North Georgia News

Legal Notices for May 21, 2025

NOTICE OF JUVENILE COURT

NOTICE OF JUVENILE COURT
OF UNION COUNTY
TO: WILLIAM ALANSON SCOTT
By Order for Service by Publication dated the
6th day of January, 2025, you are hereby notified that on the 24th day of May, 2024, Kristian
Jullian Burks, mother of J.R.S., a minor child,
filed a Petition for Termination of Parental
Rights against you as to the above-named
child and this Court found it to be in the child's
best interest that the Petition be filed. This best interest that the Petition be filed. This notice is being sent to you pursuant to the provisions of O.C.G.A. § 15-11-281 and 282. A copy of the Petition for Termination of Parental Rights may be obtained by you from the Clerk at the Union County Courthouse during business and the Desiring of Tax

at the official county obtained under the ness hours. The hearing on the Petition for Termination of Parental Rights is for the purpose of terminating your parental rights. If the Court at the trial finds that the facts set out in the Petition to Terminate Parental Rights are true and that termination of your rights will serve the hest interests of your child the will serve the best interests of your child, the

will serve the best interests or your child, the Court can enter a judgment ending your rights to your child. If the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or visit, contact, of nave customy of your child or make any decisions affecting your child or your child's earnings or property. You will not thereafter be entitled to notice of proceedings for the adoption of the above-named child by another, nor will you have any right to object to the adoption or otherwise to participate in the

the adoption to unterwise to participate in the proceedings. Your child will be legally freed to be adopted by someone else. Even if your parental rights are terminated:

1) You will still be responsible for providing financial support (child support payments) for your child's care unless and until your child is

2) Your child can still inherit from you unless

and until your child is adopted; and

3) Your child can still pursue any civil action against you. This Court will conduct a final hearing upon

This count will evaluate a mila meaning upon the Petition for Termination of Parental Rights on the 27th day of June, 2025, AT 1:00 P.M. IN THE UNION COUNTY COURTHOUSE, LOCATED IN BLAIRSVILLE, GEORGIA.
The child and other parties involved may be represented the leaves to be leaves of these

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 as hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be ap-pointed to represent you. If you want a lawyer appointed to represent you, you must let the Court handling this case know that you want a lawyer immediately.

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

JANET EVA CAOUETTE ESTATE NO. 2024-148

NOTICE [For discharge from office and all liability] PROBATE COURT OF UNION COUNTY Re: PETITION OF PATRICIA RAPACKI FOR DIS-CHARGE AS EXECUTRIX OF THE ESTATE OF JA-NET EVA CAOUETTE, DECEASED.

NET EVA GAUGETTE, DECEASED.

To Whom it may concern:
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before June 2, 2025.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a notary public 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.

Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk

Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512

NOTICE OF SALE

NOTICE OF SALE

Be advised that the personal property listed
below, presently at Mountain Town Storage
LLC., 118 Mtn Country Lane, Blairsville, GA
30512, (706) 480-2777, will be sold at public
auction on 6/4/2025, at 10:00 am to the highest bidder. The auction will be held on www.
storageauctions.com and will start 5/21/2025,
& close 6/4/2025, at 10:00 am. Said property
will be sold to recover outstanding charges in
accordance with the leasing agreements executed between Mountain Town Storage LLC
and the below-named parties. The property
and the location of the same are as follows:
Unit #74 - Brian and Tia Greer - Furniture, mattress, storage bins, misc household items tress, storage bins, misc household items Unit #80 - Katherine Lake - Artisan bird carvings, misc cardboard boxes Unit #94 - Tripite 11 - 1

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

ESTATE NO. 2025-62 Petition for letters of administration

NOTICE
To whom it may concern:
Gedgit Davis has petitioned to be appointed
administrator(s) of the estate of Audrey Lee
Owenby 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
filled with the Court by 10:00 a.m. on or before
June 2, 2025. June 2, 2025.
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. aniount of limit lees. In any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Kristin Stephens Stanley

Judge of the Probate Court

By: Charla Dyer

Danth Clede

Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512

Address (706) 439-6006 Telephone Number

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Rheta M. Priem All creditors of the estate of Rheta M. Priem, deceased, late of Union County, Georgia, are

deceased, rate of offinit County, deorgia, 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 25th day of April, 2025. BY: Lance E. Priem 275 Covey Road SW Milledgeville, GA 31061 ATTORNEY: Daniel J. Davenport

PO Box 923 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Otis Crett Dyer
All creditors of the estate of Otis Crett Dyer,
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 25th day of April, 2025.
BY: Kimberly Dyer Lochbaum
3865 High View Court
Cumming, GA 30041
ATTORNEY: Janna D. Akins
PO Box 923

Blairsville, GA 30514 **NOTICE OF SALE** Notice of sale under Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215.

