## North Georgia News

## Legal Notices for September 7, 2022

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Rosalie Ann Morenz
All creditors of the estate of Rosalie Ann
Morenz, 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 19th day of August, 2022 By: Aaron John Morenz 13004 30th St. E

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Merle S. Jones
All creditors of the estate of Merle S. Jones,
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 19th day of August, 2022.
BY: Garry Bryan Jones
705 Gulfview Dr.
Panama City Beach, FL 32413
Susan Jones Cook

ranana City beach, FL Susan Jones Cook 1330 Orange Hill Rd. Chipley, FL 32428 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514

N(Aug24,31,Sept7,14)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Eldo James Harkins
All creditors of the estate of Eldo James Harkins,
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 12th day of August, 2022
By: Maurice Craig Harkins
979 Fred Ash Rd.
Dahlonega, GA 30533
ATTORNEY:
N(Aug17,24,31,Sept7)

Aug17,24,31,Sept7)

STATE OF GEORGIA

Longbridge Financial LLC,
Plaintiff, riamum, v.
David Williams, Fred Williams, and All Unknown
Heirs of Martha L. Williams, and the United
State of America on behalf of the Department
of Housing and Urban Development,
Defendants.

IN THE SUPERIOR COURT OF UNION COUNTY

Civil Action No. SUCV2022000150 NOTICE OF PUBLICATION NOTICE OF PUBLICATION By order for service by publication dated Au-gust 9, 2022, David Williams, Fred Williams, and the Unknown Heirs of Martha L. Williams are hereby notified that Longbridge Financial LLC filed suit against them for Equitable Ref-ormation and Declaratory Judgement on May

16, 2022.
David Williams, Fred Williams, and the Un-known Heirs of Martha L. Williams are required to file with the Clerk of the Superior Court, and serve upon Plaintiff's Attorney, Jessica H. Bareis, an answer in writing within sixty (60) days of the date of the order granting service by publication.
Witness, the Honorable Raymond E. George This 24th day of August, 2022.

CLERK,

CLERK, Superior Court of Union County, Georgia FOR: Jessica H. Bareis Georgia Bar No. 926998 Attorney for Plaintiff Fidelity National Law Group 4170 Ashford Dunwoody Road Suite 475 Atlanta, Georgia 30319 Direct: (770) 325-4811 Email: Jessica.Bareis@fnf.com Attorney for Plaintiff N(Aug31,Sept7,14,21)

IN THE PROBATE COURT COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF JOHN RICHARD BURNETTE a/k/a JOHN RICHARD BURNETT DECEASED ESTATE NO. 22-118
PETITION FOR LETTERS OF ADMINISTRATION

PETITION FOR LETTERS OF ADMINISTRATION NOTICE
Angela Denise Burnette has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of John Richard Burnette a/k/a John Richard Burnett, 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 filed with the Court on or before September 26, 2022.

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

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

date. If no objections are filed, 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

NOTICE OF FORECLOSURE

NOTICE OF PURELUSURE
TO: FEQUITY OF REDEMPTION
TO: TITO FIGUEROS OR THE ESTATE OF TITO
FIGUEROS, HEIRS KNOWN OR UNKNOWN, AND
OTHER PARTIES KNOWN OR UNKNOWN, WHO
HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROP-ERTY DESCRIBED BELOW. RE: FORECLOSURE OF EQUITY OF REDEMP-TION FOR TAX SALE DEED (O.C.G.A. 48-4-45.

TION FUR IAA SALE DEED (U.C.G.A. 40-4-4), et seq.)
TAKE NOTICE THAT:
This Notice is given pursuant to O.C.G.A. 48-46 to Foreclose the Equity of Redemption for Tax Sale Deed of the following described

property, to wit: All that tract or parcel of land lying and be-ing in the 9Land Lots 256, 257, 264, 285 & 293, 9th District, 1st Section, Union County, Georgia,

9th District, 1st Section, Union County, Georgia, and being Lot 224, containing 3.47 acres, more or less, in Riverside on Lake Nottely Subdivision, Phase 3, and being shown on a plat of survey by Blue Ridge Mountain Surveying, Inc. dated April 24, 2014, as recorded in Plat Book 66, Page 199-200 ("Plat") Union County, Georgia records, which description is incorporated herein by reference and made a part hereof. Said property being described in Deed Book 980, Page 396, and shown in the Tax Sale Deed in Deed Book 1261, Page 391-392, and further described as Map & Parcel 039 021 D224.

