## North Georgia News

## Legal Notices for September 27, 2023

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Jon Wesley Chambliss All creditors of the estate of Jon Wesley Cham-bliss, deceased, late of Union County, Georgia, are hereby notified to render in their demands are nereby nontined 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 8 day of September, 2023.

Inis 8 day or september, 2023. BY: Kimberly E. Chambliss Timothy J. Chambliss Blairsville, GA 30512 ATTORNEY: Spencer R. Bettis, Esq. 1815 Lockeway Drive, Suite 106 Alpharetta, GA 30004 N(Sept20,27,0ct4,11)

IN THE PROBATE COURT OF UNION COUNTY State of Georgia In RE: Estate of Alice Sara Gentry Ramsey

DECEASED

STATE NO. 2023-122

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

To whom it may concern:

Ruby Dean Ritchie has petitioned to be appointed administrator(s) of the estate of Alice Sara Gentry Ramsey 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. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filled with the Court by 10:00 a.m. on or before October 10, 2023. DECEASED

10:00 a.m. on or before October 10, 2023.

BE NOTIFIED FURTHER: All objections to the

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless

you qualify to file as an indigent party. Con-tact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may

be granted without a hearing.

Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Charles Richard Spiva
All creditors of the estate of Charles Richard
Spiva, 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 7 day of September, 2023.

BY: Henry Eugene Spiva

Dwain Brackett

Address (706) 439-6006 Telephone Number

BY: Henry Eugene Spiva 4870 Indian Town Road Marietta, GA 30066

326 E. Indiana Ave. Chesterton, IN 46304 Ryan Edward Wagner 1660 Hayes Leonard Rd.

PO Box 923 Blairsville, GA 30514 N(Sept13,20,27,0ct4)

STATE OF GEORGIA

Sierra Leigh Palacios

992 Williar Gircle Blairsville, GA 30512 706-851-4614

114 Kimsey Street Blairsville, GA 30512 N(Sept27,0ct4,11,18)

STATE OF GEORGIA

Ernest Glenn Johnson

IN RE: ESTATE OF

GEORGIA, Union County

Scott J. Rizzo

Danielle Sierra Leigh Tryzbiak

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF James Howard Grizzle
All creditors of the estate of James Howard Grizzle, deceased, late of Union County,
Georgia, are hereby notified to render in their

deorgia, 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 22nd day of September, 2023.

BY: Richard Samuel Wheeler

IN THE PROBATE COURT OF UNION COUNTY

DECEASED
ESTATE NO. 07-139
NOTICE TO DEBTORS AND CREDITORS

undersigned. This 27 day of September, 2023.

Charlotte, NC 28277 Margaret Clara Johnson

Blairsville, GA 30512
Trudy Smith
186 Poppet Lane
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Eva Davis Breedlove All creditors of the estate of Eva Davis Breed-

This 22nd day of September, 2023.

This 22nd day of September BY: William David Breedlove PO Box 1907 Blairsville, GA 30514 Virginia Anne Breedlove PO Box 1899 Blairsville, GA 30514 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(Sept27,0ct4,11,18)

An creators of the estate of eva Davis Breed-love, 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.

Attorney for the estate of Ernest Glenn John-son, deceased 15720 Brixham Hill Ave, Suite 300

Administrator of the estate of Ernest Glenn

IN RE: ESTATE OF John Ervin Jones All creditors of the estate of John Ervin Jones.

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

sons indepted to raw, and an persons indepted to said estate are required to make immediate payment to the Personal Representative.
This 15th day of September, 2023.
BY: Keith Jones
374 Pearl Wright Rd.
Blairsville, GA 30512

4455 Oakvista Ave. Clarkston, MI 48346

NOTICE TO DEBTORS AND CREDITORS

FAMILY DIVISION

Valparaiso, IN 46385 ATTORNEY: Daniel J. Davenport

IN THE SUPERIOR COURT OF UNION COUNTY

Sterra Leigh Palacios
Notice is hereby given pursuant to law to any
interested or affected party to appear in said
Court and to file objections to such name
change. Objections must be filed with Court
within 30 days of the filing of said petition.
This the 21 day of September, 2023
Desidle Size Leich Turkhild.

