# **North Georgia News**

## Legal Notices for March 29, 2023

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Shirley Peterson Maurer All creditors of the estate of Shirley Peter-son Maurer, 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

to make immediate payment to Representative. This 10th day of March, 2023. BY: Diana Belton 66 Cozy Cove Hollow Blairsville, GA 30512 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514 N(Mart5,22,29,Apr5)

NOTICE TO DEBTORS AND CREDITORS IN RE: Jean Cobb Mixon All creditors of the estate of Jean Cobb Mixon, 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 Personal Represen-tative. tative. This day of March, 2023

BY: Cynthia Leann Zeitouni 45 Ivan Allen Jr Blvd. NW Atlanta, GA 30308 N(Mar15,22,29,Apr5)

### NOTICE TO DEBTORS AND CREDITORS

NUTLE TO DEBUOKS AND CREDITORS IN RE: Betty Jean Easter All creditors of the estate of Betty Jean Eas-ter, 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 Personal Representative.

Representative. This 10th day of March, 2023 BY: Sheila E. Morris 3891 Apalachee Ridge Monroe, GA 30656 Carl Easter 485 Deaver Cove Road Blairsville, GA 30512 N(Mar15,22,29,Apr5)

#### NOTICE OF ENFORCEMENT OF LIEN WITHOUT JUDICIAL INTERVENTION

The contents of the listed leased space(s) located at Mission Self Storage, 323 GA-325, Blairsville, GA 30512 will be placed for Public Auction and Sale to the highest bidder to be Auction and Sale to the highest blocker to be held online at www.storageauctions.com on April 18, 2023, bidding ends at 10 AM. \$50 refundable deposit required on each winning bid. Units may include: Furniture, Antiques, Electronics, Household items, Office items, Clothes, Toys, Baby items, Tools, Automobiles, Trailers, etc. The units, description, and cus-timer names included in this Auction are: tomer names included in this Auction are

240, 5x10, Doug Nuelle, 150, 10x20, Dessie Malene Morris, 256, 10x20, Mikem Hinman.

# APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME STATE OF GEORGIA COUNTY OF UNION The medicate of the tables

N(Mar29 Anr5)

COUNTY OF UNION The undersigned hereby certifies that they are conducting a business in the City of Blairville, County of Union, State of Georgia under the name of: UP Petcare and that the nature of the business is Veterinary Services and that said business is composed of the following: (Limited Liability) Business address: Community Veterinary Clinics, LLC 2016 Eliverside Dr.

200 E. Riverside Dr. Eagle, ID 83616 This affidavit is made in compliance with Georgia Code Annotated Title 10 Chapter 1 Section 490. N(Mar29,Apr5)

#### NOTICE

Notice Online auction with Lockerfox.com for auction held on April 11 through April 18 Charlie Davis Baldwin AA38 Carrie Woodham AASo Carrie Woodnan D43 Anthony Greason E19 Sybil May I01 Mathew Dover I07 Sara Owen I33 Zedra Gaines Connen Bridge Bood Cannon Bridge Road 4 Katherine Maney

# APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNER-SHIP OR OTHERS

STATE OF GEORGIA

STATE OF GEORGIA COUNTY OF UNION The undersigned does hereby certify that El Hogar Educador, Inc. conducting a business as Appalachian Hispanic Ministries in the City of Blairsville, County of Union, in the state of Georgia, under the name of and that the nature of the business is non-profit outreach to the hispanic community in North Georgia and that the names and addresses the persons, firms, or partnership owning and carrying on said trade or business are: Michael Ray Richardson, Jr. 44 Soiva Pt. Blairsville, GA 30512 Jr, 44 Spiva Pt, Blairsville, GA 30512 N(Mar29, Apr5)

### NOTICE OF UNCLAIMED PROPERTY

VALUE AT MORE THAN \$75.00 Pursuant to 0.C.G.A 17-5-54, any party claim-ing an interest in the following property is hereby notified that on March 9, 2023, said property was located in the evidence room of the Union County Sheriff's Office in Unior

of the Ünion County Sheriff's Office in Union County, Georgia. Item Glock 380 pistol serial #ACMxxxx Springfield XDM 9mm serial #MG46xxxx Glock 43 9mm serial #BHPxxxx Taurus 9mm pistol serial #H55-9xxxx Ruger LCR 9mm pistol serial #166-xxxx Ruger Mark 1.22LR pistol serial #166-xxxx Lorcin .380 cal. pistol serial #21xxxx Taurus .38 special revolver pistol serial #CW3xxx #CW3xxxx Rossi .38 special revolver pistol serial #AA40xxxx

