

North Georgia News

Legal Notices for June 25, 2025

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
JANICE MILDRED MARTIN
DECEASED
ESTATE NO. 2025-91
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
Eric Christopher Martin has petitioned to be appointed administrator(s) of the estate of Janice Mildred Martin 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 July 28, 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.

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(Jun25,Jul2,9,16)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Rebecca Jane Bryant
All creditors of the estate of Rebecca Jane Bryant, 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 20th day of June, 2025.
BY: Donald Keith Bryant
99 Bryant Rose Drive
Blairsville, GA 30512
N(Jun25,Jul2,9,16)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Deward Edward Bowman
All creditors of the estate of Deward Edward Bowman, 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 20th day of June, 2025.
BY: Martha Jency Bowman
114 Lola Drive
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
15 North Avenue
Elizajay, GA 30540
N(Jun25,Jul2,9,16)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Audrey Lee Owenby
All creditors of the estate of Audrey Lee Owenby, 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 20th day of June, 2025.
BY: Gedgitt Davis
102 Mossy Oak Drive
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
N(Jun25,Jul2,9,16)

NOTICE OF PETITION TO CHANGE NAME
Notice is hereby given that EMILY JANE DUKE CHEEK has filed a Petition to Change her name with the Superior Court of Towns County, Georgia on the 9th day of June, 2025 praying for a change in her name from EMILY JANE DUKE CHEEK to EMILY DUKE CHEEK as she wishes to take back her maiden name.

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

This 9th day of June, 2025.

N(Jun18,26,Jul2,9)

IN THE JUVENILE COURT OF Union County STATE OF GEORGIA
IN THE INTEREST OF:
C.N.
DOB: 07-26-2014
SEX: MALE
case no. 144-25j-33A
C.N.

DOB: 02-27-2018
SEX: MALE
case no. 144-25j-34A
CHILDREN UNDER THE AGE OF EIGHTEEN
NOTICE OF DEPENDENCY HEARING
TO: RANDY NASH, putative father of the above-named child
By Order for Service by Publication dated the 6th day of June, 2025, you are hereby notified that on the 15th day of May, 2025, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named children, and this Court found it to be in the children's best interest that the Petition be filed. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant 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 Temporary Custody (Dependency) may be obtained by you from the Clerk at the Union County Courthouse during business hours.

This Court will conduct a provisional hearing upon the allegations of the Petition on the 3rd day of July, 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 order of disposition on the 22nd day of August, 2025, at 1:00 p.m., at the Union County Courthouse, Blairsville, Georgia.

The children 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 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 6th day of June, 2025.

William Maxwell
Honorable William Maxwell
Associate Judge, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit
N(Jun18,25,Jul2,9)

IN THE SUPERIOR COURT UNION COUNTY STATE OF GEORGIA
CHARLES P. HAND, JR.,
Plaintiff,

VS.
TINA J. HAND,
Defendant
CIVIL ACTION FILE NO. SUCV2024000267BL
NOTICE OF PUBLICATION /HEARING DATE
TO: TINA J. HAND
By order for service by publication dated January 28, 2025, signed by the Honorable T. Buckley Levins, you are hereby notified that on the 30th of August 2024, the Plaintiff Charles P. Hand, Jr., filed his Complaint for Divorce. A Final Hearing on Complaint for Divorce is set on August 21, 2025 at 9:00 a.m. in the Union County Superior Court, 65 Courthouse Street, Blairsville, Georgia 30512.

If you fail to appear and show just cause why the requests in Plaintiff's Complaint for Divorce shall not be granted, judgment by default will be taken against you for the relief demanded in the Complaint.

Witness the Honorable T. Buckley Levins, Superior Court Judge.
This the 5th day of June 2025.

Rosalind N. Henderson, Attorney for Plaintiff

Clerk of Union County Superior Court: Judy Odum

N(Jun11,18,25,Jul2)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
KARL FELTON ODOM
DECEASED
ESTATE NO. 2025-87
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
Tonia Lynn Odum has petitioned to be appointed administrator(s) of the estate of Karl Felton Odum 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 July 14, 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

Deputy Clerk

65 Courthouse St., Suite 8

Blairsville, GA 30512

Address

(706) 439-6006

Telephone Number

N(Jun11,18,25,Jul2)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
SUE EILEEN HILL
DECEASED
ESTATE NO. 2024-153
NOTICE

[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF PHILIP MCAVOY HILL JR. FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF SUE EILEEN HILL, 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 July 7, 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
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Jun25)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
LOYD FRANKLIN SHELTON
DECEASED
ESTATE NO. 2024-169
NOTICE

[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF ANN HOUSE FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF LOYD FRANKLIN SHELTON, 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 July 7, 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
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
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(706) 439-6006
Telephone Number
N(Jun25)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Johnny Worth Mason
All creditors of the estate of Johnny Worth Mason, 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 30th day of May, 2025.