N(Sept13,20,27,0ct4)

ATTORNEY: David E. Barrett 108 Blue Ridge Hwy., Suite 6 Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

N(Sept13,20,27,0ct4)

Address

nereny 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 22nd day of September, 2023. BY: Kennetha Ann Patterson Jeffrey L. Patterson 72 Coosa Bend Drive Blairsville, GA 30512 ATTORNEY: Cary D. Cox Blairsville, GA 30514

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF ROBERT L. HEAD JR. DECEASED

NOTICE TO DEBTORS AND CREDITORS

9065 Blue Ridge Highway Blairsville, GA 30512 ATTORNEY: Jack Lance Jr.

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Louise Postell
All creditors of the estate of Louise Postell,
deceased, late of Union County, Georgia, are
hereby notified to render in their demands to

IN RE: ESTATE OF Bobby Joe Bright Jr.
All creditors of the estate of Bobby Joe Bright
Jr., deceased, late of Union County, Georgia, are

hereby notified to render in their demands to

nereny 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 22nd day of September, 2023. BY: Melinda Bright

ESTATE NO. 2018-149 ESTATE NO. 2018-149
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
RE: PETITION OF JIMMY C. TALLENT FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF ROB-

CHARGEAS EXECUTOR OF THE ESTATE OF ROB-ERT L. HEAD JR., 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 October 10,

RE 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 be granted without a hearing Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court

65 Courthouse St., Suite 8 Blairsville, GA 30512 Address 706) 439-6006 Telephone Number N(Sept27,0ct4,11,18)

IN THE PROBATE COURT OF UNION COUNTY

IN THE PROBATE COUR STATE OF GEORGIA IN RE: ESTATE OF JUANITA L. WYANT DECEASED ESTATE NO. 2022-146

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Robert Edward Wagner
All creditors of the estate of Robert Edward
Wagner, 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 8th day of September, 2023.
BY: Pamala Lynn Wagner
326 E. Indiana Ave. NOTICE [For discharge from office and all liability] PROBATE COURT OF UNION COUNTY Re: PETITION OF MILLIE ASNES FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF JUANITA L. WYANT, 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 October 10, 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 whether the court and the statement of the state you quanty to me as an integent 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 be granted without a hearing. Dwain Brackett FAMILY DIVISION
In Re the name Change of:
Petitioner: Danielle Sierra Leigh Tryzbiak
Civil Action File No: 23-CV-298-BL
NOTICE OF PETITION TO CHANGE NAME
Notice is hereby given that Danielle Sierra
Leigh Tryzbiak, the undesigned, filed his/her
petition to the Superior Court of Union County,
Georgia, on the 21 day of September, 2023,
praying for change in the name of petition
from Danielle Sierra Leigh Tryzbiak to Danielle
Sierra Leigh Tryzbiak to Danielle
Sierra Leigh Tryzbiak to Danielle
Sierra Leigh Tryzbiak to Danielle

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

SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
CIVIL ACTION NUMBER SUCV2023000299

VS. Fifteen thousand six hundred eighteen dollasr

Weatherby 7mm Rifle Weatherby 12 gauge shotgun springfield .45 caliber pistol 1 & K. 45 caliber pistol 10 boxes 12 gauge ammunition 10 boxes 12 gauge buckshot 900 rounds of 5.56 caliber ammunition 700 rounds of .45 caliber ammunition 14 Mag-Pul 5.56 caliber magazines 4 ammo cans od assorted 9mm, .45, 5.56 and 12 gauge 12 gauge Damon, Austin DEFENDANTS

SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA SUMMONS TO: DAMON, AUSTIN

You are hereby summoned and required to file with the Clerk of said court and serve upon the Plaintiff's attorney, whose name and address is: dress is: Sidney Landreau Enotah Circuit District Attorney 65 Courthouse St. Box 6