Taurus 9mm pistol serial #TKY1xxxx Gamo PT85 pellet pistol no serial # Taurus 9mm pistol serial #TJS0xxxx Glock 40cal. pistol serial #BST6xxxx Smith&Wesson 9mm pistol serial #VJAxxxx Winchester model 190 22cal. rifle serial

#B143xxxx Champion 410 shotgun no serial # Marlin glenfield 22cal. rifle Serial # 69xxxx SS Kresge model 151 12 gauge shotgun serial # 69xxx Smith & Weson model 196T 20 gauge shotgun

Smith & Weson model 196T 20 gauge s serial #41xxxx Ruger 10/22 rifle serial #2597xxxx Ruger 5R22 pistol serial #362-1xxxx RG 38 Special pistol serial #02xxxx Kel-Tec 380 cal. pistol serial #Jxxxx Kel-Tec 22 mag. pistol serial #Wxxxx Ruger 22 cal. revolver serial #64-9xxxx Taurus 22 cal. revolver serial #64-9xxxx Taurus 22 cal. revolver serial #HE9xxxx Heritage 22 cal. revolver serial #J3xxxx Rei Tage 22 car. Tevolver serial #35xxx RG 22 cat. revolver serial #214xxx Taurus 38 special revolver serial #211xxx unknown make 221r revolver serial #1xxxx 12 gauge shotgun unknown make or serial # Mouser Nagnant 7.62 rifle serial #321xxxx Mossberg model 500 12gauge shotgun serial #J19xxxx

Mossberg 12gauge shotgun serial #K27xxxx Bay State 12gauge shotgun serial #32xxxx New England 410 shotgun serial #27xxxx Bryco 9mm pistol serial #136xxxx Armstar 38 cal. revolver unknown serial # Hipoint 9mm pistol serial #P126xxxx Taurus 357 revolver serial #ZJ8xxxx Gibraltar 12 gauge shotgun serial #3xxxx Norinco 7.62 rifle unknown serial # Henry 221r rifle serial #512xxxx Davis Industries 380 pistol serial #AP00xxxx Marlin 12 gauge shotgun serial #Al8xxxx Mossberg maverick12 gauge shotgun serial #MV5xxxx

Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with 0.C.G.A. 17- within So days of the fourth publica on of the No-tice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certi-fied mail, return receipt requested. The serial numbers to the above listed items have been recticilly tidde assurements to be to access numbers to deep over must be able to prove which case the items was seized from or have valid proof of purchase indicating the com-

plete serial number. Mack Mason, Sheriff Union County, Ga. 378 Beasley Street Blairsville, Ga, 3051 (706)439-6066 (Mar15,22,29,Apr5)

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

DECEASED ESTATE NO. 2023-20 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. T0: Tammy Nelson, Danny Nelson 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 April 12 2023

April 17, 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 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 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(Mar22,25,Apr5,12)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF ALFRED JOHN NIEMCZYK DECEASED ESTATE NO. 2023-35 I REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS NOTICE Lynda Ann Niemczyk has/have petitioned for Lynda Ann Niemczyk has/have petitioned for waiver of bond, waiver of reports, waiver of statements, 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 per-sons are hereby notified to show cause why said petition should not be granted. All objec-tions 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 April 17, 2023. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the Be NOTIFIED FORTHER: 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. Con-tact probate court personnel for the required amount of filing face. If any objections are and probate court personner 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 Buy Krietin Chapter By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Mar22,29,Apr5,12)

#### IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF LORRI SUMMER WRIGHT DECEASED ESTATE NO. 2023-41 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE Christine Gardner has petitioned for (Let-

