## North Georgia News

## Legal Notices for May 15, 2024

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
NICOLUS LUKE GADDIS

DECEASED ESTATE NO. 2024-58

ESTATE NO. 2024-58
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern:
Tony Levi Gaddis has petitioned to be appointed administrator(s) of the estate of Nicolus 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 O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said O.G.C.A. § 35-1-2701.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before June 3, 2024.

BE NOTIFIED FURTHER: All objections to the patition great he in writing setting forth 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 JUMBER BY ACKERT
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(700) 430,0000 (706) 439-6006

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Diane A. Comerford
All creditors of the estate of Diane A. Comerford, 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 nayment to the Personal Representations.

immediate payment to the Personal Repre-sentative.

sentative. This 3rd 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

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 persons indebted to law, and all persons indebted sons indepted to law, and an ipersons indepted to said estate are required to make immediate payment to the Personal Representative.
This 3rd day of May, 2024.
BY: 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

IN RE: 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
the undersigned according to law, and all persons indebted to law, and all persons indebted sons indepted to law, and an persons indepted 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 Whispering Pine
Blairsville, GA 30512

NOTICE TO CREDITORS AND DEBTORS IN RE: ESTATE OF Noreen H. Jacobsen All creditors of the estate of Noreen H. Jacob-An creators of the estate of woreen it, accosen, 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 24th day of April 2024

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 IN RE: ESTATE OF Pauline Watkins Conley All creditors of the estate of Pauline Wat-

All creators or 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 persons indebted to said estate are required to make immediate payment to the Personal

This 26th day of Apr BY: Elaine Stover PO Box 75 Oakwood, GA 30566 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514 N(May1,8,15,22)

IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA IN THE INTEREST OF: HAROLD DAKOTA ROGERS

DOB: 12-04-2022 SEX: MALE CHILD UNDER THE AGE OF EIGHTEEN case no. 144-24J-29a NOTICE OF DEPENDENCY HEARING

TO: Elizabeth Logan and the putative father Ryan Rogers By Order for Service by Publication dated the 10 day of May 2024, you are hereby notified

10 day of May 2024, you are hereby notified that on the 2nd day of May, 2024, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Dependency) against you as to the abovenamed child alleging the child is dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General William Mercer an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

The Court will conduct a final hearing upon the The Court will conduct a final hearing upon the

The Court will conduct a man nearing upon the allegations of the Petition and enter an order of disposition on the 15 day of August, 2024 at 1:00 p.m. at the Union County Courthouse, Blairsville Georgia.

The child and other parties involved may be

represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial bardebin you may set for a lawyer to be an hardship, you may ask for a lawyer to be apindustrip, you may ask for a lawyer to be ap-pointed to represent you. The Court would in-quire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appoint-

to represent you. You want a rawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable William Maxwell, Judge of said Court, this the 10 day of May 2024.

William Maxwell Honorable William Maxwell Judge, Juvenile Court Union County, Georgia Enotah Judicial Circuit

ANDREW L. BRUNSON as Administrator of the Estate of David Randall Brunson,

ALL THE WORLD

ALL THE WORLD
CAFN: SUCV 2023000383
ACTION TO QUIET TITLE
TO: ALL OTHER PERSONS WHOM IT MAY CONCERN BEING MORE PARTICULARLY DESCRIBED
AS ALL PERSONS KNOWN OR UNKNOWN WHO
MIGHT CLAIM ADVERSELY TO PETITIONER'S
TITLE IN AND TO LOT 42 OF THE CECIL THOMAS
SUBDIVISION LOCATED IN LAND LOT 201 9TH
DISTRICT OF UNION COUNTY GEORGIA.
You are hereby notified that the above-styled
action seeking to quiet title in favor of Petitioner to real property and improvements located

action seeking to quest time in layor or Periodi-er to real property and improvements located at 310 LL Kellie Dr Blairsville Georgia also known as Parcel No. 084A029 according to the records of the Union County Tax Assessor, was filed on December 23, 2023, in the Superior

filed on December 23, 2023, in the Superior Court of Union County, Georgia, Enotah Judicial Circuit, Civil Action File No. 2023000383. If you believe that you have a claim adverse to the Petitioner's Quiet Title Action Against All the World, you are hereby commanded to make yourself known and file an objection at the Clerk's Office of the Superior Court of Union County within thirty (30) days from April 19, 2024, which is the date of the Court of Union County's Order for Service by Publication for the purpose of appearing in the case. Further, by virtue of the Court of Union County's Order for Service by Publication, any person

Further, by virtue of the Court of Union County's Order for Service by Publication, any person with a claim adverse to Petitioner's Quiet Title Action is required to file with the Clerk of Union County Superior Court and serve upon Barry A. Lee, ESQ., 84 River Street, Ellijay, Georgia 30540, any pleadings desired within thirty (30) days of the final publication of this notice in secondarse with 0.C. 6.A. 823-8(6).(c) days of the ima publication of this induce in accordance with 0.C.6.A. § 23-3-65(a)-(c). The legal description for the property that is subject to the instant quiet title action can be found in Deed Book 592, Page 572, of the Union County Real Estate Records, more particularly described to following.

described as follows:
Land Lot 201 of the 9th District of Union County, Georgia, being Lot 42 of the Cecil Thomas Subdivision, according to a plat of survey recorded in Plat Book C Page 173 of aforesaid records: WITNESS, the Hon Buck Levins.