Georgia Gode Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in storage units belonging to the following: Unit #C78 Al-len Spivey. Sold to the highest bidder on May 22, 2025 at ten o'clock at Premier Storage Space, 1075 Pat Haralson Drive, Blairsville, Ga. 706.897.5262. Tenet has the right to redeem contents prior to sale. Premier Storage Space has the right to refuse any and all bide. has the right to refuse any and all bids

LEGAL NOTICE
Atlanta Gas Light Company is filing its Capacity Supply Plan under O.C.G.A. § 46-4-155 with the Georgia Public Service Commission ("Commission") on July 1, 2025, in Docket No. 56177. A copy of the Capacity Supply Plan will be on file with the Commission once filed. The Georgia Public Service Commission will hold a hearing on Thursday, September 4, 2025, at 9:30 a.m. at the Georgia Public Service Commission, Room 110, at 244 Washington Street S.W., Atlanta, Georgia 30334-5701 for the purpose of hearing evidence regarding the Capacity Supply Plan. In accordance with O.C.G.A. § 46-2-59(c), persons wishing to intervene must file a petition

sons wishing to intervene must file a petition to intervene with the Commission within thirty to intervene with the Commission within thirty (30) days of the first publication of this notice. This filling shall be made at the office of the Ex-ecutive Secretary, Georgia Public Service Com-mission, 244 Washington Street, S.W., Atlanta, Georgia 30334-5701.

Georgia 30334-5701.
If you have a disability and will need assistance or accommodations to participate or need further information, please contact the Executive Director's Office, Georgia Public Service Commission at (404) 656-4501 or 1 (800) 282-5813 (inside Georgia only).
This notice is published in accordance with Ga. Comp. R. & Regs. 515-2-1-.04.
Elizabeth Wade, Esq.
Chief Counsel, Regulatory Affairs
Atlanta Gas Light Company

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF ROBERT PALMER MASON
All creditors of the estate of ROBERT PALM-ER MASON, deceased, late of Union County,

Georgia, are hereby notified to render in their demands to the undesigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 16th day of May 2025

ATTORNEY: Kenya L. Pattor 44 Blue Ridge Street, Suite B Blairsville GA 30512

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Stella J. Chambers
All creditors of the estate of Stella J. Chambers, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Repre-

This 16th day of May, 2025. BY: Linda Annette Chambers 3555 Blue Ridge Hwy. Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

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

sentative.
This 16th day of May, 2025.
BY: Anna Maria Olvera 151 Trickum Hills Drive Woodstock, GA 30188 ATTORNEY: Cary D. Cox Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Mary Lou Kiernan All creditors of the estate of Mary Lou Kiernan, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 9th day of May, 2025.

BY: Michael F. Kiernan

181 Concord Way. 181 Concord Way
Blairsville, GA 30512
ATTORNEY: Daniel J. Davenport

Blairsville, GA 30514 NOTICE TO DERTORS AND CREDITORS

IN RE: ESTATE OF Steven Lavern Beal All creditors of the estate of Steven Lavern Beal, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Representative. This 9th day of May, 2025. BY: Justin Matthew Glaze

156 Mildred's Way

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Eric Clayton Buchanan
All creditors of the estate of Eric Clayton
Buchanan, deceased, late of Union County,
Georgia, are hereby notified to render in their
demands to the undersigned according to
law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 9th day of May, 2025.
BY: Austin Daniel Buchanan

161 Sierra Street Waycross, GA 31503 ATTORNEY: Brett Bradshaw 57 Sears Way Blairsville, GA 30512 N(May14,21,28,Jun4) IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF ROBERT PALMER MASON DECEASED ESTATE NO. 2025-59

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

to be served by publication]
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court by 10:00 a.m. on or before June 16, 2025. BE NOTIFIED FURTHER: All objections to the

per NOTIFIED FUNTIFIES: 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 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.