65 Courthouse St. Box 6
Blairsville, Georgia 30512
an answer to the complaint which is herewith served upon you, within 30 days after service of this summons upon you, exclusive of the day of service. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint. This 21st day of September, 2023. Clerk of Superior Court Judy L. Odom, Clerk Union County, Georgia N(Sept27,0c4) UNION COUNTY IN RE: Ernest Glenn Johnson, DECEASED ESTATE NO. 07-139 All creditors of the estate of Ernest Glenn Johnson, deceased, late of Union County, are hereby notified to render an account of their demands to the undersigned, according to the law, and all persons indebted to said and all persons indebted to said estate are hereby required to make immediate payment to the

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
Enotah Judicial Circuit
STATE OF GEORGIA,

ex rel Jeffrey Langley DISTRICT ATTORNEY Enotah JUDICIAL CIRCUIT, Plaintiff,

Fifteen thousand six hundred eighteen and no/100 dollars (\$15,618.00); a Weatherby Mark V 7mm Weatherby Magnum rifle, serial # 55007261; a Weatherby Athena 12 gauge over/ under shotgun; a Springfield Armory 1911 .45 ACP Trophy Match pistol serial number 321595; a H & K .45 caliber pistol, Serial #HKU-321595; a H & K. 45 caliber pistol, Serial #HKU-012775; Ten (10) boxes of 12 gauge #71'2 shot shells; Fen (10) boxes of 12 gauge buckshot shot shells; Nine hundred (900) rounds of 5.56 caliber ammunition; Seven (700) hundred rounds of .45 caliber ammunition; fourteen (14) Mag-Pul 5.56 caliber magazines; Four ammunition cans containing 9mm, .45ACP, 5.66 and 12 gauge rounds , Defendant in rem, RE PROPERTY OF Austin Charles Damon

RE PROPERTY OF
Austin Charles Damon
Purported Owner(s)/Interest Holders
CIVIL ACTION NO. SUCV2023000299
COMPLAINT FOR FORFEITURE
COMES NOW THE STATE OF GEORGIA, by and
through Jeffrey Langley, District Attorney for
the Enotah Judicial Circuit and files this comlaint for forfeiture nursuant to, O.C. G.A. & S.

plaint for forfeiture pursuant to O.C.G.A. §§ 16-13-49(b) and 9-16-12 and shows the Court

The property sought to be forfeited is de-scribed in the above-styled caption and is in-corporated herein by reference thereto (herein after "the defendant property").

The property is currently in the custody of the Union County Sheriffs Office, 378 Beasley Street, Blairsville Ga 30512 and is located within Union County and is within the venue and subject to the jurisdiction of this Court.

On August 29, 2023, a Confidential Informant working for the Union County Sheriffs Office purchased a quantity of controlled substanc-es from Austin Damon at 27 Harmony Lane, Rlairsville Georgia. 4.

On September 6, 2023, a Confidential Informant working for the Union County Sheriffs Office purchased a quantity of controlled substances from Austin Damon at 27 Harmony

Lane, Blairsville Georgia. On September 11, 2023, investigators with the Union County Sheriffs Office obtained and ex-ecuted a search warrant on 27 Harmony Lane, Blairsville, Georgia. Various illegal narcotics/ drugs were found in the residence including but not limited to (1) THC Wax (2) marijuana (3) cocaine (4) fentanyl (5) hydrocodone (6) MDMA and (7) mushrooms.

6. Also found and seized in the search was a total Also round and seized in the search was a total of \$16,178.00 dollars in currency. Five hundred sixty (\$560.00) dollars of that money were funds that were used to purchase the drugs set forth in paragraphs 3 and 4 hereof. The additional Fifteen thousand six hundred eighteen dollars (\$15,618.00) are the funds sought to be forfeited herein. All of these funds were found in close proximity to the illegal drugs

Also found and seized during the search, and in close proximity to the illegal drugs, were the guns and ammunition described herein.

The defendant property is contraband and subject to forfeiture to the State of Georgia pursuant to the provisions of O.C.G.A. §16-13-49(b), in that the defendant property was directly or indirectly used or intended for use to facilitate the distribution of controlled sub-stances to wit: the distribution of each of the controlled substances found in the residence and the drugs sold to the C.I. on the two oc-casions set forth in violation of O.C.G.A, §§ 16-13-30(a) and 16-13-30(b) and/or are proceeds 13-30(a) and 16-13-30(b) and/of are process derived or realized therefrom and/or was found in close proximity to the drugs set forth in paragraph five (5) hereof and/or are other property which is subject to forfeiture pursuant to the provisions of O.C.G.A.§ 16-13-49(b).

