## North Georgia News

## Legal Notices for March 8, 2023

NOTICE TO DEBTORS AND CREDITORS IN RE: Karen Collins Beaver a/k/a Kay Beaver All creditors of the estate of Karen Collins Beaver ver a/k/a Kay Beaver, deceased, late of Union County, Georgia are hereby notified to render county, deorgia are neterely 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. This 14th day of February, 2023 BY: Robbie Colwell Weaver, Executor

BOY 1120 Blairsville, GA 30514 Attorney: Richard Sarrell II 144 Cleveland St Blairsville, GA 30512

NOTICE OF INTENT TO VOLUNTARILY

NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION Notice is given that a notice of intent to dissolve PBK, Inc., a Georgia corporation with its registered office at 5079 lvy Log Road, Blairsville, Georgia 30512, will be delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation code. PBK, Inc. requests that persons with claims against it present the claims to PBK, Inc., ATTN: Christopher B. Kelley, PO. Box 2526, Blairsville, Georgia 30514-2526. with a description of the Christopher B. Keiley, P.U. BOX 292b, Biairsville, Georgia 30514-2526, with a description of the particulars of the claim in writing. Notice is given that, except for claims that are contin-gent at the time of the filing of, or that arise af-ter, the filing of the notice of intent to dissolve, a claim against the corporation not otherwise barred will be barred unless a proceeding to enforce the claim is commenced with two years after publication of this notice.

NOTICE TO DEBTORS AND CREDITORS

IN RE: 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 persons indebted to law, and all persons indebted sons indepted to raw, and an persons intented 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

Young Harris, GA 30582 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, G N(Mar1,8,15,22) airsville, GA 30514

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 law, and all persons indebted to said estate are required to make immediate payment to the Personal

to finder infinitional payment to Representative. This 24th day of February, 2023. 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, Georgia, are hereby notified to render in their demands to the undersigned according to 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 Whistle Pig Terrace Blairsville, GA 30512 N(Mar1,8,15,22)

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

DECEASED Estate No. 2023-32 Petition for Letters of Administration Notice

NOTICE
Michael Lynn Duvall has petitioned for (Letters 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 redeceased, or said county. (The petitioner has also applied for waiver of reports, waiver of reports, waiver of statements, and/or grant of certain powers contained in 0.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Count 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 filling fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of 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, the petition may

be granted withou Dwain Brackett PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville. GA 30512

(706) 439-6006 IN THE PROBATE COURT 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 before 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

grounds or 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 act produce 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
PROBATE JUDGE
BRY Kricht Stanley.

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

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 NOTICE Luis Lara has petitioned for (Letters of Administration) 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 O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. cause why said petitors include 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

be NOTIFIED THENER: 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 réquired amount of filing fees. If any objections are filled, 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

MMar1,8,15,22)

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

Tracy Glenn has/have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 55-1-265 in regard to the above estate. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the 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 27, 2023.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the

be NOTIFIED FURTHERS: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filling fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filling fees. If any objections are amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett

Judge of the Probate Court

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

CITATION PROBATE COURT OF UNION COUNTY RE: ESTATE OF CALLIE O. JORDAN, (FORMER) MINOR/WARD.

MINOR/WARD.

Date of Publication, if any: March 8, 2023
TO WHOM IT MAY CONCERN AND:
The conservator(s) of the above estate, has/have applied for Discharge from said trust.
This is to notify the above interested party(ies) This is to notify the above interested party(ies) to show cause, if any they can, why said conservator(s) should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, (address) 65 Courthouse Street, Blairs-ville, GA 30512 by 10:00 a.m. on or before April 10, 2023, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings. ing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.

If any objections are filed, a hearing will be

scheduled for 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 Street, Suite 8 Blairsville, GA 30512 ADDRESS (706) 439-6006 TELEPHONE

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

DECEASED ESTATE NO. 2007-133

ESTATE NO. 2007-133
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
RE: PETITION OF KARIN S. GAITHER AND
MARGIT H. STROUT FOR DISCHARGE AS COEXECUTOR(S) OF THE ESTATE OF MARTA LISBETH STROUT, DECEASED.
TO Whom it was coperate. 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

20, 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. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may 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 Address (706) 439-6006 Telephone Number

STATE OF GEORGIA In RE: The Name Change of Deborah Ann Carter,

Civil Action Case Number: 23-CV-46-RG NOTICE OF PETITION TO CHANGE NAME OF

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

Online auction with lockerfox.com to begin March 14 and end March 21.