Kristin Stephens Stanley

Judge of the Probate Court

By: Charla Dyer
Deputy Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512 Address (706) 439-6006 Telephone Number IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF STEVEN M. BROWN DECEASED ESTATE NO. 2025-78 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT
The petition of Nancy E. Brown, for a year's support from the estate of Steven M. Brown, deceased, for decedent(s) surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, by 10:00 a.m. on or before June 16, 2025, why said petition should not be granted.
All objections to the petition must be in 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 filebujections should be sword 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 peti-tion may be granted without a hearing. Kristin Stephens Stanley PROBATE JUDGE

By: Charla Dyer DEPUTY CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 N(May14,21,28,Jun4)

STATE OF GEORGIA IN RE: ESTATE OF MELINDA S. COLWELL

IN THE PROBATE COURT OF UNION COUNTY

DECEASED
ESTATE NO. 2025-77
PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
To whom it may concern:
James Hughes Colwell has petitioned to be appointed administrator(s) of the estate of Melinda S. Colwell deceased, of said county. (The petitioner has also applied for waiver of

ond, 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 to the petition must be in writing, setting form the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or be-fore June 16, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections

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. Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk

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

N(May14,21,28,Jun4) IN THE PROBATE COURT OF UNION COUNTY

State of Georgia In Re: Estate of WENCHE A. CHURCH DECEASED ESTATE NO. 2025-70
PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
To whom it may concern:
Lene Church has petitioned to be appointed administrator(s) of the estate of Wenche A. Church deceased, of said county. (The 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 June 16, 2025. BE NOTIFIED FURTHER: All objections to the petition must be 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 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 filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Kristin Stephens Stanley Judge of the Probate Court

Judge of the Probate Court By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512

(706) 439-6006 Telephone Number

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

DECEASED ESTATE NO. 2025-79 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
To whom it may concern:
Kevin L. Hardy has petitioned to be appointed administrator(s) of the estate of Janeen Bell Aylor deceased, of said county, (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said netition should not be granted. All objections to the petition must be in writing setting football. be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before June 16, 2025. BE NOTIFIED FURTHER: All objections to the per wolfried furthers: 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 tact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address

Address (706) 439-6006

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

A TRACT OF LAND IN LAND LOT 64, 10th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 1.00 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: NOVA-RESPECTIVE INTERESTS MAY APPEAR: NUVA-STAR MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS, AND OTHER PARTIES KNOWN OR UN-KNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,

Respondents. Civil Action No. 18-CV-137-BL NOTICE OF SUMMONS TO: Novastar Mortgage, Inc.
All persons or parties, known or unknown,
who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 64 of the 10th District, 1st Section,

in Land Lot 64 of the 10th District, 1st Section, Union County, Georgia, being more particularly described as follows:

The following described property located in the County of Union, State of Georgia: 1.00 acre, more or less, of Land Lot #64, of the 10th District, 1st Section, of Union County, Georgia and being Lot F-7, of Hidden Lake Subdivision, as shown on a plat of survey made by Jack Stanley, Union County, Georgia Surveyor, as recorded in the Office of the Clerk of the Sureiror Court of Union County, Georgia: in Plat perior Court of Union County, Georgia, in Plat Book "L", Folio 139 and reference is heremade

to said plat of survey for a full and complete

description herein.

Being the same property conveyed to Oris
Fabian Smith by Deed from Theodore L. Smith
and Robin B. Smith, recorded 04/17/2001, in
Deed Book 370, Page 656.
As described in Deed Book 669, Page 195. Fur-As described in Deed Book 669, Page 195. Further described as Map & Parcel 057A064.
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on May 23, 2018, and that by reason of an Order for Service by Publication entered by the Court on April 22, 2025 you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenort Petitioner's attorney whose the cierk of sain court and serve upon Dan-iel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within sixty (60) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b). Witness the Honorable T. Buckley Levins, Judge of said Court

This 22 day of April, 2025. Judy L. Odom Clerk of Superior Court, Union County N(May7,14,21,28)

IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA
IN THE INTEREST OF:

SEX: FEMALE CHILD UNDER THE AGE OF EIGHTEEN
case no. 144-25j-23A
NOTICE OF TERMINATION OF PARENTAL RIGHTS HEARING TO: GEORGE CHRISTOPHER SMALLS, putative

