a distance of 95.26 feet to a point 175.00 feet left of and opposite station 260+31.27 on said construction centerline laid out for SR 515/US 76; thence N 51\*14\*55.3" E a distance of 125.19 feet to a point 175.00 feet left of and opposite station 261+56.47 on said construction centerline laid out for SR 515/US 76; thence S 515/US 76; thence S 515/US 76; thence S 55\*26\*03.9" W a distance of 66.54 feet back to the point of beginning. Said tract containing 0.169 acress more or less. Parcel No. 77 20-B. Parcel No. 77 20-B.

TEMPORARY DRIVEWAY EASEMENT

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

Beginning at a point 98.12 feet left of and op-posite Station 261+15.69 on the construction centerline of SR 515/US 76 on Georgia High-way Project No. APD00-0056-02(029); running way Project No. APD00-0056-02(029); running thence N 38\*45'04.7" W a distance of 11.84 feet to a point 109.96 feet left of and oppo-site station 261+15.69 on said construction centerline laid out for SR 515/US 76; thence N 51\*14'55.3" E a distance of 40.70 feet to a point 109.96 feet left of and opposite station 261+56.40 on said construction centerline laid out for SR 515/US 76; thence S 38\*37\*02.0" E a distance of 14.81 feet to a point 95.14 feet left of and opposite station 261+56.36 on said construction centerline laid out for SR 515/US 76; thence S 55\*26'03.9" W a distance of 40.78 feet back to the point of bequining. Said tract

76; thence S 55°26'03.9" W a distance of 40.78 feet back to the point of beginning. Said tract containing 0.012 acress more or less. The title, estate or interest in the above-described lands, required by condemnor and now taken by condemnor for public use is as follows: Fee simple title to the above-de-scribed lands being shown described within on the attached plats dated April 19, 2017; Last Revised: Sheet No. 35 on May 17, 2021; Sheet Nos. 38 and 39 on June 10, 2021 and attached hereto as Annex 1-A. Also condemned is the right to enter upon the subject property for the purpose of removal of

Also condemned is the regit to enter upon the subject property for the purpose of removal of a building or improvement within the easement area shown on the attached plats marked An-nex 1-A. Said easement will expire one (1) year from the date of the filing of the Petition.

from the date of the filing of the Petition. A temporary driveway easement is condemned for the right to construct a driveway to con-nect the newly constructed road and right of way to the Condemnee's remaining lands for driveway purposes. Said easement will expire five (5) years from the date of the filing of the petition Petitio

Parcel No. 77 20-C.