The right to redeem has expired but the law To Whom it may concern:

ucocinious as map & Parcei US9 UZ1 UZ24.
The right to redeem has expired but the law requires notice be sent. Your opportunity to discuss this matter will expire and be forever foreclosed and barred on or after October 1, 2022.
The Tax Deed to which this notice relates is dated May 4, 2021, and recorded in the Office.

adated May 4, 2021, and recorded in the Office of the Clerk of Superior Court of Union County, Georgia, in Deed Book 1261, Page 391-392. To discuss this matter at any time before October 1, 2022, please contact the Office of Cary D. Cox, P.C. using the information provided below. below. Please be governed accordingly.

PLEASE BE GOVERNED ACCORDINGLY.
Cary D. Cox, P.C.
Attorney for Riverside on Lake Nottely
Georgia Bar No. 192295
P.O. Box 748

Blairsville, GA 30514 706.745.7420 N(Aug31-Sept21)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF BARBARA ANN KRUSE DECEASED ESTATE NO. 21-33

NUTICE [For discharge from office and all liability] IN RE: Petition for Discharge of Personal Representative TO: Elbert Harold Kruse Jr.

This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before September 12, 2022.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections are the setting for th 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

Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court Blairsville, GA 30512 Address (706) 439-6006 I(Aug17,24,31,Sept7)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF David Randall Brunson All creditors of the estate of David Randall Brunson, 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 26th day of August, 2022. BY: Andrew L. Brunson

13910 Claysparrow Rd. Charlotte, NC 28278 ATTORNEY: Barry A. Lee Ellijay. GA 30540

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Martha Poss Williams All creditors of the estate of Martha Poss Williams, 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 12th day of August, 2022.
BY: Fred L. Williams
450 Mull Valley Rd.
Morganton, GA 30560
ATTORNEY: Kenya Patton
44 Blue Ridge St., Suite B
Blairsville, GA 30512
Numat 24 31 Sent?

sentative

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

OF PERSONAL PROPERTY
Georgia Self Storage Act (210-215)
Notice is hereby given that the undersigned
self storage units will be sold at a public sale
by competitive bidding, in their entirety to the
highest bidder, on or after September 14, 2022
at 12:30pm to satisfy the lien of the Lessor,
with Inn Storage LLC as managing agent for
Lessor, for rental and other charges due from
the undersigned. The said property has been
stored and is located at the respective address
below. The sale will be conducted under the
guidance of Storage Auction.com on behalf of
the facilities' management. Units will be availguidance of Storage Auction.com on behalf of the facilities' management. Units will be available for viewing prior to the sale on Storage Auction.com. The terms of the sale will be cash only to the highest bidder. A 10% buyer's premium will be charged per unit. All sales are final. Inn Storage Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 72 hours completely from the property within 72 hours Inn Storage LLC 87 Butternut Lane Blairsville

A10 John Benton

PROBATE COURT OF UNION COUNTY
RE: ESTATE of Bella AvaJane Wilkins, (FOR-MER) MINUS Date of Publication, if any: 9/7/2022 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 omice and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 65 Courthouse Street, Suite 8, Blairsville, GA 30512 on or before October 11, 2022, 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 public or probate court clerk, and filing 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

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 Dwain Brackett

DWAIN BYACKETT
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse Street, Suite 8
Blairsville, GA 30512 ADDRESS

(706) 439-6006 TELEPHONE THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF HAL BEAUMONT BEACHAM ESTATE NO. 2021-54

NOTICE NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF CINDY BEACHAM HARVEY FOR
DISCHARGE AS EXECUTRIX OF THE ESTATE OF
HAL BEAUMONT BEACHAM, DECEASED.

This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before September 19, 2022
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. 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.

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 THE PROBATE COURT OF UNION COUNTY

DECEASED **ESTATE NO. 22-10** 

ESTATE NO. 22-10
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
RE: PETITION OF BONNIE LEDFORD FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF DON LEE FOX. DECEASED.

LEE FUX, DECEASED.
To Whom it may concern:
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before September 19, 2022
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 the contraction of the court of th 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

THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF PAULA SUE HURST DECEASED ESTATE NO. 22-32 NOTICE

NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF CURTIS WESLEY JONES JR.
FOR DISCHARGE AS EXECUTOR OF THE ESTATE
OF PAULA SUE HURST, DECEASED.