Judge of said Court

The update of the above-named child By Order for Service by Publication dated the 1st day of May, 2025, you are hereby notified that on the 14th day of March, 2025, the Union County Department of Family and Children County dren Services, Georgia Department of Human Services, filed a Petition for Termination of Parental Rights against you as to the above-named child, and this Court found it to be in the child's best interest that the Petition be filed. You are required to file with the Clerk of Juvenile Court, and to serve upon Special As-sistant Attorney General Stephany L. Garrett an answer in writing within sixty (60) days of the date of the Order for Service by Publication. This notice is being sent to you pursuant to the provisions of O.C.G.A. § 15-11-281 and 282. A copy of the Petition for Termination of Parental Rights may be obtained by you from the Clerk Rights may be obtained by you from the Clerk at the Union County Courthouse during business hours. The hearing on the Petition for Termination of Parental Rights is for the purpose of terminating your parental rights.

If the Court at the trial finds that the facts set

out in the Petition to Terminate Parental Rights are true and that termination of your rights will serve the best interests of your child, the Court can enter a judgment ending your rights

Court can enter a judgment ending your rights to your child.

If the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or make any decisions affecting your child or your child's earnings or property. You will not thereafter be entitled to notice of you will not thereafter be entitled to notice or proceedings for the adoption of the above-named child by another, nor will you have any right to object to the adoption or otherwise to participate in the proceedings. Your child will be legally freed to be adopted by someone

Even if your parental rights are terminated:

1) You will still be responsible for providing financial support (child support payments) for your child's care unless and until your child is 2) Your child can still inherit from you unless

and until your child is adopted; and 3) Your child can still pursue any civil action against you.

Under the provisions of O.C.G.A. § 15-11-260, et seq., you may lose all rights to the abovenamed child and will not be entitled to object.

to the termination of your rights to this child unless, within thirty (30) days of your receipt of this NOTICE TO PUTATIVE FATHER, you file: a) A petition to legitimate the child; and b) Notice of the filing of the petition to legitimate with the Juvenile Court of Union County. If you fail to file a timely petition to legitimate the child and notice (as described above) or if your petition to legitimate is subsequently dismissed for failure to prosecute or the Court does not find that you are the legal father of the child the chi does not find mar you are the legal father of the child named in your petition to legitimate, this Court may enter an order terminating your parental rights, including any right to object thereafter to such proceedings. This Court will conduct a provisional hearing upon the allegations of the Petition on the 8th day of May, 2025 at 9:00 a.m. at the Towns County Courthyous Hispasses Georgia

ody of May, 2022 at 3:00 a.m. at the lowis County Courthouse, Hiawassee, Georgia. This Court will conduct a final hearing upon the allegations of the Petition and enter an or-der of disposition on the 11th day of July, 2025, at 1:00 p.m., at the Union County Courthouse, Plainwills Courtin

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 hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer 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 1st day of May, 2025.
William Maxwell
Honorable William Maxwell
Associate Judge, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
ROBERT WILLIAM MCCOLLUM DECEASED) ESTATE NO. 2025-40 PETITION FOR LETTERS OF ADMINISTRATION To whom it may concern:

pointed administrator(s) of the estate of Rob-ert William McCollum 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 U.G.A. 9 35-1-201.) An 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 lune 9, 2025

Donald R. McCollum has petitioned to be ap-

be filed with the Court by 10:00 a.m. on or be-fore June 9, 2025.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Kristin Stephens Stanley Judge of the Probate Court

Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512

Address Address (706) 439-6006 Telephone Number

N(May7,14,21,28)

DECEASED ESTATE NO. 2025-74

IN THE PROBATE COURT OF UNION COUNTY

PETITION FOR LETTERS OF ADMINISTRATION To whom it may concern:
Arthur William Carl has petitioned to be appointed administrator(s) of the estate of San-

political autimations of the estate of Sandra Lynn Hogsed deceased, owning property in 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 June 9, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworm to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless well that the file as a position of the court clerk. you qualify to file as an indigent party. Conyou 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. Kristin Stephens Stanley