The defendant weapons are contraband and subject to forfeiture to the State of Georgia pursuant to 0.C.G.A § 16-13-49(b) in that the weapons were available for use to facilitate the distribution of controlled substances in violation of 0.C.G.A. §16-13-30(b).

The names and addresses of all known persons who may be owners and/or interest holders of the defendant property, or any part thereof, are as follows: **Austin Charles Damon** 27 Harmony Lane

Blairsville, Ga 30512

Union County jail 378 Beasley Street Blairsville Ga 30512 WHEREFORE THE STATE OF GEORGIA PRAYS:

 That all purported owners and/or interest holders listed herein be personally served with a copy of this complaint and summons
 That The custodians of the defendant property be served a copy of this complaint and

ers who are unknown, who reside out of state, who depart the state, who can not after due diligence be found within the State or who conceal themselves to avoid service, be served

conceal themselves to avoid service, be served by publication by publishing a notice of proceedings once per week for two consecutive weeks in the legal organ of Union County as provided by O.C.G.A. §9-16-12(b)(3).

4. That the Court hold a hearing within sixty (60) days of the service of this complaint as provided by O.C.G.A. §9-16-12(f).

5. That the Court enter judgment in favor of the State of Georgia declaring the defendant property forfeited to the State of Georgia pursuant to the provisions of O.C.G.A. §16-13-49.

6. That the Court retain jurisdiction to direct the proper disposition and distribution of the

the proper disposition and distribution of the forfeited property as provided by O.C.G.A. §9-7. That the State of Georgia be afforded such other relief and remedies as are available under law and for due process to enforce the

forfeiture. This the 21st day of Sept, 2023. Respectfully submitted, /s/ Buster Landreau Buster Landreau, ADA

Georgia Bar Number 970247 for JEFFREY LANGLEY District Attorney Georgia Bar No. 436610 Enotah Judicial Circuit 65 Courthouse Street Blairsville, GA 30512

VERIFICATION
Pursuant to the provisions of O.C.G.A. §9-16-12(a), I hereby verify that the information contained in the foregoing complaint for forfeiture is true and correct to the best of my knowledge and belief.
This 21st day of Sept, 2023
/s/ Jay McCarter Union County Sheriffs Office Sworn to and subscribed before me this 21st day of Sept, 2023 /s/ Devyn Duncan Notary Public mission expires 2/27/26

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
Enotah Judicial Circuit
STATE OF GEORGIA,

Jeffrey Langley
DISTRICT ATTORNEY. Enotah JUDICIAL CIRCUIT, Plaintiff,

\$1,873.00 in United States Currency Smith and Wesson .38 Handgun, Serial #DKZ3193 #UK23193
Defendant in rem,
RE PROPERTY OF
Melanie Renee Rich,
Purported Owner(s)/Interest Holders
CIVIL ACTION NO. SUCV2023000027

COMPLAINT FOR FORFEITURE
COMES NOW THE STATE OF GEORGIA, by and
through Jeffrey Langley, District Attorney for
the Enotah Judicial Circuit, and files this complaint for forfeiture pursuant to O.C.G.A. §§ 16-13-49(b) and 9-16-12 and shows the Court

The property sought to be forfeited is de-scribed in the above-styled caption and is in-corporated herein by reference thereto (hereinafter "the defendant property").

2. The defendant property is in the custody of the Union County Sheriff's Office, 378 Beasley Street, Blairsville, Georgia and is located within Union County and is within the venue and jurisdiction of this Court.

Prior to December 21, 2022, law enforcement made multiple controlled buys from the de-fendant, Melanie Renee Rich (hereafter defen-dant). On December 21, 2022, defendant was arrested on four warrants resulting from the controlled buy. A search warrant for her resi-dence at 40 Nantahala Lane, Apt H, Blairsville was obtained and executed. 4.
The investigation resulted in the arrest of

Melanie Renee Rich for multiple counts of Dis-tribution of a Controlled Substance.

sulted in the discovery of cocaine in excess of a gram, hydrocodone pills, a set of scales, Mannitol powder, 3 precut baggies and a white medical bowl. Also found in the residence near the drugs was \$1873.00 in US Currency plus the Smith and Wesson handgun set forth in the caption hereof.