Judge of the Superior Court of Union County.

NOTICE OF PETITION TO CHANGE NAME STATE OF GEORGIA COUNTY OF UNION

Notice is hereby given that HERMAN LYLE WORLEY, the undersigned, filed his petition to the Superior Court of Union County, Georgia on the 1st day of May, 2024, praying for a change in the name of Petitioner from HERMAN LYLE WORLEY to HERMAN TERRY WORLEY. Notice is WORLEY to HERMAN TERRY WORLEY. 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 said Court within 30 days of the filling of said petition.
This 29th day of April, 2024
HERMAN LYLE WORLEY
ARA HERMAN TERRY WORLEY
CARY D. COX

Cary D. Cox Attorney of Petitioner PO Box 748 Blairsville, Georgia 30514 N(May15,22,29,Jun5)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Wanda Louise Hollis All creditors of the estate of Wanda Louise Hol-All creators of the estate of wanda Louise nol-lis, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 10th day of May, 2024.

BY: Robert James Hollis 370 Raburn Rd. Blairsville, GA 30512 Karen McCard 1743 Crossroads Dr. Mountain City, TN 37683

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Brandon Howard Baba All creditors of the estate of Brandon Howard

Baba, 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.

sentative.
This 8th day of May, 2024.
By: Cassady Baba
595 Brinson Colquitt Road
Brinson, GA 39825
ATTORNEY: Tabitha Payne 108 S Broad Street Bainbridge, GA 39817

**NOTICE TO DEBTORS AND CREDITORS** 

IN RE: ESTATE OF Hoyt King
All creditors of the estate of Hoyt King, 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 navment in the Personal Representative payment to the Personal Representative. This 10th day of May, 2024.

385 Dorrell Plott Road Young Harris, GA 30582 ATTORNEY: Janna D. Akins PO Box 923 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Charles Caleb Boomer
All creditors of the estate of Charles Ca-

leb Boomer, 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 10th day of May, 2024. BY: Michael C. Boomer

55 Highview Drive Youngsville, NC 27596 N(May15,22,29,Jun5) NOTICE TO DEBTORS AND CREDITORS

IN RE: 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 to make immediate payment to the Personal This 19th day of April, 2024.

BY: Mary Lamb Dische 16659 Lakeview Court Lakeville, MN 55044 N(Apr24,May1,8,15) 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

To whom it may concern:

Patricial 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. 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 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 by 10:00 a.m. on or before May 20, 2024.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the

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

Dwain Brackett

Judge of the Probate Court

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

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-Blairsville, GA 30512 will be placed for Public 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, Antiques, Electronics, Household items, Office items, Clothes, Toys, Baby items, Tools, Automobiles, 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.

NOTICE OF SPECIAL ELECTION
OF BLUE RIDGE MOUNTAIN SOIL AND WATER
CONSERVATION DISTRICT SUPERVISOR

CONSERVATION DISTRICT SUPERVISOR
May 6, 2024
To all 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
their counties in support of soul and water
conservation activities.

June 7, 2024 is the last day on which nominations for candidates for the election will
be accepted. The signatures of at least 25

hadunates for damidates for the electron 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 Cellias P. Relaxielle. Collins Dr, Blairsville, GA 30512 no later than 12:00 noon on June 7, 2024. Petitions may be obtained 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 COMMISSION

Mitch Attaway, Executive Director 4310 Lexington Road Athens, GA 30605

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
ROBERT EDWARD WAGNER DECEASED ESTATE NO. 2023-55

NOTICE

IS THE NO. 2023-95

NOTICE

For discharge from office and all liability]

PROBATE COURT OF UNION COUNTY

Re: PETITION OF PAMALA LYNN WAGNER and RYAN EDWARD WAGNER FOR DISCHARGE AS EXECUTORS() OF THE ESTATE OF ROBERT EDWARD WAGNER, 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 May 28, 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. Conmust 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

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
BRYON WAYNE BEISE
DECEASED
ESTATE NO. 2021-152

NUTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF HAROLD W. BEISE and
JUDITH K. BEISE FOR DISCHARGE AS
ADMINISTRATOR(S) OF THE ESTATE OF BRYON
WAYNE BEISE, DECEASED.