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

IN RE: ESTATE OF Walter E. Spiva All creditors of the estate of Walter E. Spiva, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted

to said estate are required to make immediate

NOTICE TO DEBTORS AND CREDITORS

payment to the Personal Representative. This 2nd day of May, 2025. BY: Melissa Evans 439 Indian Lake Ct. Hiram, GA 30141 ATTORNEY: Richard W. Sarrell II PO Box 517 Blairsville, GA 30514 NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Mark Steven Caouette
All creditors of the estate of Mark Steven
Caouette, deceased, late of Union County

caouette, 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 2nd day of May, 2025. BY: Gwen Lena Caouette

Renresentative

526 Kimsey Street Blairsville, GA 30514 NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Prudence Packer All creditors of the estate of Prudence Packer, 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 2nd day of May, 2025. BY: Harry H. Packer BY: Harry H. Packer 26857 Brahms Westlake, OH 44145 ATTORNEY: Rebecca Kendrick PO Box 1286 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS All creditors of the estate of Jerry Neal Ham-mond late of Union County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to persons indebted to saw eso make immediate payment. This 29th day of April, 2025 Name: Madalyn S. Davis

Title: Attorney Address: 11300 Atlantis Place, Suite A, Alpharetta, GA 30022 NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Cecil Milton Pugh
All creditors of the estate of Cecil Milton Pugh,
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
the said estate are required to make immediate to said estate are required to make immediate payment to the Personal Representative. This 2nd day of May, 2025. BY: Susan Laraine Pugh 145 Whisperwood Trail Blairsville, GA 30512 N(May7,14,21,28)

IN RE: ESTATE OF Madelyne Copeland Colwell
All creditors of the estate of Madelyne Copeland Colwell, 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 2nd day of May, 2025. BY: Marta Victoria Mead 123 Victoria Drive Blairsville, GA 30512 ATTORNEY: Megan S. DiNatale

PO Box 765 Murrayville, GA 30564 NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Stephanie L. Gray All creditors of the estate of Stephanie L. Gray,

All creditors of the estate of stephanie L. Gray, 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 2nd day of May, 2025. BY: Robin McIntosh 245 Oakwood Drive Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514

N(May7,14,21,28)

STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company, V.
A TRACT OF LAND LYING AND BEING IN THE
17TH DISTRICT, 1ST SECTION, LAND LOT 187
OF UNION COUNTY, GEORGIA, BEING TRACT 1,
1.168 ACRES, TRACT 2, 0.044 ACRES, AND AS
THEIR RESPECTIVE INTERESTS MAY APPEAR:
WILLIAM CHESTER MCCLURE, II, AND OTHER
PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR
CLAIM ANY ADVERSE OR POSSESSORY RIGHT,
TITLE OR INTEREST IN THE RESPONDENT
PROPERTY,
RESPONDENTS.

IN THE SUPERIOR COURT OF UNION COUNTY

ROUTEN 1, Respondents. Civil Action No. 20-CV-139-JP NOTICE OF SUMMONS TO:WILLIAM CHESTER McCLURE, II, ESTATE OF WILLIAM CHESTER McCLURE, II, HEIRS KNOWN AND UNKNOWN

AND ONKNOWN
Last Known Address:
5377 Highway 515 E.
Blairsville, GA 30512
CHIN SHAN LI
Last Known Address:
1442 Allison Ct., NW Lawrenceville, GA 30043 ELIZABETH A. CITRIN Last Known Address: 28311 N. Main Street, B103

Daphne, AL 36526 ARTHUR R. MILLICAN, JR., ESTATE OF ARTHUR R. MILLICAN, JR., HEIRS KNOWN AND UN-Last Known Address: Last Known Audiess: 5279 Highway 515 E. Blairsville, GA 30512 ALL PERSONS OR PARTIES, KNOWN OR UN-

ALL PERSONS ON PARTIES, NIVOWN ON ONKNOWN, AND ALL THE WORLD, WHO HAVE OR
CLAIM ANY ADVERSE OR POSSESSORY RIGHT,
TITLE OR INTEREST IN THE RESONDENT PROPERTY and All persons or parties, known or
unknown, who may claim adversely to Petitioner's title to all that Tract of Land Lying and
Pains is the 17th District 1st Scale of Hains Being in the 17th District, 1st Section of Union County, Georgia, Land Lot 187, being Tract 1, 1.168 acres, Tract 2, 0.044 acres, more or less, being more particularly described as follows:
All that tract or parcel of land lying and being in Land Lot 187, 17th District, 1st Section, Union County, Georgia and being Tract 1. Union County, Georgia, and being Tract 1, containing 0.937 acres, and Tract 2, containing 0.025 acres, as shown on a plat of survey for Youngstown Group, LLC by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. # 2763, dated June 30, 2024 and filed u.h.L.S. # 2703 July 9, 2024 in Plat Book 74, Page 405 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described

property. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on June 10, 2020, and that by reason of an Order for Service by Publication entered by the Court on May 5, 2025, you are hereby commanded and required to file with the old of said Court and provided the property of the court of the with the old of said Court and provided the property of the court of the public with the old of said Court and provided the provided that the old of the public that the public the clerk of said Court and serve upon Dan-iel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within sixty (60) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).
Witness the Honorable Joy R. Parks, Judge of said Court.
This 7th day of May, 2025. Judy L. Odom Clerk of Superior Court, Union County

NOTICE OF SALE UNDER POWER STATE OF GEORGIA UNION COUNTY
WHEREAS, Samantha M. McVay, a married
woman, joined by her spouse Timothy A. Mcvay, as borrower(s), executed a SECURITY

vay, as borrower(s), executed a SECURITY DEED to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Financial Group, its successors and assigns, Lender which was dated 9/11/2014, and recorded on 9/12/2014, in Instrument No.: Deed Book 985, Page 420, securing the payment of a Note in the amount of \$126,530.00 in Union County, Georgia Register of Deeds. NOW, THEREFORE, notice is hereby given that the entire indebt-edness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and authorprovided in said Security Deed by the Holder, and by virtue of the power of sale and authority vested in it, will on 7/1/2025 sell at public outcry to the highest bidder for cash During the legal hours of sale before the door of the courthouse of Union County, Georgia, 65 Courthouse Street, Blairsville, Georgia 30512 of Union, the following described property situated in Union County, Georgia, to wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, IST SECTION, LAND LOT 41, OF UNION COUNTY, GEORGIA, AND BEING LOT 22, OF BUCKHEAD SUBDIVISION, CONTAINING 1.000 ACRES, MORE OR LESS, AS SHOWN ING 1.000 ACRES, MORE OR LESS, AS SHOWN ING 1.000 ACRES, MURE UR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & APPRIS, ASSOCIATES, INC., DATED MARCH 20, 1998, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK 40, PAGE 181. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE ENGE REREIV, FOR A FOLL AND CONTENT OF THE ABOVE DESCRIBED PROPERTY. ALSO CONVEYED IS A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY. Tax Parcel ID: 034 188 A22 Being real property commonly known as 214 12 POINT RD BLAIRSVILLE, GA 30512 The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attempts fees having been given) to collect attorney's fees having been given). Said sale will be made subject to the follow-ing items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street im-provements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the posses-sion of the borrower and/or other persons with the consent and acquiescence of the borrower. Except to the extent that the Holder may bind and obligate Mortgagors to warrant title to the Property under the terms of the Security Deed, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are "as is", "where is'. The entire purchase price is "as is", "where is". The entire purchase price is due and payable at the conclusion of the auction in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is bethe successful purchaser. Inis property is being sold with express reservation that the sale
is subject to confirmation by lender or Substutute Trustee. Pursuant to O.C.G.A. Section
44-14-162.2, the name, address and telephone
number of the person or entity who shall have number of the person or entity who shall nave full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: Carrington Mortgage Services, LLC, 1600 S. Douglass Road, Suite 200 A Anaheim, CA 92806, Telephone No.: 800-561-4567 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require Carrington Mortgage Services, LLC to negotiate, amend, or modify the terms of the Security Deed described herein. Carrington Mortgage Services, LLC as Attorney in Fact for Samantha M. McVay and Timothy A. McVay Attorney Contact: Miller, George & Samp; Suggs, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071 Phone: 404-793-1447 Fax: 404-738-1558 TS # 25-34547 THIS COMMUNICATION IS FROM A DEBT COLLECTION ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. A-4841427 05/07/2025, 05/14/2025, 05/28/2025, 05/14/2025, 05/28/2025, 06/04/2025, 06/12/2025, 06/2025, 06/12/2025, 06/202 full authority to negotiate, amend, or modify all