6.
As a result of the discovery of the controlled substances set forth in Paragraph 5 hereof, the currency and firearm more particularly described in the caption hereof hereof were seized for forfeiture.

The defendant property is contraband and subject to forfeiture to the State of Georgia pursuant to the provisions of 0.C.G.A. §16-13-49(b), in that the defendant property was directly or indirectly used or intended for use to facilitate the distribution and possession of cocaine and hydrocodone in violation of O.C.G.A.§16-13-30 and/or is proceeds derived from or realized therefrom and/or was found in close proximity to cocaine and LSD and/or is other property which is subject to for

Additionally the defendant weapons are con-traband and subject to forfeiture to the State of Georgia pursuant to O.C.G.A. § 16-13-49(b) in that the weapons were available to facilitate the possession of cocaine and/or LSD in violation of O.C.G.A. § 16-13-30.

9.

The names and addresses of all known persons who may be owners and/or interest holders of the defendant property, or any part thereof, are as follows: Melanie Renee Rich 40 Nantahala Lane

Apartment H Blairsville, Ga 30512

10.
On, or about, January 4, 2023 Union County Sheriff's Office notified the District Attorney of the seizure. Said report complied with O.C.G.A. § 9-16-7. On or about 1/23/23 the District Attorney filled an administrative forfeiture pursuant to O.C.G.A. §9-16-11, also in compliance with O.C.G.A. §9-16-7.

The administrative forfeiture was served on Melanie Rich on January 24, 2023. On January 26, 2023 Melanie Rich delivered the attached purported answer and claim.

Since a claim has been filed, this action is brought pursuant to 0.C.G.A. §§ 9-16-11(c)(3), 9-16-12 and 9-16-13.
WHEREFORE THE STATE OF GEORGIA PRAYS:

WHEREVER I ITS STATE UP GEORGIA PRATS:

1. That all purported owners and/or interest holders listed herein be personally served with a copy of the complaint and summons;

2. That the custodians of the defendant property be personally served a copy of the complaint and summons herein;

3. That all purported owners and interest holders who are unknown who reside out of

5. That all purported univers and mineres the holders who are unknown, who reside out of state, who depart the State, who cannot after due diligence be found within the state or who conceal themselves to avoid service, be served by publication by publishing a notice of progedings once per week for two conceptions. edings once per week for two consecutive

ceedings once per week for two consecutive weeks in the legal organ of Union County as provided by 0.C.G.A. § 9-16-12(f);

4. That the Court hold a hearing within sixty days of the service of this complaint as provided by 0.C.G.A. § 9-16-12(f);

5. That the Court enter judgment in favor of the State of Georgia declaring the defendant property, or any part thereof, forfeited to the State of Georgia pursuant to the provisions of 0.C.G.A. § 16-13-49;

6. That the Court retain jurisdiction to direct the proper disposition and distribution of the forfeited property as provided by 0.C.G.A. § forfeited property as provided by O.C.G.A. §

7. That the State be afforded such other relief and remedies as are available under law and for due process to enforce the forfeiture. This the 30th day of January, 2023. Respectfully submitted, Buster Landreau

Buster Landreau Buster Landreau Assistant District Attorney Georgia Bar No. 970247 Enotah Judicial Circuit 65 Courthouse Street Box 6 Blairsville, GA 30512 706-439-6027

NOTICE TO DEBTORS & CREDITORS
In Re: ESTATE OF: Jo Ann Stith
All debtors and creditors of the Estate of
James Logan Stith, deceased, late of Union
County, 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 1st day of September, 2023
BY: G. William Little, III BY: G. William Little, III

