# **North Georgia News**

# Legal Notices for June 4, 2025

SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA NI RE: the Name Change of Collin Michael Sexton, Petitioner Civil Action Case Number: SUCV2025000177

NOTICE OF PETITION TO CHANGE NAME OF ADULT

Collin Michael Sexton filed a petition in the Superior Court of Union County on May 19, 2025 to change the name from Collin Michael Sexton to Collin Michael Arthurson. Any interested party has the right to appear in this case and file objections within the time prescribed in O.C.G.A. § 19-12-1(h)(1). Dated 5/13/25 Petitioner, Collin Michael Sexton

N(May28.Jun4.11.18)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Martha W. Elliott All creditors of the estate of Martha W. Elliott, 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 23rd day of May, 2025. BY: Rhonda Huckeba PO Box 644

Dawsonville GA 30534 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514

N(May28, Jun4, 11, 18) IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF JENNIFER ANN MELOY-BARKER DECEASED

ESTATE NO. 2021-90 PETITION FOR LETTERS OF ADMINISTRATION

PETITION FOR LETTERS OF ADMINISTRATION NOTICE To whom it may concern: James William Barker has petitioned to be ap-pointed administrator(s) of the estate of Jenni-fer Ann Meloy-Barker 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 interested persons are hereby notified to show cause why said 0.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or be-fore June 30, 2025. BE NOTIFIED FURTHER: All objections to the patition grute be in writing onthing forth the

be worked by the first of the f 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 because the schedule of the schedu be granted without a hearing. Kristin Stephens Stanley

ludge of the Probate Court
By: Charla Dver
Deputy Clerk
5 Courthouse St., Suite 8
Blairsville, GA 30512
Address
706) 439-6006
elephone Number
(May28,Jun4,11,18)
N THE DOODATE COUDT OF UNIT

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF MARY SUE COLWELL DECEASED

ESTATE NO. 2025-76 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

To whom it may concern: James Hughes Colwell has petitioned to be appointed administrator(s) of the estate of Mary Sue Colwell 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 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 bu 10:00 are on or be be filed with the Court by 10:00 a.m. on or be-

fore June 30, 2025. 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

a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Dewthe (Clored) Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 (706) 439-6006 Telephone Number

N(May28, Jun4, 11, 18)

#### DUI PUBLICATION

Union County Superior Court Name: Krista Leigh Chandler Address: 195 Talone Ridge erior Court Elliiav, Ga. 30536 Char es: Ct. 1 DUI Ct. 2 DUI Disposition: Guilty Plea Date: 2/4/25 Sentence: Ct. 1 - 12 Months serve 120 days Fine: \$2,259.00 - 240 hours community service

\$25.00 publication fee. Ct. 2 - Merged with Ct. 1

#### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Mary Lou Kiernan All creditors of the estate of Mary Lou Kiernan, 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 octhe or norwing to here to immediate to said estate are required to make immediate payment to the Personal Representative. This 9th day of May, 2025. BY: Michael F, Kiernan 181 Concord Way Blairsville, GA 30512 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514 N(May14,21,28,Jun4)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Steven Lavern Beal All creditors of the estate of Steven Lavern Beal, 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 Repre-sentative. This 9th day of May, 2025.

BY: Justin Matthew Glaze 156 Mildred's Way Trion. GA 30753

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Eric Clayton Buchanan All creditors of the estate of Eric Clayton All creditors of the estate of Eric Clayton Buchanan, 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 to make immediate paymer Representative. This 9th day of May, 2025. BY: Austin Daniel Buchanan 161 Sierra Street Waycross, GA 31503 ATTORNEY: Brett Bradshaw 57 Sears Way Blairsville, GA 30512 N(May14,21,28,Jun4) IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE' ESTATE OF FD IORDAN

DECEASED ESTATE NO. 2019-140 NOTICE [For discharge from office and all liability] REPORTE COURT OF UNION COUNTY Re: PETITION OF SHERRY SMITH FOR DIS-CHARGE AS ADMINISTRATOR OF THE ESTATE OF ED JORDAN, DECEASED. To Whom it may concern: This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before June 16, 2025. 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 nublic 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. Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk should be sworn to before a notary public or

Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 Addres (706) 439-6006 **Telephone Number** 