WAYNE BEISE, 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 May 28, 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. Contact probate court personnel for the required amount of filing fees. If any objections are amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett Judge of the Probate Court By: Kristin Stanley

Of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 (706) 439-6006

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

DECEASED
ESTATE NO. 2024-46
PETITION FOR LETTERS OF ADMINISTRATION To whom it may concern:

Marisa D. Crowley has petitioned to be ap-pointed administrator(s) of the estate of Kathryn Duckworth 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

U.C.L.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 before 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 before a propage court cierk, 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 (706) 439-6006 N(Apr24,May1,8,15)

IN THE PROBATE COURT THOMAS A. KESTER,

DECEASED

DECEASED
ESTATE NO. 2024-47
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
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,
why said petition should not be granted.
All objections to the petition must be in writing, setting forth the grounds of any such

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 objections are the probate to the probate court clerk, and filing fees must be tendered with your objections are the probate to the probate court clerk, and rining lees 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

PROBATE JUDGE PROBALE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Apr24,May1,8,15)

R. L. COUCH JR.

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

DECEASED PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS

NOTICE
Vianne Couch has/have petitioned for waiver
of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers
contained in O.C.G.A. § 53-12-261 in regard to
the above estate. All interested persons are the above estate. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before

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 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 Street, Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Apr24,May1,8,15)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Mary Elizabeth Passmore
All creditors of the estate of Mary Elizabeth
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

to make immediate payment to Representative. This 19th day of April, 2024. BY: George Alton Passmore 98-512 Kaonohi St., Apt. #4 Honolulu, HI 96701 ATTORNEY: Daniel J. Davenport PO Roy 920 PO Box 923 Blairsville, GA 30514 N(Apr24,May1,8,15)

IN THE PROBATE COURT STATE OF GEORGIA IN RE: ESTATE OF LEROY ANDERSON. DECEASED

DEGEASED
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 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 writing setting forth the grounds of any such

An objections to the peruion must be in writing, 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 objections, unless you qualify to file as an indigent
arth Contact probate court presonal for the party. Contact probate court personnel for the required amount of filing fees. If any objectendined aniount of filing less. 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

STON to Pric World RAGE, A DIVISION OF PRIC 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 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-ignated, within the legal hours of sale, on June

Pursuant to the power of sale contained in the Security Deed executed by SHARON H. JOHN-STON to PNC MORTGAGE, A DIVISION OF PNC

STATE OF GEORGIA

COUNTY OF UNION NOTICE OF SALE UNDER POWER

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 & ASSOCIATES, 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

PAGE 190, AND SAID PLAIT IS INCOMPORATED 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 RESTRICTIONS RECORDED IN DEED BOOK 278, PAGE 118, UNION COUNTY RECORDS.

118, UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO THE POWERLINE
EASEMENT TO BLUE RIDGE MOUNTAIN EMC RECORDED IN DEED BOOK 278, PAGE 185, UNION
COUNTY RECORDS. THE PROPERTY IS SUBJECT
TO THE RIGHT OF WAY GRANTED TO UNION
COUNTY. RECORDED IN DEED BOOK 358, PAGE

COUNTY. RECORDED IN DEED BOOK 358, PAGE 90, UNION COUNTY RECORDS.
BEING THE SAME PROPERTY CONVEYED FROM EDWIN B. BUTLER AND JOIN F. STRONG TO ARTHUR C. JOHNSTON, JR AND SHARON H. JOHNSTON, AS JOINT TENANTS WITH SURVIVORSHIP, AS DESCRIBED IN BOOK 428, PAGE 113, DATED 08/13/2002, RECORDED 08/19/2002, IN UNION COUNTY DECORDED COLINTY RECORDS.

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 property 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 provided 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 having been given).

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

matters of record superior to the security suffirst set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Doed

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
3232 Newmark Drive
Miamisburg, 0H 45342
800-367-9305 (ext 4120611209)
Note that pursuant to 0 C G A S 44-14-162 2 SUU-367-93US (ext 4120611209)

Note that pursuant to O.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 mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PIRPOSE

THAT PURPOSE.
PNC BANK, NATIONAL ASSOCIATION, as Attorney-in-Fact for SHARON H. JOHNSTON

Robertson, Anschutz, Schneid, Crane & Partners. PLLC 13010 Morris Rd. Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 24-201867 - DaG

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 TWO WONTAKE 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 Records, 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 provided for therein, said Security Deed having been last sold, assigned and transferred to GITSIT Solutions LLC, 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 June, 2024, all property described in said Security Deed including but not limited to the following described property: SYSTEMS INC. AS GRANTEE, AS NOMINEE

Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND CONTAINING 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 ROCHESTER & ASSOCIATES INC. DATE 66(97) AND PLAI OF SURVEY MADE BY B. REITH KUCHES-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 INION COUNTY RECORDS. RECORDED IN DEED BOUNT 132 PAGES 740-741 UNION COUNTY RECORDS.
THE PROPERTY IS SUBJECT TO A RESERVATION BY PREVIOUS GRANTORS OF A ROAD AND UTIL-1TY EASEMENT THIRTY (30) FEET IN WIDTH AS SHOWN ON SAID PLAT, WHICH EASEMENT SAID

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

as 312 COOSA VALLEY ROAD, BLARSVILLE, 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 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; assesments; 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 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 confirmation 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: 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 secured creditor to negotiate, amend, or modify

14-162.2 shall be construed to require a secured 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 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, 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
rlselaw.com/property-listing N(May8,15,22,29)