BY: Anita Michelle Mason

3031 Estuary Ridge

Acworth, GA 30101

N(Jun4,11,18,25)

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 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, 1ST SECTION, LAND LOT 41, OF UNION COUNTY, GEORGIA, AND BEING LOT 22, OF BUCKHEAD SUBDIVISION, CONTAINING 1.000 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & 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 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. 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 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 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 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 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 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 as Attorney in Fact for Samantha M. McVay and Timothy A. McVay Attorney Contact: Miller, George & 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 ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. A-4841427 05/07/2025, 05/14/2025, 05/21/2025, 05/28/2025, 06/04/2025, 06/11/2025, 06/18/2025, 06/25/2025
N(May7,14,21,28,Jun4,11,18,25)

NOTICE OF SALE UNDER POWER, UNION COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Jessie E. McGaha and April C. McGaha to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Vanderbilt Mortgage And Finance, Inc. dba Silverton Mortgage, its successors and assigns dated 3/25/2022 and recorded in Deed Book 1306 Page 282 and re-recorded at Deed Book 1308 Page 487, Union County, Georgia records; as last transferred to or acquired by PHH Mortgage Corporation, conveying the afterdescribed property to secure a Note in the original principal amount of \$239,112.00, 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 July 1, 2025 (being the first 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 the 9th District, 1st Section, Land Lot 239 of Union County, Georgia, containing 0.86 acres, more or less, and being Lot 21 of Pleasant Hill Estates, as shown on a plat of survey by Lane S. Bishop & Associates, dated September 20, 1993, and recorded in Union County, Georgia records in Plat Book 31, Page 48. Said plat, is incorporated herein, by reference hereto, for a full and complete description of the above described property.
Subject to restrictions as recorded in Union County, Georgia records in Deed Book 212, Pages 179-181 and as amended in Deed Book 219, Page 62.
Subject to an easement to Blue Ridge Mountain EMC as recorded in Union County, Georgia records in Deed book 210, Page 608.
Subject to a Union County road easement as recorded in Union County, Georgia records in Deed Book 225, Page 340.
Grantor also grants to Grantees a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property. *This property is not a PUD.
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 same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 810 Pleasant Hill Road, 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): Jessie E. McGaha and April C. McGaha or tenant or tenants.
PHH Mortgage Corporation is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the Security Deed.
PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518
Note, however, that such entity or individual is not required by law to negotiate, amend or 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 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 O.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 foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
PHH Mortgage Corporation as agent and Attorney in Fact for Jessie E. McGaha and April C. McGaha
Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1017-7339A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-7339A
N(Jun4,11,18,25)

NOTICE OF FORECLOSURE UNION COUNTY, GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Anita Lippmann to Mortgage Electronic Registration Systems, Inc., as nominee for Urban Financial Group dated November 23, 2010 and recorded on December 1, 2010 in Deed Book 851, Page 299, Union County, Georgia Records, and later assigned to U.S. Bank Trust National Association, as trustee of Waterfall Victoria III-NB Grantor Trust by Assignment of Security Deed recorded on March 13, 2025 in Deed Book 1408, Page 45, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Fifty-Nine Thousand Five Hundred And 00/100 Dollars (\$259,500.00), with interest thereon as set forth therein, 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 July 1, 2025 the following described property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 91 of Union County, Georgia, containing 1.748 acres, more or less, and being described as Lot 2 as shown on a plat of survey by Rochester & Associates, Inc., James L. Alexander, G.R.L.S. No. 2853, dated March 16, 2001, and recorded in Union County Records in Plat Book 49, Page 49. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.
Being and intended to be the same property conveyed by Warranty Deed dated January 21, 2002, from Joseph R. Collins in favor of Anita Lippmann and recorded in Union County Records in Deed Book 403, Page 747.
Subject to all easements, restrictions and rights-of-way as shown on plat recorded in Union County Records in Plat Book L, Page 190 and Plat Book 49, Page 49.
Subject to Protective Covenants recorded in Union County Records in Deed Book 399, Pages 99-101; re-recorded in Union County Records in Deed Book 431, Pages 482-484.
Subject to Rural Post Roads Right of Way Deed recorded in Union County Records in Deed Book 109, Page 81.
Subject to Easement to Blue Ridge Mountain Electric Membership Corporation recorded in Union County Records in Deed Book 373, Page 653.
Subject to Water Easement and Maintenance Agreement recorded in Union County Records in Deed Book 851, Pages 293-298.
Tax ID #: 088 037 B
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 same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Your mortgage servicer, Carrington Mortgage Services, LLC, as servicer for U.S. Bank Trust National Association, as trustee of Waterfall Victoria III-NB Grantor Trust, can be contacted at 1-800-561-4567 or by writing to 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, to discuss possible alternatives to avoid foreclosure.
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, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of the undersigned, the parties in possession of the property are Estate of Anita Lippmann or tenant(s); and said property is more commonly known as 72 Emma Grace Lane, Blairsville, GA 30512. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
U.S. Bank Trust National Association, as trustee of Waterfall Victoria III-NB Grantor Trust as Attorney in Fact for Anita Lippmann
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
404-474-7149
MTG File No.: GA2025-00341
N(Jun4,11,18,25)