OF PAULA SUE HURSH, IJECEASED.
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 September 19, 2022
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 clark and filing fees. snould be sworm 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.

date. If no objections are file be granted without a hearin 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

THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
ANDREA MARY WEAVER, DECEASED **ESTATE NO. 22-5** 

NUTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF FRANCES COWARD HALBERT
a/k/a FRANCEY HALBERT FOR DISCHARGE AS
EXECUTRIX OF THE ESTATE OF ANDREA MARY
MEAURE DEFEASED WEAVER, DECEASED.

WEAVER, DECEASED.

To Whom it may concern:
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before September 19, 2022
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 be granted without a hearing.

Dwain Brackett

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

NOTICE OF NAME CHANGE.
PLEASE TAKE Notice that on the 12th day of August, 2022, Christopher Douglas McVay filed a Petition in the Superior Court of Union County, Georgia, seeking a name change from Chris-topher Douglas McVay to Christopher Douglas Kanschat. Any interested or affected party has the right to appear and file objections. At the expiration of thirty (30) days from the filing of no objection is filed, the Court shall proceed to hear and determine all matters raised by said Petition. N(Aug24,31,Sept7,14)

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

DECEASED ESTATE NO. 22-114

PETITION FOR LETTERS OF ADMINISTRATION LD Beavers has petitioned for (Letters of Ad-

ministration) to be appointed administrator(s) of the estate of Susan Botts Beavers, 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 hereons are hereby potified to show 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 September 19, 2022.
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 the contraction of the court of th 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** 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
RODGER WILLIAM HALL DECEASED

ESTATE NO. 22-115 PETITION FOR LETTERS OF ADMINISTRATION NOTICE Rodger W. Hall Jr. has petitioned for (Let-

Rouger W. Hall Jr. Hals perturned for Let-ters of Administration) to be appointed administrator(s) of the estate of Rodger William Hall, 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 201.) All interested persons are ineresty number 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 September 19, 2022.

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. 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

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

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Robert J. McMurtrie
All creditors of the estate of Robert J. McMurt-

rie, deceased, late of Union County, Georgia, are rie, ueceaseu, iaie of Union County, teorgia, 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 2nd day of Sentender 2023 This 2nd day of September, 2022. BY: Ronald J. McMurtrie 3443 Pinestream Rd. Atlanta, GA 30327 ATIORNEY: E. Kayla Chen 3350 Riverwood Parkway Suite 1600 Atlanta, GA 30339

STATE OF GEORGIA

COUNTY OF UNION IN RE: ESTATE OF ALFRED STEVEN DANSKER, NOTICE TO CREDITORS

NOTICE TO CREDITORS
All creditors of the Estate of Alfred Steven
Dansker, deceased, late of Union County, are
hereby notified to render their demands to the
undersigned according to law, and all persons
indebted to said estate are required to make
immediate payment to me at 108 Blue Ridge
Hwy, Ste 6, Blairsville, GA 30512.
This 31st day of August, 2022.
David E. Barrett

David E. Barrett
Alfred Steven Dansker, Deceased
David E. Barrett, LLC Attorney at Law 108 Blue Ridge Highway, Suite 6 Blairsville, GA 30512 706-745-0250

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
IN RE the Name Change of
Brenda Calio

Civil Action Case Number: 22-CV-282-RG
NOTICE OF PETITION TO CHANGE NAME OF

Brenda Lynn Calio filed a petition in the Union County Superior Court on September 9, 2022 to change the name from Brenda Lynn Calio to BreLynn Grazia Nikoleta Calio. DIELYIIII GIAZIA NIKOleta Calio.
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated 9/2/22
Name: Brenda Lynn Calio
Address; On Secretic December 1

Address: 99 Serenity Dr Blairsville, GA 30512

Notice is given that articles of organization which will form DATA ACQUISITION AND CON-Writch Will form DATA ACQUISTTION AND CON-TROL, LLC have been delivered to the Secretary of State for filing in accordance with the Geor-gia Limited Liability Company Act. The initial registered office of the corporation will be lo-cated at 79 Maple Lane, Blairsville, GA, 30512. and its initial registered agent at that address is James Edward Willis.

NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD

CHANGE NAME OF MINOR CHILD Notice is hereby given ERYKA DAWN LAGER has filed a Petition to Change the Name of a Minor, with the Superior Court of Union County, Georgia on the 31st day of August, 2022, praying for a change in the name of minor child from ADILYN CLAIRE BEAVER to ADILYN CLAIRE LAGER. LAGER.

Notice is hereby given pursuant to law to any Court and to file objections to such name change. Objections must file with said court within 30 days of the filing of said Petition.

This \_\_\_\_ day of \_\_\_ Kenya L. Patton, P.C Attorney for Petitione N(Sept7,14,21,28)

NOTICE OF SERVICE BY PUBLICATION

NUTICE OF SERVICE BY PUBLICATION
NOTICE OF SERVICE BY PUBLICATION Superior Court of Carroll County, Case No.
SUCV2022000613, Mar Distribution, Inc.
Plaintiff v. Richard R. Rogers, Jr., Defendant
To; In Rem: Against Real Property Having Carroll County Tax Parcel Id1070446: All Persons
Known or Unknown Who Claim or Might Claim
an Interest in The Property Advanced to Plaim KNOWN OF UNKNOWN WHO Claim of MIGHT Claim an Interest in The Property Adversely to Plain-tiff; MARS DISTRIBUTION, INC. As Unknown Heirs or Successors of Richard R. Rogers, Jr. By Order Granting Service by Publication Dated August 23, 2022 Entered On August 23, 2022, You Are Hereby Notified That On June 16, 2022, You are Hereby Notified That On June 16, 2022, Plaintiff, Mars Distribution, Inc. Filed A Petition To Quiet Title In The Superior Court Of Carroll County, Case No. SUCV202200613. The Subject Matter of The Petition to Quiet Title Is That Plaintiff Seeks to Quiet Title to and Cancel any Interest You May Have to The Property Commonly Known as: LAND LOT/DISTRICT: 179/5; 3.31 ACRES, MORE OR; LESS, LOT 38 EMERALD POINTE SURDIVISION

MONIN KNOWN AS: LAND LOT/DISTRICE: 17/9/S; 3.31 ACRES, MORE OR; LESS, LOT 38 EMERALD POINTE SUBDIVISION DEED BOOK/PAGE; 73/167 PLAT AND DEED ARE A PART HEREOF, EXCLUDING RIGHT -OF WAY AND EASEMENTS, REAL PROPERTY KNOWN AS: 251 EMERALD POINTE DR, CARROLLTON, GA. PARCEL 1070446 PER RECORDS OF THE TAX COMMISSIONER AND TAX ASSESSORS. LESS AND EXCEPT: ALL PARCELS OTHER THAN 1070446 AND MORE PATICULARLY DESCRIBED FOR YOU TO REVIEW IN THE OFFICE OF THE COURT OF THE SUPERIOR COURT IN CARROLL COURT OF THE SUPERIOR OF THE COURT OF THE SUPERIOR OF THE COURT OF THE COUR ther Commanded to File with The Clerk of The Superior Count of Carroll County, And To Serve Upon Plaintiffs Attorney, Kenya L. Patton P.C., 44 Blue Ridge Street, Suite B, Blairsville, Georgia 30512 an Answer to The Petition To Quiet Title in Writing Within Sixty (60) Days of the Date of the Order Granting Service By Publication. This 29th Day of August 2022.

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from LAURA J CUSHMAN and DAN J CUSHMAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.
AS GRANTEE, AS NOMINEE FOR UNITED COMMUNITY MORTGAGE SERVICES, INC., dated December 12, 2005, recorded December 20, 2005, in Deed Book 620, Page 538-556, Union County, Georgia Records, said Security Deed having been given to secure a Note of even County, Georgia Records, săid Security Deed having been given to secure a Note of even date in the original principal amount of Eighty-One Thousand and 00/100 dollars (\$81,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper, 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, 2022, all property described in said Security Deed including but not limited to the following described property: described property: ALL THAT OR PARCEL OF LAND LYING AND BE-

ING IN LAND LOT 192, 9TH DISTRICT 1ST SEC-

TION, UNION COUNTY, GEORGIA, CONTAINING 0.75 ACRE AS SHOWN ON A PLAT OF SURVEY BY BLAIRSVILLE SURVEYING CO., RS #2228, DAT-ED 5/30/04 AND RECORDED IN PLAT BOOK 54 PAGE 244

UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF. HEPERENUE AND MADE A PART HEREOF.
THE PROPERTY IS SUBJECT TO THE ROAD
EASEMENT AS SHOWN ON SAID PLAT.
GRANTOR HEREIN RETAINS A EASEMENT FOR
ACCESS AND UTILITIES TO HER ADJOINING
PROPERTY
ALONG THE 20 FOOT ACCESS AND UTILITIES
EASEMENT WHICH RUNS TO AND FROM BRADIFY ROAD.