4805 OLD HIGHWAY 76 BLUE RIDGE, GA 30513

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Martin Leon Cooper
All creditors of the estate of Martin Leon Cooper, 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 debted to said estate are required to make immediate payment to the Personal Representative. This 1st day of September, 2023. BY: Alison Judith Harris 215 Brandon Place Sandy Springs, GA 30328

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Jetta Joyce Cooper All creditors of the estate of Jetta Joyce Coo-per, deceased, late of Union County, Georgia,

per, deceased, rate of offinion county, deorge, 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 Representation. This 1st day of September, 2023. BY: Alison Judith Harris 215 Brandon Place Sandy Springs, GA 30328

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Ivan Bernard Browning Sr. All creditors of the estate of Ivan Bernard Browning Sr., deceased, late of Union County, Georgia, are hereby notified to render in their 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 1st day of September, 2023.
BY: Gregory B. Grier
596 Alberts Rd.
Seneca, SC 29672
ATTORNEY: Kenya L. Patton
44 Blue Ridge Street, Suite B
Blairsville, GA 30512
N(Sept6,13,20,27) ADVERTISEMENT FOR BIDS

Bid Package One (1) through Twenty-Five (25) Project: New Union County Elementary School Owner: Union County Schools Architect: Breaux & Associates Architects

Architect: Breaux & Associates Architects CM: Charles Black Construction Company, Inc. Contractors are invited to submit lump sum bids for Bid Package One (1) through Twenty-Five (25), New Union County Elementary School Sealed bids will be received by the Construction Manager until 3:00 p.m., October 5, 2023, at the Office of the Construction Manager, Charles Black Construction Company, Inc., 1955 Highway 129 South, Cleveland, Georgia 30528. Bids must be submitted in Duplicate on the Construction Manager's Proposal Form along with a 5% Bid Bond if required by the Bid Package. No Faxed or E-Mailed Bids Accepted.

along with a 5% Bid Bond if required by the Bid Package. No Faxed or E-Mailed Bids Accepted. A thorough review of the bid package description and bid documents are required prior to submitting bids.

The form of agreement will be AIA Document A401, 2017 Edition, between the Construction Manager and the Successful Bidder. Bidding Documents are available for the COST OF REPRODUCTION from:

Gainesville Whiteprint 312 Bradford Street, NW Gainesville, Georgia 30501 (770) 534-2086 ocuments will be available for review at the

Charles Black Construction Company, Inc. 1955 Highway 129, South Cleveland, Georgia 30528 Dodge Data & Analytics construction.com www.constructconnect.com

www.LDILine.com
CM: Charles Black Construction Company, Inc.
PROJECT: New Union County Elementary

School
ADVERTISEMENT FOR BIDS
INDEX TO BID PACKAGES BIO Pkg Bid Package Bid Number Name Date 1. Sitework Previously Awarded 2. Concrete October 5, 2023 3. Masonry October 5, 2023 4. Structural Steel October 5, 2023 5. TDO Redign October 5, 2023 5. TPO Roofing October 5, 2023 6. Standing Seam Metal Roofing October 5,

Hollow Metal Doors and Frames & Hardware October 5, 2023
8. Overhead Doors and Sectional Doors October 5, 2023 9. Aluminum Entrances and Storefront/Glass &

9. Aluminum Entrances and Storetront/Glass & Glazing October 5, 2023
10. Metal Framed Skylights October 5, 2023
11. Drywall/Ceilings/E.I.F.S./DEFS/Sound Absorbing Wall Units October 5, 2023
12. Ceramic Tiling October 5, 2023
13. Resilient Tile Flooring, Base & Accessories October 5, 2023

12. Ceramic Tiling October 5, 2023

13. Resilient Wood Flooring, Base & Accessories October 5, 2023

14. Resilient Wood Flooring October 5, 2023

15. Interior/Exterior Painting October 5, 2023

16. Specialties October 5, 2023

17. Aluminum Canopies October 5, 2023

18. Food Service Equipment October 5, 2023

19. Manufactured & Architectural Casework / Solid Surface Fabrications October 5, 2023

20. Manufactured & Architectural Casework / Solid Surface Fabrications October 5, 2023

21. Telescoping Seating October 5, 2023

22. Plumbing October 5, 2023

23. Fire Protection October 5, 2023

24. H.V.A.C October 5, 2023

25. Electrical October 5, 2023

25. Electrical October 5, 2023

26. Electrical October 5, 2023

27. Electrical October 5, 2023

28. Electrical October 5, 2023

29. Electrical October 5, 2023

20. MeDonald, Project Manager

Charles Black Construction Company, Inc.