Christine Gardner has petitioned for (Let-ters of Administration) to be appointed administrator(s) of the estate of Lorri Summer Wright, deceased, of said county. (The petition-er has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in 0.C.G.A. § 53-12-261.) All interested persons are hereby no-tified to abuve acute whe sold active abuve. Terzor). An interested persons are nereby no-tified 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 April 17, 2023. BE NOTIFIED FURTHER: All objections to the abilition must be in writing orbiting forth the be notified Former's 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 you qualify to file as an indigent party. Con-test probate court presented for the required you quainy to me 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 PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

r22,29,Apr5,12) NOTICE TO DEBTORS AND CREDITORS

IN RE: Elaine Patterson Gibby All creditors of the estate of Elaine Patterson Gibby, 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 Personal Representative. Representative. This 17th day of March, 2023 His Trill day of March, BY: Lisa Gibby Harmon 194 Byers Rd. Blairsville, GA 30512 Timothy Hugh Gibby 95 Walker Farm Circle Blairsville, GA 30512

(Mar22,29,Apr5,12)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Lillian Chloe Arrowood All creditors of the estate of Lillian Chloe Arrowood, deceased, late of Union County, deroyal, 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 Deveneent the Representative. This 17th day of March, 2023. BY: Brian William Matthew Wight 6127 Upper Hightower Rd. Hiawassee, GA 30546 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA 30512 Representative. r22,29,Apr5,12)

#### NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Juanita L. Wyant All creditors of the estate of Juanita L. Wyant, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 16th day of March, 2023. BY: Millie Asnes 1257 Jones Creek Road Blairsville, GA 30512 ATTORNEY: Cary Cox PO Box 748 PO Box 748 Blairsville, GA 30512 (Mar22,29,Apr5,12)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF **OLIVER VINCENT BARLEY** DECEASED ESTATE NO. ESTATE NO. 2023-44 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

PETITION FOR LETTERS OF ADMINISTRATION NOTICE Karen Allason Kyle has petitioned for (Let-ters of Administration) to be appointed administrator(s) of the estate of Oliver Vincent Barley, deceased, of said county. (The petition-er 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 no-tified 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 April 24, 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 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 6 bound 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 , 29,Apr5,12,19)

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

DECEASED ESTATE NO. 2023-40

NOTICE

NOTICE The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-refer-enced estate having been duly filed. [For use if an heir is required to be served by

To: Christie Ann Richbourg TO: Christie Ann Richbourg [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 1000 a m or hefree April form, in this Court by 10:00 a.m. or before April

24, 2023 24, 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

65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Mar29,Apr5,12,19)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Nancy Jane McMartin All creditors of the estate of Nancy Jane McMartin, 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 20th day of March, 2023. BY: James Cameron McMartin 4907 Whitehorn Court

4907 Whitehorn Court Austin, TX 78746 ATTORNEY: Eddy A. Corn 253 Big Sky Drive Hiawassee, GA 30546 PHONE: (706) 896-3451

## NOTICE TO DEBTORS AND CREDITORS In RE: Estate of David Frank Albright

IN RE: ESTATE OF DAVID FRANK ALBRIGHT All creditors of the estate of DAVID FRANK ALBRIGHT, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Devencent time. This 3rd day of March, 2023. BY: Wesley Inglett Albright 200 Glenhaven Way Woodstock, GA 30188 ATTORNEY: Cary Cox PO Box 748 PO Box 748 Blairsville, GA 30512 N(Mar8,15,22,29)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF SUSAN REESE DECEASED ESTATE NO. 2022-66

NOTICE

NUTICE [For discharge from office and all liability] PROBATE COURT OF UNION COUNTY Re: PETITION OF DONNA COOPER-BEY FOR DISCHARGE AS EXECUTIX OF THE ESTATE OF SUSAN REESE, DECEASED. To When if wore concerning

To Whom it may concern: This is to notify you to file an objection, if there

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 April 10, 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 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 Determine the court of the petition be Determine to the petition be supported by the standard by the petition be provided by the petition be clerk of the Probate Court 65 Courthouse St., Suite 8

65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Mar29)

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-Security Deed executed by Dawn E. Doucette-Shultz and Troy R. Shultz, wife and husband 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 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 amount of said indebtedness due and payable and, pursuant to the power of sale contained