NOTICE OF SALE UNDER POWER, Pursuant to the Power of Sale contained in a

UNION COUNTY

05/21/2025, 05/28/2025, 06 06/11/2025, 06/18/2025, 06/25/2025

06/04/2025

Security Deed given by Theresa Ann Hind AKA Theresa A Hind and Thomas G Hind to Mort-age Electronic Registration Systems, Inc., as grantee, as nominee for First Community Mortgage, Inc., its successors and assigns dated gage, inc., its successors and assigns dated 9/11/2023 and recorded in Deed Book 1359 Page 397 Union County, Georgia records; as last transferred to or acquired by AmeriHome Mortgage Company, LLC, conveying the after-described property to secure a Note in the original principal amount of \$586,000.00, with original principal amount of \$508,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 3, 2025 (being the first Tuesday of said month unless said data falls Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
All that tract or parcel of land lying and being in Land Lots 87 & 88, 16th District, 1st Section, Union County, Georgia, being shown as Lot 3, containing 1.737 acres, more or less, of Trackrock View Estates, on a plat of survey by Rochester & Associates, Inc., dated March 1, 1995, last revised 6/21/95 and recorded in Plat Rok 33, nage 1910 lingo County Georgia

Plat Book 33, page 109, Union County, Georgia records; which description on said plat being incorporated herein by reference hereto. The property is conveyed with and subject to all matters and conditions shown on the above all matters and conditions shown on the above referenced plat of survey.

The property is conveyed with and subject to the restrictions recorded in Deed Book 234, Page 203, as amended in Deed Book 235, Page 496, Union County, Georgia records.

The property is conveyed subject to the EMC easement recorded in Deed Book 231, Page 200 Union County Georgia records.

easement recorded in Deed Book 231, Page 689, Union County, Georgia records. Also conveyed herewith is a perpetual, non-exclusive easement for ingress and egress over and across the subdivision roads as shown on the above referenced plat of survey. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the sale will be made for the purpose of paying the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including at-torney's fees (notice of intent to collect attor-ney's fees having been given). Said property is commonly known as 250 Cay-lee Anne Drive, Blairsville, GA 30512 together

with all fixtures and personal property attached to and constituting a part of said property, if any.

To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Theresa Ann Hind AKA Theresa A Hind and Thomas G Hind or ten

AKA Theresa A Hind and Thomas G Hind or tenant or tenants.
Cenlar, FSB is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Cenlar, FSB Mortgage Servicing Representative 425 Phillips Boulevard Ewing, NJ 08618 customerservice@oanadministration.com
1-800-223-6527

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed matters of record superior to the Security Deed matters of record superior to the security beed first set out above.

The sale will be conducted subject to (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 Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-

closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Amerildome Mortgage Company, LLC as agent and Attorney in Fact for Theresa Ann Hind AKA Theresa A Hind and Thomas G Hind Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1010-2217A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1010-2217A closure documents may not be provided until FOR THAT PURPOSE. 1010-2217A

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from JUDITH RAE MOE ("Grantor") to DAVID M. BUBECK AND SHERRY L. BUBECK ("Grantee"), dated March 16, 2023, recorded March 22, 2023, in Deed Book 1342, Pages 660-668, and modified to that certain Modification Agreement, recorded on June 2, 2023, in Deed Book 1349, Page 275, Union County, Georgia Records, said Security Deed being right to secure a Nets of seven date. Deed being given to secure a Note of even date in the original principal amount of Thirty-Five Thousand Dollars and NO/100 (\$35,000.00), with interest from date at the rate as provided therein on the unpaid balance until paid Whereas the debt secured by the said deed to whereas the user secured by the said used to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness at once, immediately due and payable now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be sold by the under-signed at public outcry to the highest bidder for cash before the Courthouse door in Blairs-wills Ulsia Courth. Courth with the lead ville, Union County, Georgia, within the legal hours of sale on the first Tuesday in June, 2025 nours of sale of the first needed in Julie 2023.

He following described real property to wit:
All that tract or parcel of land lying and being in Land Lot 308, 9th District, 1st Section of
Union County, Georgia, containing 1.00 acres,
more or less, as shown on a plat of survey by

Neith Describers 8 Accepted by the debt of the B. Keith Rochester & Associates, Inc., dated August 6, 1987 and recorded in Plat Book T Page 15, Union County, Georgia records, which description of said plat is incorporated by reference and make a part hereof. The property is conveyed subject to the road easements and all other matters and conditions shown on the above-referenced plat of

survey. The property is subject to the right-of-way deeds recorded in Deed Book 141, Page 476 and Deed Book 130, Page 292, Union County Georgia records. Georgia records.