CITATION PROBATE COURT OF UNION COUNTY RE: ESTATE OF JOYCE FREEMAN, (FORMER)

Date of Publication, if any: June 4, 2025 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) 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 July 7, 2025, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such TO WHOM IT MAY CONCERN AND: service. All pleadings must be signed before a notary public or probate court clerk, and fil-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. Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk of the Probate Court Union County Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512 1-706-439-6006

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF STEVEN M. BROWN, DECEASED ESTATE NO. 2025-78 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT The petition of Nancy E. Brown, for a year's support from the estate of Steven M. Brown, deceased, for decedent(s) surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, by 10:00 a.m. on or before June 16, 2025, why said petition should not be granted. All objections to the petition must be in writ-An objections to the petition must be in which ing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the proceeding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objec-tions uncounter that the 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 objec-tions are filed, a hearing will be scheduled at a later date. If no phicting are filed, the net a later date. If no objections are filed, the peti-tion may be granted without a hearing. Kristin Stephens Stanley PROBATE JUDGE By: Charla Dyer 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 y14,21,28,Jun4

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF MELINDA S. COLWELL DECEASED ESTATE NO. 2025-77 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE To whom it may concern:

James Hughes Colwell has petitioned to be appointed administrator(s) of the estate of Melinda S. Colwell deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, build a super of petition process or statements. and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons 0.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or be-

be need with the court by focto a.n. of of be-fore June 16, 2025. 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 word be tradead with were should be used by the statement of th 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. Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk

Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(May14,21,28,Jun4) IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF WENCHE A. CHURCH DECEASED ESTATE NO. 2025-70 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

NOTICE To whom it may concern: Lene Church has petitioned to be appointed administrator(s) of the estate of Wenche A. Church 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 show cause why said petition should not be granted. All objections to the petition must be in writing. setting forth the arounds of not be granted. An 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 June 16, 2025. 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 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. Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(May14,21,28,Jun4)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company, Petitioner.

A TRACT OF LAND LYING AND BEING IN THE 17TH DISTRICT, 1ST SECTION, LAND DEING IN THE 17TH DISTRICT, 1ST SECTION, LAND LOT 187 1.168 ACRES, TRACT 2, 0.044 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: Respondents. Civil Action No. 20-CV-139-JP Civil Action No. 201-00-139-30-NOTICE OF SUJMONS TO:WILLIAM CHESTER McCLURE, II, ESTATE OF WILLIAM CHESTER McCLURE, II, HEIRS KNOWN AND UNKNOWN Last Known Address:

5377 Highway 515 E. Blairsville, GA 30512 CHIN SHAN LI Last Known Address: 1442 Allison Ct., NW Lawrenceville, GA 30043 ELIZABETH A. CITRIN Last known Address: 28311 N. Main Street, B103 Daphne, AL 36526 Arthur R. Millican, Jr., Estate of Arthur R. Millican, Jr., Heirs Known and Un-KNOWN Last Known Address:

Last Known Address: 5279 Highway 515 E. Blairsville, GA 30512 All Persons or Parties, known or Un-Known, And All The World, who have or Claim Any Adverse or Possessory Right, TITLE OR INTEREST IN THE RESONDENT PROP-ERTY and All persons or parties, known or unknown, who may claim adversely to Peti-tioner's title to all that Tract of Land Lying and Being in the 17th District, 1st Section of Union Deing in the 17th District, ist Section of Union County, Georgia, Land Lot 187, being Tract 1, 1.168 acres, Tract 2, 0.044 acres, more or less, being more particularly described as follows: All that tract or parcel of land lying and be-ing in Land Lot 187, 17th District, 1st Section, Union County Coorgin and Internet Test 4 ing in Land Lot 187, 17th District, 1st Section, Union County, Georgia, and being Tract 1, containing 0.937 acres, and Tract 2, contain-ing 0.025 acres, as shown on a plat of survey for Youngstown Group, LLC by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. # 2763, dated June 30, 2024 and filed of record on July 9, 2024 in Plat Book 74, Page 405 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorpo-rated herein by reference hereto, for a full and complete description of the above described property.

