North Georgia News

Legal Notices for May 8, 2024

NOTICE TO DEBTORS AND CREDITORS All creditors of the estate of Joan Ella Upper-man, deceased, late of Union County, Georgia, are hereby notified to render in their demands are nereby 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 12th day of April 2024.

NIS 1210 049 01 April 2024. BY: Leslie Kloss 282 Kingtown Street McCaysville, GA 30555 ATTORNEY: Laura M. Crawford PO Box 930 Ducktown, TN 37326 N(Apr17,24,May1,8

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA State of Georgia

Randy Nathaniel Greene and Kevin Lee Mash-

A Randy Nathaniel Greene and Kevin Lee Mash-burn Case # 2024-CV-125-RG NOTICE OF PROCEEDINGS TO – Randy Nathaniel Greene Kevin Lee Mashburn Any and all claimants or interest holders in the above described property You are hereby notified that the above -styled action seeking forfeiture of the above-styled real and personal property was filed in the Su-perior Court of Union County on the 25th day of April, 2024 pursuant to 0.C.G.A. §9-16-12. Said action alleges that you may have an interest in the above-described defendant property. You are hereby commanded and required to file with the Clerk of the Superior Court of Union County and serve upon Buster required to the with the clerk of the superior court of Union County and serve upon Buster Landreau, Assistant District Attorney, Enotah Judicial Circuit, 65 Courthouse Street, Box 6, Blairsville, Georgia 30512, an answer to the Complaint within thirty (30) days of the date of final publication, that is to say within thirty (30) days of the second publication. If you fail to day of the second publication. If you fail to do so, judgment pursuant to 0.C.G.A. § 9-16-12 (e) shall be taken against you for the relief demanded in the complaint.

Tami Williams Deputy Clerk Union County Superior Court

Enotah Judicial Circuit N(May1,8)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA In RE: Estate of Nicolus Luke Gaddis

DECEASED DECEASED ESTATE NO. 2024-58 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

To whom it may concern:

To whom it may concern: Tony Levi Gaddis has petitioned to be ap-pointed administrator(s) of the estate of Ni-colus Luke Gaddis 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 by 10:00 a.m. on or be-fore. June 3. 2024 fore June 3. 2024.

fore June 3, 2024. BE NOTIFIED FURTHER: All objections to the protition 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 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(May8,15,22,29)

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Diane A. Comerford All creditors of the estate of Diane A. Comer-ford, 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 3rd day of May, 2024. BY: Timothy Callander

Nits Sid day of May, 2024. BY: Timothy Callander 11845 Carolina Street Crown Point, IN 46307 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514

N(May8, 15, 22, 29)

NOTICE TO DEBTORS AND CREDITORS

NUTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Claude Thomas All creditors of the estate of Claude Thomas, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-core indobted to law, and all percence indobted

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF THOMAS ELIJAH THOMPSON JR. DECEASED ESTATE NO. 2021-48 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE To whom it may concern: Patricia Thompson Jones has petitioned for Andrew Loman, Attorney at Law to be appoint-ed administrator(s) of the estate of Thomas Elijah Thompson Jr., 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 herehw notified to show cause why said 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-ters Marci 0.002

fore May 20, 2024. 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 worth be bedread with war shield the number of the states. before a probate court cierk, and ming tees 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

Dwain Brackett Judge of the Probate Court By:Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Addrace Address (706) 439-6006 Telephone Number N(Apr24,May1,8,15)

NOTICE OF ENFORCEMENT

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 Pub-lic Auction and Sale to the highest bidder to be held online at www.storageauctions.com on May 30th 2024, 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 items, Clothes, Toys, Baby items, Tools, Auto-mobiles, Trailers, etc. The units, descriptions, and customer names included in this Auction are:

138, 10x10, Kathleen Paul; 150, 5x10, Dessie Marlene' Morris; 214, 5x10, Kathleen Paul.