20. Box 960 \* 1955 Highway 129 South

Cleveland, Georgia 30528

\*The Construction Manager and Owner reserve the right to reject any and all bids and to waive technicalities.\*

the right to reject any and all bids and to waive technicalities.\*

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Zachary N
Arnick and Megan E Arnick to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans Inc., its successors and assigns, dated April 9, 2020, recorded in Deed Book 1190, Page 476, Union County Georgia Records as last transferred cessors and assigns, dated April 9, 2020, recorded in Deed Book 1190, Page 476, Union County, Georgia Records, as last transferred to Rocket Mortgage, LLC ft/k/a Quicken Loans, LLC ft/k/a Quicken Loans Inc. by assignment to be recorded in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-ONE THOUSAND SIX HUNDRED FORTY-NINE AND 0/100 DOLLARS (\$181,649.00), 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, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 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 in the manner provided in the Note and Security Deed. The debt remaining in default, this

in the manner provided in the Note and Secu-rity Deed. The debt remaining in default, this

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 attorney's fees (notice pursuant to 0.C.G.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 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.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125.

Note, however, that such entity is not required by law to negotiate, amend or modify the

Note, however, that such entity is not required

Note, nowever, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party in possession of the property is Zachary N Arnick and Megan E Arnick or a

is Zachary N Arnick and wegan E Arnick or a tenant or tenants and said property is more commonly known as 103 Lakeside Dr, Blairsville, Georgia 30512. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the ILS Rankruntey Code and (2) to final con-The U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

LLC YNA QUICKEN LOARS INC.

SA Attorney in Fact for

Zachary N Arnick and Megan E Arnick

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"

Www.toreciosurenotine.net
EXHIBIT "A"

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot
174 of Union County, Georgia, and being Lot
24E of Lake Nottely Subdivision, containing
0.60 acres, more or less, as shown on a plat
of survey by George W. O'Neill R.L.S., dated
March 15, 1974, and recorded in Union County
Records in Plat Book E, Page 10. Said plat is
incorporated herein, by reference hereto, for
a full and complete description of the above
described property.
The property is subject to all matters as shown
on the aforesaid plat.
The property is subject to the Declaration of
Restrictions recorded in Deed Book 143, Pages
112-113, Union County, Georgia records.
Subject to the following restrictions as appearing on Warranty Deeds recorded in Union
County, Georgia records in Deed Book 273,

County, Georgia records in Deed Book 273, Page 310, and in Deed Book 543, Page 532: 1) Residential use only. 2) No farm animals. 3) No junk cars. Grantor also grants to grantee a non-exclusive

perpetual easement for the use of the subdivi-sion roads for ingress and egress to the above described property. MR/chr 10/3/23 Our file no. 23-12268GA - FT1 N(Sept6,13,20,27)

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from DANIEL L. COL-WELL and JILLIAN M. COLWELL to MORTGAGE WELL and JILLIAN M. COLWELL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SOUTH STATE BANK, NA., dated December 9, 2020, recorded December 9, 2020, in Deed Book 1228, Page 728, at Instrument Number 007514, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seventy-Three and 00/100 dollars (\$137,373.00), with interest thereon as provided for therein, said Security Deed having been last sold, assaid Security Deed having been last sold, assigned and transferred to CITIZENS BANK NA

said Security Deed having been last sold, assigned and transferred to CITIZENS BANK NA fi/k/a RBS CITIZENS NA, there will be sold at public outcry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in October, 2023, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA RECORDS, BEING SHOWN AS LOT 9, CONTAINING 0.77 ACRES, MORE OR LESS, OF JAMES SMITH SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY BY NORTH GEORGIA LAND SURVEYORS, ROY A. TERRELL, RLS, DATED NOVEMBER 9, 1984 AND RECORDED IN PLAT BOOK Q, PAGE 115, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PORTH HEREOF.