AS SHOWN ON SAID PLAT.
Said legal description being controlling, however the property is more commonly known as 510 BRADLEY ROAD, 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 attorney. Yes (notice to

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 LAURA J CUSHMAN, DAN J CUSHMAN, 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

firmation that the sale is not prohibited under 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: Nationstar Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 833-685-8589/888-480-2432. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured credishall be construed to require a secured credi tor to negotiate, amend, or modify the terms of the mortgage instrument.
NATIONSTAR MORTGAGE LLC D/B/A MR. COO-

NATIONSTAR MORTGAGE LLC D/B/A MR. COO-PER as Attorney in Fact for LAURA J CUSHMAN, DAN J CUSHMAN THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Cor-ners. GA 30071

ners, GA 30071 Telephone Number: (877) 813-0992 Case No.

NAT-22-02467-2 Ad Run Dates 09/07/2022, 09/14/2022, 09/21/2022, 09/28/2022 rlselaw.com/property-listing

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA COUNTY OF UNION

COUNTY OF UNION
Under and by virtue of the power of sale contained with that certain Security Deed dated February 28, 2013, from Beverly S. Schuette to Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc., recorded on March 15, 2013 in Deed Book 933 at Page 692 Union County, Georgia records, having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC d/b/a Mr. Cooper by Assignment and said Security Deed having been given to secure a note dated, in the amount of \$96,100.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Union County, George door of the courthouse of Union County, Georgia, on October 4, 2022 the following described real property (hereinafter referred to as the "Property"): LAND SITUATED IN THE COUNTY OF UNION IN THE STATE OF GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 64 OF UNION COUNTY, GEORGIA, CONTAINING 0.785 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER and ASSOCIATES, INC. DATED MARCH 16, 2004, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 54, PAGE 61, SAID PLAT IS INCORPORATED HEREIN. PAGE 61. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. ALSO CONVEYED IS A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED. THE ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY. COMMONLY KNOWN AS 3600 BERTSON CIR, BLAIRSVILLE, GA 30512 The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees has been given as provided by attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Beverly S. Schuette. The property, Being commonly known as 3600 Bertson Cir, Blairsville, GA, 30512 in Union County, will be Blairsville, GA, 30512 in Union County, will be sold as the property of Beverly S. Schuette, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or have the full authority to negotiate, amend o modify all terms of the above described mort-gage is as follows: Nationstar Mortgage LLC d/b/a Mr. Cooper, 350 Highland Drive, Lewis-ville, TX 75067-4177, 888-480¬2432 . The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured secured require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bank-ruptcy code and (2) to final confirmation and suits of the code in the loan with the holder. audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney in Fact for Beverly S. Schuette 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.- 22-004396 A-4757585 09/07/2022, 09/14/2022, 09/21/2022, 09/21/2022, audit of the status of the loan with the holde

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY
By virtue of a Power of Sale contained in that
certain Security Deed from KAREN WHITTLE
and DERECK WHITTLE TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOM-TRONIC REGISTRATION SYSTEMS INC. AS NOM-INEE FOR COUNTRYWIDE HOME LOANS INC., dated April 9, 2007, recorded April 13, 2007, in Deed Book 702, Page 647, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Five Thousand Eight Hundred and 00/100 dollars (\$205,800.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to U.S. Bank Trust National Association as Trustee for Truman 2021 SC9 Title Trust, there will be for Truman 2021 SC9 Title Trust, 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, 2022, all property described in said Security Deed including but not limited to the

October, 2022, all property described in said security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 83 OF UNION COUNTY, GEORGIA, CONTAINING 1.38 ACRES, MORE OR LESS, AND BEING LOT FIVE (5) OF COOSA RUN SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED 5/12/88, AND RECORDED IN THE UNION COUNTY RECORDS IN PLAT BOOK U, PAGE 53, AND SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE PROPERTY. SUBJECT TO THE EASEMENT TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 151, PAGES 372-374, UNION COUNTY RECORDS. SUBJECT TO THE RESTRICTIONS RECORDED IN DEED BOOK 152, PAGE 740-741 AND IN DEED BOOK 150, PAGES 464-465, UNION COUNTY RECORDS. SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT.