N(May8.15) NOTICE OF SPECIAL ELECTION OF BLUE RIDGE MOUNTAIN SOIL AND WATER CONSERVATION DISTRICT SUPERVISOR

May 6, 2024 To all qualified voters in Union County:

To an qualified voters in Union County: Notice is hereby given that on November 5, 2024, a non-partisan special election will be held to elect 1 supervisor(s) for Union County in the Blue Ridge Mountain Soil and Water Conservation District. District Supervisors serve as unpaid state officials who represent

serve as unpaid state officials who represent their counties in support of soul and water conservation activities. June 7, 2024 is the last day on which nomi-nations for candidates for the election will be accepted. The signatures of at least 25 qualified electors of the county are required to nominate a candidate. Candidates must also be qualified electors of the county. Nominating petitions must be received in the office of the Union County Board of Elections at 33 Rosco Collins Dr, Blairsville, GA 30512 no later than 12:00 noon on June 7, 2024. Petitions may be obtained from the Conservation Commission biblio from the Conservation Commission at the address below, from the Commission's website at www.gaswcc.georgia.gov or from the Election Superintendent of Union County, GEORGIA SOIL AND WATER CONSERVATION COMMISCION COMMISSION

Mitch Attaway, Executive Director 4310 Lexington Road Athens, GA 30605 N(May8,15)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA STATE OF GEORGIA IN RE: ESTATE OF KATHRYN DUCKWORTH DECEASED ESTATE NO. 2024-46 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

NOTICE To whom it may concern: Marisa D. Crowley has petitioned to be ap-pointed administrator(s) of the estate of Kathryn Duckworth decased, of said county, (The petitioner has also applied for waiver of (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 by 10:00 a.m. on or be-fore May 20. 2024.

fore May 20, 2024. 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 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** I(Apr24,May1,8,15) IN THE PROBATE COURT

IN THE PROBATE COURT OF UNION COUNTY IN RE: ESTATE OF R. L. COUCH JR. DECEASED

ESTATE NO. 2024-49 PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER

BOND AND/OR GRANT OF CERTAIN POWERS NOTICE Vianne Couch has/have petitioned for waiver

of bond, waiver of reports, waiver of state-ments, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said peti-iero bound not be serviced. All behicitant to the tion 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 May 20, 2024. BE NOTIFIED FURTHER: All objections to the petition grant be in writing softing forth the setting and the setting for the setting and the setting for the setting and the setting for the setting and the setting soft the setting for the setting for the setting and the setting for the setting and the set of the setting for the setting and the setting for the set of the setting for the setting for the setting for the set of the set of the set of the set of the setting for the set of the set of the set of the setting for the set of the set of the set of the setting for the set of the set of the set of the setting for the set of the set of the set of the setting for the set of the set of the set of the setting for the set of the set

Be NOTFIED FORTHER: 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 anount 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 Du Krichte Scheley. By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

Address (706) 439-6006 Telephone Number (Apr24,May1,8,15)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Mary Elizabeth Passmore All creditors of the estate of Mary Elizabeth An creations of the estate of wary Enzabelin Passmore, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. Representative. This 19th day of April, 2024. BY: George Alton Passmore 98-512 Kaonohi St., Apt. #4 Honolulu, HI 96701 ATTORNEY: Daniel J. Davenport DO Pay Co2 PO Box 923 Blairsville, GA 30514 N(Apr24,May1,8,15)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF LEROY ANDERSON, DECEASED ESTATE NO. 2024-53 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT The petition of Sarah Anderson, for a year's support from the estate of Leroy Anderson, deceased, for decedent(s) surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they

are hereby notified to show cause, if any they have, by 10:00 a.m. on or before May 28, 2024, why said petition should not be granted. All objections to the petition must be in writ-ing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the proceeding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objec-tions, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley By: Kristin Stanley

PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 N(May1,8,15,22) IN THE PROBATE COURT

IN THE PROBATE COORT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF MARY C. MONTGOMERY, DECEASED ESTATE NO. 2024-27 NOTICE OF DETITION TO F NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