**Charlie Davis Drive Baldwin** C09/48 Linda Lee C46 Danny Hollis E16 Sabrina Thomason F05 Felicia Davis G08 Shunmona Brown H10 Dennis Liberto **NOTICE TO DEBTORS AND CREDITORS** 

NOTICE TO DESTORS AND CREDITORS
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 law, and all
persons indebted to said estate are required
to make immediate payment to the Personal
Reporseentative. to make immediate paymen Representative. This 3rd day of March, 2023. BY: Wesley Inglett Albright 200 Glenhaven Way Woodstock, GA 30188

ATTORNEY: Cary Cox PO Box 748 Blairsville, GA 30512 N(Mar8,15,22,29)

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME

COUNTY OF UNION
The undersigned hereby certifies that (they are) (it is) (he is) conducting a business at 976 Mull Valley Road, Morganton, GA 30560, in the city of Morganton, County of Union, State of Georgia under the name: Rustic Mountain Mortgage, and that the type of business to be conducted is Mortgage Services and that said business is composed of the following corporation: Costal Lending Services Inc, 3624 S Atlantic Ave Ste 102, Daytona Beach Shores, FL 32118.

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 Corporation 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 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 property 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 SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY MADE BY JACK STANLEY, UNION COUNTY SURVEYOR.

SION, AS SHOWN ON A PLAI 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
COMMAND TO LAND LOTS 160 161 147 8 176. 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 COLWELL ROAD; THENCE S 3 DEGREES 58 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. 119.7 FEET TO THE TRUE POINT OF BEGINNING. Said property is commonly known as 186 Lakeside Drive, Blairsville, GA 30512, alk/a 3097 Robin Road, Blairsville, GA 30512, to-gether with all fixtures and personal prop-erty attached to and constituting a part of said

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-

property, if any.

satu 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, enor the property, any assessments, inerts, 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-

the payment of said indebteness and an ex-penses of said sale as provided in said Deed, 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 audit of the status of the loan with the secured creditor with the secured creditor.

with the secured creation. 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. Schultz a/k/a Dawn E. Schultz a/k/a Dawn E. 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

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.

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.
Blairsville, GA 30512
ATTORNEY: Kenya L. Patton
44 Blue Ridge Street, Suite B
Blairsville, GA 30512
NMRes 15: 229

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF JEANETTE W. KUKLA All creditors of the estate of JEANETTE W. KUK-LA, 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 Repres 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

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Judy Marilyn Johnson a/k/a

IN HE: ESTATE OF JUDY MARITYN JONNSON A/K/A JUDY Lance Johnson All creditors of the estate of Judy Marilyn John-son a/k/a Judy Lance Johnson, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned to render in meir 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 March, 2023.

BY: Angela Rehnee Stringer

450 Whitelaway Street

450 Whirlaway Street Jefferson, GA 30549 ATTORNEY: Rebecca Kendrick PO Box 1286 Blairsville, GA 30514 N(Mar8,15,22,29)

IN THE SUPERIOR COURT OF UNION COUNTY

DOCKET NO. 23-CV-49-JEC IN REM DEPARTMENT OF TRANSPORTATION

VS.

1.195 acres of land; and Jane P. Collins alk/a
Hilie Jane Parker Collins; Jim Collins Backhoe
Service: alk/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 hereinafter described and all occumants tenants

after described, and all occupants, tenants lessees, licensees and all holders, owners and lessees, licensees and all nolders, 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, providing for the exercise of the power of 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 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. 78 19. such authority, the Department of Transporsuch authority, the Department of Transpor-tation has deposited with the Clerk of the

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; make known their 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 uch property, as above set forth, are required

such property, as above set rorm, 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 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 Declaration. at any time subsequent to the filing of the Declaration 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 apof the record in the proceedings.

The said property, as thus affected, is de-

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.
PROJECT NO.:APD00-0056-NO.:APD00-0056-02(029)UNION COUNTY P.I. NO.:122900

PARCEL NO.:78
REQUIRED R/W:1.195 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-Seribed as follows:
Beginning at a point 4.01 feet right of and opposite Station 261+56.13 on the construction centerline of SR 515/US 76 on Georgia High-

centerline of SR 515/US 76 on Georgia High-way Project No. APDO0-0056-02(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 61+56.36 on said construction centerline laid 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 and 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 89.13 feet to a point 73.91 feet left of and opposite sta-tion 266+94.23 on said construction centerline laid out for SR 515/US 76: way Project No. APD00-0056-02(029); runn tion 266+94.23 on said construction centerline 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.

Parcel No. 7820-A.
The title, estate or interest in the above-described land required by Condemnor and now taken by Condemnor for public use is as follows: Fee simple title to the above-described land being shown described within on the attached plats dated April 19. 2017; last revised: Sheet No. 39 on June 10, 2021; Sheet No. 40 on December 20, 2018; and attached hereto as

IN THE SUPERIOR COURT OF UNION COUNTY

GEORGIA DOCKET NO. 23-CV-50-JEC DEPARTMENT OF TRANSPORTATION

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

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 hereinter described and all occupants, tenants, lessees, licensees and all holders, owners and iessees, licensees and all nolders, 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, providing for the exercise of the power of 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 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.

