North Georgia News

Legal Notices for May 28, 2025

SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: the Name Change of
Collin Michael Sexton, Petitioner
Civil Action Case Number: SUCV2025000177 NOTICE OF PETITION TO CHANGE NAME OF Collin Michael Sexton filed a petition in the

superior Court of Union County on May 19, 2025 to change the name from Collin Michael Sexton to Collin Michael Arthurson. Any interested party has the right to appear in this case and file objections within the time prescribed in O.C.G.A. § 19-12-1(h)(1). Dated 5/13/25
Petitioner, Collin Michael Sexton

NOTICE TO DERTORS AND CREDITORS

IN RE: ESTATE OF Martha W. Elliott
All creditors of the estate of Martha W. Elliott,
deceased, late of Union County, Georgia, are hereby notified to render in their demands to interesty indinies to fetider 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 23rd day of May, 2025. BY: Rhonda Huckeba

PO Box 644 Dawsonville, GA 30534 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
JENNIFER ANN MELOY-BARKER DECEASED ESTATE NO. 2021-90

PETITION FOR LETTERS OF ADMINISTRATION PETITION FOR LETTERS OF ADMINISTRATION NOTICE
To whom it may concern:
James William Barker has petitioned to be appointed administrator(s) of the estate of Jennifer Ann Meloy-Barker 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.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 30, 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 filling fees must be tendered with your objections, unless such as the first set to a contract Case. 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 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

MARY SUE COLWELL ESTATE NO. 2025-76
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 Mary Sue Colwell deceased, of said county.
(The petitioner has also applied for waiver of the set of the said of the 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 are not rebe filed with the Court by 10:00 a.m. on or before June 30, 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 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 uate: if no objections are fried, 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 Telephone Number N(May28,Jun4,11,18)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF ROBERT PALMER MASON
All creditors of the estate of ROBERT PALMER 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 law, and all
persons indebted to law, and all
persons indebted to law, and all
persons indebted to law, and all
persons indebted to law, and all
persons indebted to law, and estate are required
to make immediate payment to the Personal
Representative

Representative. This 16th day of May 2025 Blairsville, GA. 30512 ATTORNEY: Kenya L. Patton 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, pers, deceased, rate of union county, deorgia, 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 16th day of May, 2025. BY: Linda Annette Chambers 3555 Blue Ridge Hwy. Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS 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 Representative. This 16th day of May, 2025.

BY: Anna Maria Olvera 151 Trickum Hills Drive Woodstock, GA 30188 ATTORNEY: Cary D. Cox PO Box 748 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 interesty interies to refuder in territ defination 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 9th day of May, 2025. BY: Michael F. Kiernan 181 Concord Way Blairsville, GA 30512 ATTORNEY: Daniel J. Davenport

NOTICE TO DEBTORS 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

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.

Representative.
This 9th day of May, 2025.
BY: Austin Daniel Buchanan 161 Sierra Street Waycross, GA 31503 ATTORNEY: Brett Bradshaw

NOTICE

Notice is given that articles of incorporation that will incorporate McTyeire Crossing HOA, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Corporation Code. The initial registered office of the corporation is located at 231 Chatuge Way, Hiawassee, Georgia 30546 and its initial registered agent at such address is Stephanie 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.
T0: Thomas E. Dalton [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 solemn form, in this Court by 10:00 a.m. on or before

June 16, 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

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 of the Probate Court

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

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

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-

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 the 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 objections, and must be mise of the core and 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 party. Contact probate court personnel for the party: Contact probate court personner of 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
PROBATE JUDGE

BY Check Date

By: Charla Dyer DEPUTY CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 May14,21,28,Jun4) IN THE PROBATE COURT OF UNION COUNTY

ESTATE NO. 2025-77

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

PETITION FOR LETTERS OF ADMINISTRATION

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 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 here 18 2005

fore June 16, 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 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 (706) 439-6006 Telenhone Number

DECEASED

Kristin Stephens Stanley

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

ESTATE NO. 2025-70 PETITION FOR LETTERS OF ADMINISTRATION

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 the statements.) 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 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 clerk, and filing fees must be tendered with 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 65 Courthouse St., Suite 8

Blairsville, GA 30512 (706) 439-6006 N(May14,21,28,Jun4) IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF

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 petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any be granted. An objections to the pertuin 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 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 Telephone Number

N(May14,21,28,Jun4)

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

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-STAR MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS, AND OTHER PARTIES KNOWN OR UN-ASSIGNS, AND OTHER PARTIES KNOWN OF MIN 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, Union County, Georgia, being more particularly described as follows:

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 District, ist section, in timin county, everyda 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 Su-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.

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 bob, Page 193. Fur-ther 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 reason of an other for Service by rubinization 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. 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. within sixty (60) days of the date of the Order for Service by Publication pursuant to O.C.G.A. for Service by Publication pursuant to Science 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

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

DOB: 10-14-2023 SEX: FEMALE CHILD UNDER THE AGE OF EIGHTEEN

case no. 144-25j-23A NOTICE OF TERMINATION OF PARENTAL RIGHTS

TO: GEORGE CHRISTOPHER SMALLS, putative father of the above-named child By Order for Service by Publication dated the 1st day of May, 2025, you are hereby noti-fied that on the 14th day of March, 2025, the Union County Department of Family and Chil-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 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 at the Union County Courthouse during business hours. The hearing on the Petition for Ter-mination 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 proceedings for the adoption of the abovenamed child by another, nor will you have any right to object to the adoption or otherwise to right to object to the adoption or otherwise 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
adonted: 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

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 the child and notice (as described above) or if your petition to legitimate is subsequenty dismissed for failure to prosecute or the Court does not find that 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 Courthouse, Hiawassee, Georgia. This Court will conduct a final hearing upon the allegations of the Petition and enter an or-

the allegations of the Petition and enter an order of disposition on the 11th day of July, 2025, at 1:00 p.m., at the Union County Courthouse, Blairsville, Georgia.