Said legal description being controlling, however the property is more commonly known as 283 V ADDINGTON R.D. LAURSVILLE, GA 3051-2.

ever the property is more commonly known as 283 V ADDINGTON RD, BLAIRSVILLE, GA 30512. 283 V ADDINGTON RD, 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 KAREN WHITTLE, DERECK WHITTLE, 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

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. The entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Rush-more Loan Management Services, LLC, Loss Mitigation Dept., 15480 Laguna Canyon Rd., Irvine, CA 92618, Telephone Number: 888-504-7300. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured credi-tor to negotiate, amend, or modify the terms of

tor to negotiate, amend, or modify the terms of

tor to negotiate, amend, or modify the terms of the mortgage instrument. U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR TRUMAN 2021 SC9 TITLE TRUST AS Attorney in Fact for KAREN WHITTLE, DERECK WHITTLE 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 Lubin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No.

Telephone Number: (877) 813-0992 Case No. RLM-16-03299-3 Ad Run Dates 09/07/2022, 09/14/2022, 09/21/2022, 09/28/2022 rlselaw.com/property-listing

N(Sept7,14,21,28)

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE OF SALE UNDER POWER
By virtue of the power of sale contained in that
certain Deed to Secure Debt from Gregg Avadanian to Dorothy B. Vining and Troy B. Vining
(Original Lender), dated July, 14, 2014, filed
for record July 18, 2014, and recorded in Deed
Book 980, Pages 207-212, Union County, Georgia Records, said Deed to Secure Debt having
been given to secure a Note dated July 14,
2014. in the original principal sum of One Hun-2014, in the original principal sum of One Hun-dred Thirteen Thousand Dollars (\$113,000.00), with interest from date at the rate stated in said Note on the unpaid balance until paid, 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 nours of sale on the first fues-day, October 4, 2022, the property described on Exhibit "A" attached hereto and incorporated herein by reference. The debt secured by said Deed to Secure Debt has been and is hereby Deed to Secure uent has been and is nereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees. tins sale, including attorneys rees.

The individual or entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Terry Clark, 2614 Crestwood Avenue, New Smyrna Beach, Florida 32168, (386) 290-2696. Please understand the state of the state

stand that the secured creditor is not required stand that the section creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument.

Said property will be sold as the property of Gregg Avadanian, subject to: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property any outstanding taxes, including high an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which consti-tute liens upon said property; special assess-ments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-

restrictive covenants, easements, rights-or-way and any other matters of record superior to said Security Deed.

The sale will be conducted subject to confir-mation 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 rescission of judicial and nonjudicial sales in the State of Georgia in limited

Notice has been given of intention to collect attorneys' fees in accordance with the terms attorneys' rees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby excursed in accordance with O.C.G.A.

an terms of the Sectinity Deed and the note thereby secured in accordance with 0.C.G.A. Section 44-14-162.2(a). Notice of Nonjudicial Sale of Property has been given to the Internal Revenue Service as described in IRC § 7425. To the best knowledge and belief of the un-

dersigned, the party (or parties) in possession of the subject property is: Gregg Avadanian or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will vided in Said deed, and the indersigned wine execute a deed to the purchaser as provided in the aforementioned Security Deed.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dorothy Vining
as Attorney-in-Fact for Gregg Avadanian
Christopher A. Jones
Christopher A. Jones, LLC
9 East Jarrard Street

Cleveland, Georgia 30528 Phone: (706) 865-1829

EXHIBIT A

(LEGAL DESCRIPTION)

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lots 229 and 240, Union County, Georgia, designated as Lot 1 of Covered Bridge Estates, containing 1.070 acres, more or less, as shown on plat of survey by James L. Alexander, GRLS No. 2653, dated June 2, 1999 and recorded in Plat Book 44, Page 172, Union County Records, to which reference is hereby made for a more complete reference is hereby made for a more complete and accurate legal description.