property. You are hereby notified that the above-styled You are neredy notified that the above-styled action seeking a Petition to Establish Quiety reason of an Order for Service by Publication entered by the Court on May 5, 2025, you are hereby commanded and required to file with the clerk of said Court and serve upon Danthe clerk of said court and serve upon Dan-iel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within sixty (60) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b). Witness the Honorable Joy R. Parks, Judge of

said Court. This 7th day of May, 2025. Judy L. Odom Clerk of Superior Court, Union County

N(May14,21,28,Jun4)

### NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER STATE OF GEORGIA UNION COUNTY WHEREAS, Samantha M. McVay, a married woman, joined by her spouse Timothy A. Mc-vay, as borrower(s), executed a SECURITY DEED to Mortgage Electronic Registration Sys-tems, Inc., as nominee for Mortgage Financial Group, its successors and assigns , Lender which was dated 9/11/2014, and recorded on 9/12/2014, in Instrument No.:, Deed Book 985, Page 420, securing the payment of a Note in the amount of \$126,530.00 in Union County, Georgia Register of Deeds. NOW, THEREFORE, notice is hereby given that the entire indebt-edness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and authoredness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and author-ity vested in it, will on 7/1/2025 sell at public outcry to the highest bidder for cash During the legal hours of sale before the door of the courthouse of Union County, Georgia, 30512 of Union, the following described property situ-ated in Union County, Georgia, to wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, IST SECTION, LAND LOT 41, OF UNION COUNTY, GEORGIA, AND BEING LOT 22, OF BUCKHEAD SUBDIVISION, CONTAIN-ING 1.000 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & amp; ASSOCIATES, INC., DATED MARCH 20, 1998, AND RECORDE IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK 40, PAGE 181. SAID PLAT IS INCORPORATED HEREIN, BY REFER-ENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. ALSO CONVEYED IS A NON-EXCLU-SIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY. Tax Parcel ID: 034 188 A22 Being real prop-erty commoniv known as 214 12 POINT RD Tax Parcel ID: 034 188 A22 Being real prop-erty commonly known as 214 12 POINT RD default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given). be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street im-provements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the posses-sion of the borrower and/or other persons with the consent and acquiescence of the borrower. Except to the extent that the Holder may bind and oblicate Mortagoors to warrant title to the be disclosed by an accurate survey or by an Except to the extent that the Holder may blind and obligate Mortgagors to warrant title to the Property under the terms of the Security Deed, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are "as is", "where is'. The entire purchase price is due and payable at the conclusion of the auc-tion in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is be-ing sold with express reservation that the sale is arbitrat the confirmation by lander or Sch is subject to confirmation by lender or sub-stitute Trustee. Pursuant to 0.C.G.A. Section 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all Tun autoniny to negotiate, amend, or modify an terms of the above-described mortgage is as follows: Carrington Mortgage Services, LLC, 1600 S. Douglass Road, Suite 200 A Anaheim, CA 92806, Telephone No.: 800-561-4567 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require Carrington Mortgage Services, LLC to negotiate, amend, or modify the terms of the Security Deed described herein. Carrington Mortgage Services, LLC as Attorney in Fact for Samantha M. McVay and Timothy A. Mc-vay Attorney Contact: Miller, George & amp; Suggs, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071 Phone: 404-793-1447 Fax: 404-738-1558 TS # 25-34547 THIS COMMUNICATION IS FROM A DEBT COLLECTON ATTEMPTING TO COLLECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE. A-4841427 05/07/2025, 05/14/2025, 05/21/2025, 06/18/2025, 06/25/2025 terms of the above-described mortgage is as 05/21/2025, 05/28/2025, 06 06/11/2025, 06/18/2025, 06/25/2025 May7,14,21,28,Jun4,11,18,25)

#### NOTICE OF SALE UNDER POWER.

NOTICE OF SALE ONDER FOWER, UNION COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Jessie E. McGaha and April C. McGaha to Mortgage Electronic Registration Systems, Inc., as grantee, as nomine for Vanderbilt Mortgage And Finance, Inc., dba Silverton Mortgage, its successors and as-signs dated 3/25/2022 and recorded in Deed Sight date 3/23/2022 and re-recorded at Deed Book 1308 Page 282 and re-recorded at Deed Book 1308 Page 487, Union County, Georgia records; as last transferred to or acquired by PHH Mortgage Corporation, conveying the af-terdescribed property to secure a Note in the original principal amount of \$239,112.00, with interest at the rate specified therein, there will be sold by the undersimed at public output to be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Union County, Georgia (or such other area as designated by Order of the Su-perior Court of said county), within the legal hours of sale on July 1, 2025 (being the first Tuesday of said month unless said date falls on a Enderel Moldow in which each being the

Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 239 of Union County, Georgia, containing 0.86 acres, more or less, and being Lot 21 of Pleasant Hill Estates, as shown on a plat of survey by Lane S. Bishop & Associates, dated September 20, 1993, and recorded in Union County, Georgia records in Plat Book 31, Page 48. Said plat, is incorporated herein, by reference hereto, for a full and complete description of the above described property. Subject to restrictions as recorded in Union County, Georgia records in Deed Book 212, Pages 179-181 and as amended in Deed Book 219, Page 62.

219, Page 62.

Subject to an easement to Blue Ridge Moun

Subject to an easement to Blue Ridge Moun-tain EMC as recorded in Union County, Georgia records in Deed book 210, Page 608. Subject to a Union County road easement as recorded in Union County, Georgia records in Deed Book 225, Page 340.

Deeu BOOK 225, Page 340. Grantor also grants to Grantees a non-exclu-sive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property. \*This property is not a PUD.

The debt secured by said Security Deed has 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 same and all expenses of this sale, as provided in the Security Deed and by law, including at-torney's fees (notice of intent to collect attor-ney's fees having been given).

ney's fees having been given). Said property is commonly known as 810 Pleasant Hill Road, Blairsville, GA 30512 toreasant nin nodo, bianshire, ok 30512 to-gether with all fixtures and personal prop-erty attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Jessie E. McGaha and April C. McGaha or tenant or tenants

PHH Mortgage Corporation is the entity or indi-vidual designated, who shall have full author-ity to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corporation 1661 Worthingtor

Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518

750-2518 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of re-demotion of any taxing authority. (d) any matdemption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) con-

the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the Ioan as provided immediately above. PHH Mortgage Corporation as agent and At-torney in Fact for Jessie E. McGaha and April C. McGaha Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Noad, N.E., Suite 700, Atlanta, Geor

Piedmont Road, N.E., Suite 700, Atlanta, Geor-

gia 30305, (404) 994-7400. 1017-7339A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-7339A

## NOTICE OF FORECLOSURE

NOIGE OF FOREDOUSINE Sale Under Power Union County, Georgia This is an attempt to collect a debt. Any Information obtained will be used for THAT PURPOSE.

THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Anita Lippmann to Mortgage Electronic Registration Systems, Inc., as nominee for Urban Financial Group dated November 23, 2010 and recorded on December 1, 2010 in Deed Book 851, Page 299, Union County, Georgia Records, and later assigned to U.S. Bank Trust National Asso-ciation, as trustee of Waterfall Victoria III-NB Grantor Trust by Assignment of Security Deed recorded on March 13, 2025 in Deed Book recorded on March 13, 2025 in Deed Book 1408, Page 45, Union County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of Two Hundred Fifty-Nine Thousand Five Hun-dred And 00/100 Dollars (\$259,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on July 1, 2025 the following described property:

All that tract or parcel of land lying and being in the 10th District, 151 Section, Land Lot 91 of Union County, Georgia, containing 1.748 acres, more or less, and being described as Lot 2 as shown on a plat of survey by Rochester & As-sociates, Inc., James L. Alexander, G.R.L.S. No 2653, dated March 16, 2001, and recorded in Union County Records in Plat Book 49, Page 49. Said plat is incorporated herein, by refer-ence hereto, for a full and complete descrip-tion of the above described property. Being and intended to be the same property conveyed by Warranty Deed dated January 21.

Being and intended to be the same property conveyed by Warranty Deed dated January 21, 2002, from Joseph R. Collins in favor of Anita Lippmann and recorded in Union County Re-cords in Deed Book 403, Page 747. Subject to all easements, restrictions and rights-of-way as shown on plat recorded in Union County Records in Plat Book L, Page 190 and Plat Book 49, Page 49. Subject to Protective Covenants recorded in Union County Records in Deed Book 399, Pages 99-101; re-recorded in Union County Records in Deed Book 431, Pages 482-484. Subject to Rural Post Roads Right of Way Deed recorded in Union County Records in Deed recorded in Union County Records in Deed

Book 109, Page 81. Subject to Easement to Blue Ridge Mountain Electric Membership Corporation recorded in Union County Records in Deed Book 373, Page 653.