THE PROPERTY IS SUBJECT TO ALL MATTERS AS SHOWN ON PLAT BOOK Q, PAGE 115, UNION COUNTY, GEORGIA RECORDS.

THE PROPERTY IS SUBJECT TO THE RESTRICTIONS AS RECORDED IN DEED BOOK 143, PAGE 112, UNION COUNTY, GEORGIA RECORDS.

Said legal description being controlling, however the property is more commonly known as 102 SERENITY DR, BLAIRSVILLE, GA 30512.

ever the property is more commonly known as 102 SERENITY DR, BLAIRSVILLE, GA 30512. 102 SERENITY DR, BLAIRSVILLE, GA 30512. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing

payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is DANIEL L. COLWELL, JILLIAN M. COLWELL, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptey Code and (2) to final conpayable); the right of redemption of any taxing

the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Citizone Bank NA

zens Bank. N.A.

though not required by law to do so) is: Citi-zens Bank, N.A.

Loss Mitigation Dept., 10561 Telegraph Road, Glen Allen, VA 23059, Telephone Number: (800) 234-6002. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

CITIZENS BANK NA F/K/A RBS CITIZENS NA as Attorney in Fact for DANIEL L. COLWELL, JILLIAN M. COLWELL THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, 6A 30071

Telephone Number: (877) 813-0992 Case No.

Telephone Number: (877) 813-0992 Case No. CBN-23-03876-1 Ad Run Dates 09/06/2023, 09/13/2023, 09/20/2023, 09/27/2023 rlselaw.com/property-listing

N(Sept6,13,20,27) NOTICE OF JUDICIAL FORECLOSURE SALE

NOTICE OF JUDICIAL FORECLUSUME SALE
IN THE SUPERIOR COURT OF UNION COUNTY,
STATE OF GEORGIA; LOFTIS MOUNTAIN HOMEOWNERS ASSOCIATION, Inc., a Georgia Nonprofit Corporation, Plaintiff v. MARK E. VELASCO and CATHERIE VELASCO, Defendants; Case NO SUCV2022000232

NO. SUCV2022000232

By virtue of that certain Order dated July 18, 2023, nunc pro tunc to July 17, 2023, signed by Honorable Raymond E. Georgia, Judge, Superior Court, and recorded in Lien Book 31, Page 310 of the Union County, Georgia records, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse Door at Union County, Georgia within the legal hours of sale on the first Tuesday, October 3, 2023, the property described as follows:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot

ing in the 9th District, 1st Section, Land Lot 191 of Union County, Georgia and being Lot 13 of Loftis Mountain Subdivision as shown on a plat of survey by Rochester & Associates, dated May 20, 2003, and recorded in Union County records in Plat Book 53, Page 232-233. 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 records in Deed Book 507, Pages 731-734.

734.
Subject to an easement to Blue Ridge Mountain EMC as recorded in Union County records in Deed Book 507, Pages 729-730.
Said property will be sold as the property of Mark E. Velasco and Catherine Velasco subject to: all zonling ordinances, matters which would be disclosed by an accurate survey or by an inspection of the property, any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property, special assessments, all outstanding bills for public utilities which constitute liens upon public utilities which constitute liens upon

for public utilities which constitute liens upon said property, all restrictive covenants, easements, rights-of-way, security deeds, and any other matters of record.

The sale will be conducted subject to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, and also subject to the provisions of O.C.G.A. 9-13-172.1 which permits the recission of judicial and nonjudicial sales in the State of Georgia in limited circumstances. To the best knowledge and belief of the un-

dersigned, the party or parties in possession of the subject property is: Mark E. Velasco and Catherine Velasco or tenant or tenants, and the property will be deeded to the purchaser. Loftis Mountain Homeowners Association, Inc. Plaintiff
Richard W. Sarrell, II
Richard W. Sarrell II, LLC
144 Cleveland St
Blairsville, GA 30512
(706) 745-5591

This law firm is acting as a debt collector and any information provided may be used for than

purpose. 9/6/23; 9/13/23; 9/20/23; 9/27/23