Said property is commonly known as 414

Chaffin St, Blairsville, GA 30512.The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of the Note and Security Deed.

The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees (notice of intent to collect attorneys' fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, roughing ordinances restrictions covenants zoning ordinances, restrictions, covenants and matters of record superior to the Security

and matters or record superior to the Security Deed first set out above. To the best knowledge and belief of Grantee, the above described property is in the posses-sion of Judith Rae Moe, or a tenant or tenants and will be sold subject to the outstanding ad valorem taxes and/or assessments, if any. David M. Bubeck and Sherry L. Bubeck

STATE OF GEORGIA NOTICE OF SALE UNDER POWER IN
SECURITY DEED
By virtue of a Power of Sale contained in that

by Virtue of a Power of sale contained in that certain Security Deed from Spry Family Dry Cleaners, LLC to Robert L. Head, Jr. dated September 21, 2016, recorded in Deed Book 1050, Pages 526-553, 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 Eighty Thousand and No/100 (\$280,000.00) with interest principal amount of Two Hundred Eighty Thousand and No/100, (\$280,000.00) with interest thereon as provided for therein, thereafter modified in Deed Book 1180, Page 401, and thereafter assigned from the Estate of Robert L. Head to Jimmy Tallent, Trustee of the Carol F. Head Trust, and also assigned from the Estate of Carol F. Head to Jimmy Tallent, Trustee of the Carol F. Head Trust, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in June 3, 2025, the following described property: property: TRACT ONE:

TRÁCT ÓNE:
All that tract or parcel of land lying and being in 9th District, 1st Section, Land Lot 273 of Union County, Georgia, containing 0.126 acremore or less, and being shown as Tract "A" on a plat of survey for Wayne E. Colwell by M. E. Richards, Union County Surveyor, dated 12-30-85, and recorded in Union County Records in Plat Book R, Page 65, and said plat is incorporated herein, by reference hereto, for a full and complete description of the above property. complete description of the above property.

TRACT TWO:
All the tract and parcel lying and being in the 9th District, 1st Section, Land Lot 273 of Union County, Georgia, containing 0.323 acre, more or less, and being shown as Tract "B" on a plat of survey for Wayne E. Colwell by M. E. Richards, Union County, Georgia surveyor dated December 30, 1985, recorded in Plat Book R, Page 65 of the records of the Clerk of Superior Court of Union County, Georgia, the description of said property contained in said plat expressly incorporated herein by reference as the description of the property hereby ence as the description of the property hereby LESS AND EXCEPT: LESS ÁND EXCEPT:
All that tract or parcel of land lying and being in Land Lot 273, 9th District, 1st Section Union County, Georgia, containing 0.110 acres as shown on a plat of survey by Rochester & Associates, Inc., dated September 8, 1992, recorded in Plat Book 28, Page 90, Union County records, which description on said plat is incorporated hereby by reference.
Said property is commonly known as:46 Hunt Martin Street

Martin Street
Blairsville, Union County, Georgia
The indebtedness secured by said Security
Deed has been and is hereby declared due
because of default under the terms of said Security Deed and Note, including but not limited
to the nonpayment of the indebtedness as and
when due. The indebtedness remaining in default, this sale will be made for the purpose of
paying the same, all expenses of the sale, including attorney's fees and all other payments
provided for under the terms of the Security
Deed and Note. Deed and Note.

provided not under the terms of the sectority Deed and Note.
Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants easements, rights-of-way and any other matters of record superior to said Security Deed To the best of the knowledge and belief of the undersigned, the party in possession of the property is Spry Family Dry Cleaners, LLC or tenant(s). tenant(s). Jimmy Tallent, Trustee of the Carol F. Head SANTOTORY IN FACT FOR SPRY FAMILY DRY CLEANERS, LLC Contact: Cary D. Cox CARY D. COX, P.C.

Blairsville, GA 30514 BIAITSVIIIE, GA 20514 (706) 745-7420 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 5/6/2025; 5/13/2025; 5/20/2025; 5/26/2025