Subject to Water Easement and Maintenance Agreement recorded in Union County Records in Deed Book 851, Pages 293-298. Tax ID #: 088 037 B The debt secured by said Security Deed has

The debt 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 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 this sale, as provided in Security Deed and by law, includ-ing attorney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer, Carrington Mortgage Services, LLC, as servicer for U.S. Bank Trust National Association, as trustee of Waterfall

National Association, as trustee of Waterfall Victoria III-NB Grantor Trust, can be contact-ed at 1-800-561-4567 or by writing to 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, to discuss possible alternatives to

avoid foreclosure. Said property will be sold subject to any out-Satu property win 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

and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-signed, the parties in possession of the prop-erty are Estate of Anita Lippmann or tenant(s); and said property is more commonly known as 72 Emma Grace Lane, Blairsville, GA 30512. 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.

with the holder of the security deed. With the holder of the security deed. U.S. Bank Trust National Association, as trust-ee of Waterfall Victoria III-NB Grantor Trust as Attorney in Fact for Anita Lippmann McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTC File No. CA2025 00241

MTG File No.: GA2025-00341 N(Jun4,11,18,25)

IN RE: ESTATE OF ROBERT PALMER MASON All creditors of the estate of ROBERT PALM-ER MASON, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undesigned 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 16th day of May 2025 BY: Donna Gayle Loren 202 Allison Circl Blairsville, GA. 30512 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA. 30512

N(May21.28.Jun4.11)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Stella J. Chambers All creditors of the estate of Stella J. Chambers, 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 inpersons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Representative. This 16th day of May, 2025. BY: Linda Annette Chambers

3555 Blue Ridge Hwy. Blairsville, GA 30512 N(Mav21.28.Jun4.11)

#### NOTICE TO DERTORS AND CREDITORS

All creditors of the estate of Claude Howell Crisp, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Repre-

sentative. This 16th day of May, 2025. BY: Anna Maria Olvera 151 Trickum Hills Drive Woodstock, GA 30188 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(May21,28,Jun4,11)

## 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 held online at www.storageauctions.com on June 18th, 2025, bidding ends at 10 AM. A \$50 refundable deposit is required on each winning bid. Units may include Furniture, An-tiques, Electronics, Household items, Office Intern Clerkten, Turn Debu items items, Clothes, Toys, Baby items, Tools, Auto-mobiles, Trailers, etc. The units, descriptions, and customer names included in this Auction

are; 220, 10x20, Anton Boiba. N(Jun4.11)

#### NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Johnny Worth Mason All creditors of the estate of Johnny Worth Ma-son, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Repre-

sentative. This 30th day of May, 2025. BY: Anita Michelle Ma 3031 Estuary Rido Acworth, GA 30101 N(Jun4,11,18,25)

IN THE PROBATE COURT OF UNION COUNTY **STATE OF GEORGIA** IN RE: ESTATE OF ROBERT PALMER MASON DECEASED ESTATE NO. 2025-59

NOTICE

NOTICE IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-refer-enced estate having been duly filed. TO: Thomas E. Dalton [List here all heirs having unknown addresses to be acceded by unblication]

List inter an inter in aving diriktown addresses to be served by publication] This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court by 10:00 a.m. on or before June 16, 2025. BE NOTIFIED FURTHER: All objections to the petition grute the in writing soft into 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. Con-tact probate court personnel for the required amount of filing fees 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. Kristin Stephens Stanley Judge of the Probate Court Bus Chedie Deve By: Charla Dyer Deputy Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number . N(May14,21,28,Jun4)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF IN NET STATE OF JANEEN BELL AYLOR DECEASED ESTATE NO. 2025-79 PETITION FOR LETTERS OF ADMINISTRATION NOTICE To whom it may concern

To whom it may concern: Kevin L. Hardy has petitioned to be appointed administrator(s) of the estate of Janeen Bell Aylor 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 interested persons are hereby notified to show cause why said actifion should not 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 June 16, 2025. BE NOTIFIED FURTHER: All objections to the activitien must be in unviting activiting for th 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. Kristin Stephens Stanley Kristin Stephens Stanley Aristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(May14,21,28,Jun4)