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 outry 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 SNOWN 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. ADEED 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 DEGREES 36 MINUTES W 537.7 FEET TO AN IRON PIN TO THE TRUE POINT OF BEGINNING; SAID IRON PIN BEING LOCATED IN THE WEST RIGHT-OF-WAY LINE OF WAYNE COL-WELL ROAD; THENCE S 3 DEGREES 58 MINUTES E 284.9 FEET; THENCE N 81 DEGREES 69 MINU-UTES W 220.0 FEET TO AN IRON PIN; THENCE TO AN IRON PIN; THENCE N 81 DEGREES 24 MINUTES E 119.7 FEET TO THE TRUE POINT OF BEGINNING; Said property is commonly known as 186 **119.7 FEET 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, to-gether with all fixtures and personal prop-erty attached to and constituting a part of said

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 an accurate survey and inspection of the property any assessments liens enof 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 ceil sale as provided 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 distributed 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 addit of the status of the loan with the secured creditor.

The property is or may be in the possession of Dawn E. Doucette-Schultz, a/k/a Dawn E. Shultz-Doucette a/k/a Dawn E. Doucette a/k/a Dawn E. Shultz a/k/a Dawn E. Schultz-Doucette a/k/a Dawn E. Schultz a/k/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

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)

#### NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Lewis Stephen Lawson Jr. All creditors of the estate of Lewis Stephen Lawson, Jr. deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative Representative. This 3rd day of March, 2023. BY: Georgetta J. Schommer 199 Main St. 199 Main St. Blairsville, GA 30512 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA 30512 N(Mar8.15.22.29) NOTICE TO DEBTORS AND CREDITORS

## 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 Joseph Raymond Dyer to CitiFinancial Services, Inc., Raymond Dyer to CitiFinancial Services, Inc., dated September 30, 2002, recorded in Deed Book 434, Page 433, Union County, Georgia Records and as re-recorded in Deed Book 880, Page 434, Union County, Georgia Records, as last transferred to Laelia, LLC by assignment recorded in Deed Book 1338, Page 166-166, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUN-DRED SIX THOUSAND TWO HUNDRED NINE AND 96/100 DOLLARS (\$106,209.96), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property: SEE EXHIBIT "AP" ATTACHED HERETO AND MADE A PART HEREOF The debt courted by said Security Deed hose

MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. §

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 exercise to year of the taxes. 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 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. Laelia, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

14-162.2.

14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Land Home Financial Ser-vices, Inc., 3611 South Harbor Blvd. Suite 100, Santa Ana, CA 92704, 877-557-9042.

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 un-dersigned, the party in possession of the prop-erty is Joseph Raymond Dyer and Kristopher Cody Chase Dyer or a tenant or tenants and said property is more commonly known as 563 Craig Gap Rd, Blairsville, Georgia 30512. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to con-

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. Laelia, LLC

as Attorney in Fact for Joseph Raymond Dyer McCalla Raymort Dyer McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehottine.net EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 133, DISTRICT 16, SECTION 1, UNION COUNTY, GEORGIA, CON-TAINING 10.1 ACRES, MORE OR LESS, SHOWN AS PARCEL B ON A PLAT OF SURVEY FOR GRANTOR BY PAUL B, SHULTZ, DEPUTY COUNTY SURVEY FOR A DISTRICT, DEPUTY COUNTY SURVEVOR, AND RECORDED IN PLAT BOOK M, PAGE 193, CLERK'S OFFICE, UNION COUNTY, GEORGIA, SAID PLAT INCORPORATED HEREIN BY REFERENCE.

MR/jew 4/4/23 Our file no. 22-06424GA - FT17 N(Mar8,15,22,29)