The petition of Wayne H. Montgomery, for a year's support from the estate of Mary C. Montgomery, deceased, for decedent(s) surviving spouse, having been duly filed, all in-terested persons are hereby notified to show cause, if any they have, by 10:00 a.m. on or before May 13, 2024, why said petition should

not be granted. All objections to the petition must be in writ-All 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 where we work to the file are indicated. tions, unless you qualify to file as an indigent required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett PROBATE HIDGE PROBATE SUBGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

IN THE PROBATE COURT OF UNION COUNTY IN THE PROBATE C STATE OF GEORGIA IN RE: ESTATE OF UNA LOU BATTON

DECEASED ESTATE NO. 2023-75 NOTICE

FOR discharge from office and all liability] PROBATE COURT OF UNION COUNTY RE: PETITION OF BEVERUP S. COLDING FOR DIS-CHARGE AS EXECUTINX OF THE ESTATE OF UNA

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 May 20, 2024. BE NOTIFIED FURTHER: All objections to the activities method in writing or white for 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

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(May8)

IN THE PROBATE COURT OF UNION COUNTY **STATE OF GEORGIA** IN RE: ESTATE OF JEFFREY ALLEN KOVACH ESTATE NO. 2024-43 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

NUTICE To whom it may concern: David George Kovach has petitioned to be ap-pointed administrator(s) of the estate of Jef-frey Allen Kovach deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, malor served of conting markers exterined in bond, waiver or reports, waiver or 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 by 10:00 a.m. on or be-fore May 13, 2024.

be filed with the court by 10:00 a.m. on or be-fore May 13, 2024. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St. Suite 8

65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Apr17,24,May1,8)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF JOHN ANTHONY CHITWOOD DECEASED ESTATE NO. 2024-30 PETITION FOR LETTERS OF ADMINISTRATION

ESTATE NO. 2024-30 PETITION FOR LETTERS OF ADMINISTRATION NOTICE To whom it may concern: Daniel Anthony Chitwood has petitioned to be appointed administrator(s) of the estate of John Anthony Chitwood 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 inter-ested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writ-ing, setting forth the grounds of any such ob-jections, and must be filed with the Court by 10:00 a.m. on or before May 13, 2024. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the

be not the period of the perio you qualify to file as an indigent party. Conyou quality to the 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

(706) 439-6006

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA IN RE: The Name Change Of: PAMELA JEAN EKEBERG CAFN: 24-CV-000113 BL NOTICE

Notice is hereby given that PAMELA JEAN EKE-BERG filed her Petition to Change Name with the Superior Court of Union County, Georgia on the 12th day of April, 2024, praying for a change of her name from PAMELA JEAN EKE-BERG to PAMELA JEAN PHILLIPS. 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. Objec-tions must be filed with said Court within thirty (30) days of the filing of said Petition. Attorney for Petitioner AKINS & DAVENPORT, P.C. P.O. Box 923 Blairsville, GA 30514 (706) 745-0032 N(Apr17,24,May1,8)

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Security Deed executed by SHARON H. JOHN-STON to PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION in the original principal amount of \$110,500.00 dated July 26, 2016 and recorded in Deed Book 1044, Page 314, Union County records, said Security Deed being last transferred to PNC BANK, NATIONAL ASSOCIATION in Deed Book 1365, Page 294, Union County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County. or at such other place as lawfully des-

sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully des-ignated, within the legal hours of sale, on June 04, 2024, the property in said Security Deed and described as follows: ALL THAT CERTAIN PARCEL OF LAND SITUATED IN LAND LOTS 245 & 260, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS FOLLOWS: CONTAINING 1.80 ACRES AND BEING SHOWN AS LOT 18-B OF GREEN ACRES SUBDIVISION ON A PLAT OF SURVEY BY ROCHESTER & AS-SOCIATES, INC., DATED 8/23/96, LAST REVISED 7/25/02 AND RECORDED IN PLAT BOOK 50, PAGE 190, AND SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF, THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE RESTRIC-TIONS RECORDED IN DEED BOOK 278, PAGE 118, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE POVERLINE EASEMENT TO BLUE RIDGE MOUNTAIN EMC RE-CORDED IN DEED BOOK 278, PAGE 118, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE POVERLINE EASEMENT TO BLUE RIDGE MOUNTAIN EMC RE-CORDED IN DEED BOOK 278, PAGE 185, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY GRANTED TO UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY GRANTED TO UNION

COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY GRANTED TO UNION COUNTY. RECORDS IN DEED BOOK 358, PAGE 90, UNION COUNTY RECORDS. BEING THE SAME PROPERTY CONVEYED FROM EDWIN B. BUTLER AND JOIN F. STRONG TO AR-THUR C. JOHNSTON, JR AND SHARON H. JOHN-STON, AS JOINT TENANTS WITH SURVIVORSHIP, AS DESCRIBED IN BOOK 428, PAGE 113, DATED 08/13/2002, RECORDED 08/19/2002, IN UNION COUNTY RECORDS. Said property being known as: 231 FALL LN

COUNTY RECORDS. Said property being known as: 231 FALL LN BLAIRSVILLE, GA 30512 To the best of the undersigned's knowledge, the party or parties in possession of said prop-erty is/are SHARON H. JOHNSTON or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as pro-vided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees hav-ing been given).

(notice of intent to collect attorney's fees hav-ing been given). Said property will be sold subject to the fol-lowing: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of re-demption of any taxing authority; (3) any mat-ters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

first set out above. Said sale will be conducted subject to the fol-Joint sale with conducted subject to the for-prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the sta-tus of the loan with the holder of the Security Deed.

Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: PNC Bank, National Association 2020 News Levice

3232 Newmark Drive

as Attorney-in-Fact for SHARON H. JOHNSTON

Mianisburg, OH 45342 800-367-9305 (ext 4120611209) Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the american of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. PNC BANK, NATIONAL ASSOCIATION,

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from EVA S BOWERS to MORTGAGE ELECTRONIC REGISTRATION Certain Security Deed nom EVA S bowens to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR URBAN FINANCIAL GROUP, dated May 25, 2010, recorded June 1, 2010, in Deed Book 834, Page 431-443, Union County, Georgia Re-cords, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Thirty-One Thousand Five Hundred and 00/100 dollars (\$331,500.00), with interest thereon as pro-vided for therein, said Security Deed having been last sold, assigned and transferred to GITSIT Solutions LLC, there will be sold at the Union County Courthouse, within the le-gal hours of sale on the first Tuesday in June, 2024, all property described in said Security Deed including but not limited to the following described property:

Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND CON-TAINING 1.72 ACRES IN LAND LOTS 62 & 83, 10TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, AND BEING LOT ELEVEN (11) OF COOSA VALLEY SUBDIVISION AS SHOWN ON A PLAT OF SURVEY MADE BY B. KEITH ROCHES-TER & ACCOUNTEC INC. DATED 66(87) AND

PLAT OF SURVEY MADE BY B. KEITH ROCHES-TER & ASSOCIATES, INC., DATED 6/6/87 AND RECORDED IN PLAT BOOK U PAGE 2 UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IN INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS RECORDED IN DEED BOOK 152 PAGES 740-741 UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO A RESERVATION BY PREVIOUS GRANTORS OF A ROAD AND UTL-ITY EASEMENT THIRTY (30) FEET IN WIDTH AS SHOWN ON SAID PLAT, WHICH EASEMENT SAID GRANTORS RESERVE THE RIGHT TO CONVEY TO

GRANTORS RESERVE THE RIGHT TO CONVEY TO UNION COUNTY, GEORGIA, FOR DEDICATION AS A COUNTY ROAD. THE PROPERTY IS SUBJECT TO THE RIGHTS OF WAY GRANTED TO UNION COUNTY, GEORGIA, RECORDED IN DEED BOOK 164 PAGE 684 AND IN DEED BOOK 339 PAGE

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UNION COUNTY RECORDS. Said legal description being controlling, how-ever the property is more commonly known as 312 COOSA VALLEY ROAD, BLAIRSVILLE,

as 312 COOSA VALLEY 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 remain-ing 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" ba-sis without any representation, warranty or recourse against the above-named or the un-dersigned. 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 authority; matters which would be disclosed