Parcel No. 77 19.
such authority, the Department of Transportation 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; make known their 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 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 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 filing of the Declaration 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 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-

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

This 14th day of February, 2023. Judy L. Odom Clerk Superior Court UNION COUNTY Parcel No. 7720. PROJECT N NO.:APD00-0056-02(029)UNION

P.I. NO.:122900 PARCEL NO.:77
REQUIRED R/W:1.898 acres of land; and certain 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, Union County, Georgia, being shown described on the attached plats marked Annex 1-A and being more particularly described as

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 Highcenterine of Sk 513/US 7 on deorgia 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 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 iert or and opposite station 2004-90.00 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 5 36 37 U.Z.U" 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 5 44\*40\*29.0" 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 515/US 76; thence southwesterly 256.81 feet arong the arc or a curve (said curve naving 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

PATCEI NO. // 20-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

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 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 station 264-400.00 on said construction centerline laid out for SR 515/US 76; thence northeasterly 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 left of and opposite station 266-49.38 on said 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 opposite station 266-71.10 on said construction centerline tion 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. 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

Tollows:
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 72 on exist construction. posite 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 38°40'39.5" E OUT OF SR 515/US 76; THERICE S 38\*40\*39.5" E a distance of 79.86 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 66.54 feet back to the point of beginning. Said tract containing 0.169 acres more or less.

Parcel No. 77 20-B.

TEMBORDAY DEMISMAY EXCEMENT 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 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 righest NV. APD04-005-02(025); tulning thence N 38\*45\*04.7" W a distance of 11.84 feet to a point 109.96 feet left of and opposite 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 551.56 for each development of the 100 feet to a point 109.96 feet left of and opposite station 551.56 for each development of the 100 feet left of and opposite station 551.56 for each development of the 100 feet left of and opposite station 551.56 for each development of the 100 feet left of and opposite station 551.56 for each development of the 100 feet left of and opposite station 551.56 for each development of the 100 feet left of and opposite station 551.56 feet left of and opposite station 55 261+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 ro, thetics 3 2 00.39 W a unstantee vi 40.76 feet back to the point of beginning. Said tract containing 0.012 acres 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-described lands, heims closure described within

as rollows: ree 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

asso contening to 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 filling of the Petition.

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained 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 HUNDRED 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 "A" ATTACHED HERETO AND 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 to pay the indepteness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. §

attorney's lees (notice purisant to 0.c.d.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned.

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

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 Services, 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.

terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property 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-

rine sale will be collected 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. as Attorney in Fact for

Joseph Raymond Dyer
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A" ALL THAT TRACT OR PARCEL OF LAND LYING

ALL HAH I HAR' UN PARCEL UP LAND LYING
AND BEING IN LAND LOT 133, DISTRICT 16,
SECTION 1, UNION COUNTY, GEORGIA, CONTAINING 10.1 ACRES, MORE OR LESS, SHOWN
AS PARCEL B ON A PLAT OF SURVEY FOR
GRANTOR BY PAUL B, SHULTZ, DEPUTY COUNTY SURVEYOR, 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

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 Mortgage Corporation by assignment recorded on 11/4/2022 in Instrument No.: 006680 Deed Book 1332, Page 16, conveying the afterdescribed 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 Lying 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 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, Public Utilities, Railroads, Pipelines And Righrain Rights, If Any, Extending Into, Through, Over Or Across The Above Property. Subject Also To Any Reservations Of Oil, Gas, Stone, Minerals Or Mining Rights Reserved In Prior Deeds. Subject Further To Any Covenants, Restrictions 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 Country Records. Said property is commonly known as 83 Autumn Rdg Blairsville, GA 30512-2278. The indebtedness 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, in the Manner provided in the Note and Security Deed. And Recorded In Plat Book 55, Page 297, Union County Records, Which Description On Said

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 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 Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IM 46037, Telephone No.: 855-690-5900. Nothing in O.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, restrictions, covenants, and any other matters of record superior to the Security Deed 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 sale is not prohibited under the U.S. Bankruptcy 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 creditor under the power of sale granted in the aforementioned security instrument, specifically being Fostedness as a sale sand the first secured creatior under the power of sale granted in the aforementioned security instrument, specifically being Fostedness as a sale sand and sale sand the first security Dead first The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically 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 # 2022-02970 For sale information, visit: https://www.nestortrustee.com/sales-information or call (889) 8092-3089

from the date or the filling of the Petudon.

A temporary driveway easement is condemned for the right to construct a driveway to connect 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.

Parcel No. 77 20-C.