TS # 2022-02970 NOTICE OF SALE UNDER POWER Georgia, Union County Under and by virtue of the Power of Sale contained in that certain the Power of Sale contained in that certain Security Deed given by Matthieu J. Murdock to Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Stearns Lending, Inc., its successors and assigns, dated 3/4/2013, and recorded on 3/8/2013, in Deed Book 933, Page 1, Union County, Georgia records, as last assigned to Freedom Mort-gage Corporation by assignment recorded on 11/4/2022 in Instrument No.: 006680 Deed Book 1332, Page 16, conveying the after-described property to secure a Note in the original principal amount of \$220,500.00, with interest thereon as provided for therein, there original principal amount of \$220,500.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on 4/4/2023, the following described property: All That Tract Or Parcel Of Land Ly-ing And Being In Land Lots 205 & 206, 9th District, 1st Section, Union County, Georgia, Containing 1.270 Acres And Being Shown As Lot Five (5) Of Pinehurst Subdivision, On A Plat Of Survey By Rochester & Associates, INC. RS #2349, Dated 12/3/03, Last Revised 5/10/05 And Recorded In Plat Book 55, Page 297. Union And Recorded In Plat Book 55, Page 297, Union County 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. The Property Is Subject To The Easements To Blue Ridge Mountain EMC Recorded In Deed Book 564, Page 436 And In Deed Book 564, Page 437, Union County Records. The Property Is Subject To Existing Easements And Rights of Way For Public Roads And Highways, Pub-lic Utilities, Railroads, Pipelines And Riparian Rights. If Any Extending Into Through Over In commercial standards, Pipelines And Riparian Rights, If Any, Extending Into, Through, Over Or Across The Above Property. Subject Also To Any Reservations Of Oil, Gas, Stone, Miner-als Or Mining Rights Reserved In Prior Deeds. Subject Further To Any Covenants, Restric-tions Or Zoning Which May Be Applicable To The Property, Grantor Grants To Grantee A Non-Exclusive Easement For The Use Of The Subdivision Roads For Ingress And Egress To The Above Property. The Property Is Subject To The Restrictions Recorded In Deed Book 580, Page 346, Union County Records. Said records in commonly known as 24 Autumn bob, rade sao, onion county nectors, said property is commonly known as 83 Autumn Rdg Blairsville, GA 30512-2278. The indebt-edness secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-ure to pay the indebtedness as and when due and is the memory avoided in the Nets and ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of pay-ing the same and all expenses of the sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mort-gage Corporation, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037. Telephone No. 855-690-65900. Noth-Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Noth-ing in 0.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and any other matters of record superior to the Security Deed first set record superior to the Security Dend first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Matthieu J Murdock or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the cole is not party belief under the U.S. Pank the sale is conducted subject to (1) commandon that the sale is not prohibited under the U.S. Bank-ruptcy Code, (2) final confirmation 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. The sale is conducted on behalf of the secured predicts under the secure of each executed in the status of the secure of each executed in the secured The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, spe-cifically being Freedom Mortgage Corporation as Attorney in Fact for Matthieu J Murdock, Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA 92705, (888) 403-4115, TS # 2022-02370 For sale information, visit: https:// www.nestortrustee.com/sales-information or cell (888) 402-2089 call (888) 902-3989 N(Mar8,15,22,29)

IN THE PROBATE COURT **COUNTY OF UNION** STATE OF GEORGIA RICHARD DALE DAVIS DECEASED ESTATE NO. 2023-43 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

The petition of Lisa Oswald a/k/a Lisa Davis, for a year's support from the estate of Richard Dale Davis, deceased, for decedent(s) (surviv-ing spouse) (and) (minor child), having been duly filed, all interested persons are hereby notified to show cause, if any they have, by 10:00 a.m. on or before April 24, 2023, 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 The petition of Lisa Oswald a/k/a Lisa Davis 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. Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

r29.Apr5.12.19)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF JEANETTE W. KUKLA All creditors of the estate of JEANETTE W. KUKLA, 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 28th day of February, 2023. BY: Rebecca T. Dyer 975 Skeenah Gap Rd. Blairsville, GA 30512 ATTORNEY: Cary Cox PO Box 748 Blairsville, GA 30512 N(Mar8,15,22,29)

#### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Judy Marilyn Johnson a/k/a Judy Lance Johnson All creditors of the estate of Judy Marilyn All creditors of the estate of Judy Marilyn Johnson a/k/a Judy Lance Johnson, deceased, late of Union County, Georgia, are hereby no-tified to render in their demands to the un-dersigned 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 March 2023 This 3rd day of March, 2023. BY: Angela Rehnee Stringer 450 Whirlaway Street Jefferson, GA 30549 ATTORNEY: Rebecca Kendrick PO Box 1286 Blairsville, GA 30514 N(Mar8,15,22,29