The child and other parties involved may be

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, fy ou 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 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 N(May7,14,21,28)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
JERRY WAYNE MURKS ESTATE NO. 2024-174

NOTICE [For discharge from office and all liability] PROBATE COURT OF UNION COUNTY Re: PETITION OF ELVIS WAYNE MURKS FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF JERRY WAYNE MURKS, 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 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. 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 petition must be in writing, setting forth the

Rv: Charla Dyer By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 IN THE PROBATE COURT OF UNION COUNTY DECEASED)

ESTATE NO. 2025-40 PETITION FOR LETTERS OF ADMINISTRATION

To whom it may concern:
Donald R. McCollum has petitioned to be appointed administrator(s) of the estate of Robpomier autimization(s) of me estate or hop-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 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 sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless were usually the file. you qualify to file as an indigent party. Conyou 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 By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006

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

ESTATE NO. 2025-74
PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
To whom it may concern:
Arthur William Carl has petitioned to be appointed administrator(s) 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 pow-ers 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 writ-ing setting forth the grounds of any such obing, 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 swarn to before a netary public or 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. 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

N(May7,14,21,28) **NOTICE TO DEBTORS AND CREDITORS** 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

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 N(May7,14,21,28)

the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate navment to the Personal Personatative.

IN RE: ESTATE OF Mark Steven Caouette
All creditors of the estate of Mark Steven
Caouette, deceased, late of Union County,

NOTICE TO DEBTORS AND CREDITORS

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: Gwen Lena Caouette 526 Kimsey Street Blairsville, GA 30514 N(May7,14,21,28)

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 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: Harry H. Packer
26857 Rabus

NOTICE TO DEBTORS AND CREDITORS

26857 Brahms Westlake, OH 44145 ATTORNEY: Rebecca Kendrick PO Box 1286 Blairsville, GA 30514 N(May7,14,21,28) 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 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 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. Sugan Larging Purch. BY: Susan Laraine Pugh 145 Whisperwood Trail Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS
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
Reoresentative. Representative.
This 2nd day of May, 2025.
BY: Marta Victoria Mead 123 Victoria Drive Blairsville, GA 30512 ATTORNEY: Megan S. DiNatale Murrayville, GA 30564

N(May7,14,21,28)

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DESTORS AND CREDITORS
IN RE: 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 Dakwood Drive
Blairsville, GA 20512
ATTORNEY: Cary D. Cox ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(May7,14,21,28)

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

A TRACT OF LAND LYING AND BEING IN THE 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

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

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-KNOWN Last Known Address: Last Known Address: 5279 Highway 515 E. Blairsville, GA 30512 ALL PERSONS OR PARTIES, KNOWN OR UN-KNOWN, AND ALL THE WORLD, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT,

TITLE OR INTEREST IN THE RESONDENT PROP-ERTY and All persons or parties, known or unknown, who may claim adversely to Peti-tioner's title to all that Tract of Land Lying and 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, ing in Land Lot 187, 17th District, 1st Section, 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 of record on 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 clerk of said Court and serve upon Daniel 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

This 7th day of May, 2025. Judy L. Odom Clerk of Superior Court, Union County N(May14,21,28,Jun4) NOTICE OF SALE UNDER POWER

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 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 indebtedness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and authorities. provided 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 property: TRACT ONE: ING 1.000 ACRES, MORE OR LESS, AS SHOWN ING 1.000 ACRES, WORE ON LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & BOWN, 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 ENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE AROUS DESCRIPTION. ENCE HEREIO, FOR A FULL AND COMPLETE
DESCRIPTION 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.
THE DESCRIPTION OF THE PROPERTY OF THE PR Tax Parcel ID: 034 188 A22 Being real property commonly known as 214 12 POINT RD BLAIRSVILLE. GA 30512 The debt remaining in BLÄIRSVILLE, 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 attorney's fees having been given). Said sale will be made subject to the following 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 LESS AND EXCEPT: 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 improvements, 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 security dead being foreclosed besty. To the 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. assessments and other neits superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession 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 abblicate Mactica the security of the secu 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 Deed and Note. whatsoever, express or implied. All sales are "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 being sold with express reservation that the sale is subject to confirmation by lender or Substitute 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 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 to a Attorney in Fact for Samantha M. McVay and Timothy A. Mc-vay Attorney Contact: Miller, George & Camp; 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 COLLECTOR MATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. A-4841427 05/07/2025, 05/14/2025, 06/04/2025, 06/04/2025, 06/11/2025, 06/18/2025, 06/04/2025, 06/04/2025, 06/11/2025, 06/04/2025, 06/04/2025

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

NOTICE OF SALE UNDER POWER

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 606-668, 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 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 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 undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairs-ville, Union County, Georgia, within the legal hours of sale on the first Tuesday in June, 2025 nours or sale on the first luesday in June, 2025 the following described real property to wit: All that tract or parcel of land lying and be-ing 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 more or less, as nown on a plat of survey by 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 of 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

NOTICE OF SALE UNDER POWER IN SECURITY DEED

By virtue of a Power of Sale contained in that

STATE OF GEORGIA

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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 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

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

AS Attorney 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