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; assess-ments; 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 posses-sion of the property is EVA S BOWERS, ESTATE AND/OR HEIRS-AT-LAW OF EVA S BOWERS, or tenants(s).

tenants(s). The sale will be conducted subject (1) to con-

The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. 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: GITSIT Solutions, LLC f/k/a Kondaur Capital, LLC, Loss Mitigation Dept., 333 South Anita Drive Suite 400, Orange, CA 92868, Telephone Number: 888-566-3287. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a se-cured creditor to negotiate, amend, or modify

14-162.2 shall be construed to require a se-cured creditor to negotiate, amend, or modify the terms of the mortgage instrument. GITSIT SOLUTIONS LLC as Attorney in Fact for EVA S BOWERS 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 Corners, GA 30071 Telephone Number: (877) 813-0992 Case No.

Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. KCP-24-00650-1 Ad Run Dates 05/08/2024, 05/15/2024, 05/22/2024, 05/29/2024 riselaw.com/property-listing

N(May8,15,22,29)

bons indepiced to law, and an persons indepiced to said estate are required to make immediate payment to the Personal Representative. This 3rd day of May, 2024. BY: John F. Jones DT: JOHN F. JONES 701 Beaver Dam Road Washington, GA 30673 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(May8,15,22,29)

NOTICE TO CREDITORS AND DEBTORS

NRE: ESTATE OF Verna L. Puett All creditors of the estate of Verna L. Puett, deceased, late of Union County, Georgia, are hereby notified to render in their demands to 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 26th day of April, 2024. BY: Paul William Puett Jr. 112 Whienexing Pina 112 Whispering Pine Blairsville, GA 30512 Blairsville, (N(May1,8,15,22)

NOTICE TO CREDITORS AND DEBTORS

NUTLE TO CREDITIONS AND DEFIONS IN RE: ESTATE OF Noreen H. Jacobsen All creditors of the estate of Noreen H. Jacobsen 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 navement the Dersonal Benro All Dersonal Benro immediate payment to the Personal Repre-sentative.

Sentative. This 24th day of April, 2024. BY: Lisa Partin Oakes 103 Autumn Lane Blairsville, GA 30512 ATTORNEY: Pamela Kendall Floyd PO Box 1114 Hiawassee, GA 30546 N(May1,8,15,22)

NOTICE TO DEBTORS AND CREDITORS

NRE: ESTATE OF Pauline Watkins Conley All creditors of the estate of Pauline Wat-kins Conley, 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 The second secon Oakwood, GA 30566 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514 N(May1,8,15,22)

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Dorothy Mary Roberts Lamb All creditors of the estate of Dorothy Mary Roberts Lamb, 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 persons indebted to said estate are required to make immediate payment to the Personal Representative. This 19th day of April, 2024. BY: Mary Lamb Discher 16659 Lakeview Court Lakeville, MN 55044 N(Apr24,May1,8,15)

COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF THOMAS A. KESTER, DECEASED ESTATE NO. 2024-47 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT PORT The petition of Melissa C. Kester, for a year's support from the estate of Thomas A. Kester, 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 May 20, 2024, who caid netting should not be grated why said petition should not be granted.

why said petition should not be granted. All objections to the petition must be in writ-ing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the proceeding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and fil-ing fees must be tendered with your objec-tions, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be cranted without a hearing. tion 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 (Apr24, May1, 8, 15)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF BETTY JEAN WILLIAMS DECEASED ESTATE NO. 2024-11 NOTICE IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed. been duly filed. TO: Allen Dyer [List here all heirs having unknown addresses to be served by publication] This is to notify you to file objection, if there is any, to the petition to probate will in solemm form, in this Court by 10:00 a.m. on or before Mary 13, 2024. BE NOTIFIED FURTHER: All objections to the

(Apr17,24,May1,8)

petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St. Suite 8 65 Courthouse St., Suite 8 Blairsville, GA 30512 Addree (706) 439-6006 Telephone Number N(Apr17,24,May1,8)

N(Apr17,24,May1,8)

Address

ners, PLLC 13010 Morris Rd. Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 24-201867 - DaG N(May8,15,22,29)