

North Georgia News

Legal Notices for July 16, 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.

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,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: Clifford S. Lancey
15 North Avenue
Ellijay, 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: Gedgit Davis
102 Mossy Oak Drive
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
N(Jun25,Jul2,9,16)

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA**
IN RE: ESTATE OF
ELIZABETH GENELLE SULLIVAN
DECEASED
ESTATE NO. 2024-186
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF BETTY JANE ROWAN a/k/a JANIE ROWAN FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF ELIZABETH GENELLE SULLIVAN, 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 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.

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(Jul16)

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA**
IN RE: ESTATE OF
KATHLEEN A. HEANEY
DECEASED
ESTATE NO. 2024-144

NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF DONALD P. HEANEY FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF KATHLEEN A. HEANEY, 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 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.

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(Jul16)

**APPLICATION TO REGISTER A BUSINESS TO BE
CONDUCTED UNDER TRADE NAME
STATE OF GEORGIA
COUNTY OF UNION**

The undersigned does hereby certify that The Flying Trout, LLC, a Georgia limited liability company, is conducting business in the City of Blairsville, County of Union, State of Georgia, under the name of The Flying Trout Restaurant. The nature of the business is dining and restaurant services and that the names and addresses of the person, firms or partnership owning and carrying on said trade or business are: The Flying Trout, LLC, 171 Copperhead Parkway, Blairsville, Georgia 30512. This instrument is made pursuant to provisions of O.C.G.A. § 10-1-490 et seq. requiring the filing of such statement with the Clerk of Superior Court, Union County, Georgia. This 7th day of July, 2025.

The Flying Trout, LLC
By:Denise McCann
Its: Member
N(Jul16,23)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Sara Adkins Dowdy
All creditors of the estate of Sara Adkins Dowdy, 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 4th day of July, 2025.
BY: Susanne Ashmore
1029 Normanton Lane
Murfreesboro, TN 37129
ATTORNEY: Janna D. Akins
PO Box 923
Blairsville, GA 30514
N(Jul16,23,30)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Lillie M. Wargo
All creditors of the estate of Lillie M. Wargo, 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 4th day of July, 2025.
BY: John V. Wargo, III
81 Wargo Drive
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
N(Jul16,23,30)

**NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF UNION**
Re: Estate of ANNE HOOD BROWN
All creditors of the estate of ANNE HOOD BROWN deceased, late of Union County, Ga., are hereby notified to render in their demands against said estate to the undersigned and all persons indebted to said estate are required to make immediate payment to the undersigned. This the 8th day of July, 2025.
P. Andrew Lowman, Administrator
McCurdy & Lowman, Attorneys at Law, LLC
12 North Main Street
Jasper, Ga. 30143
706-253-7701
N(Jul16,23,30,Aug6)

**NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF UNION**
Re: Estate of JAMES ALBERT BROWN
All creditors of the estate of JAMES ALBERT BROWN deceased, late of Union County, Ga., are hereby notified to render in their demands against said estate to the undersigned and all persons indebted to said estate are required to make immediate payment to the undersigned. This the 8th day of July, 2025.
P. Andrew Lowman, Administrator
McCurdy & Lowman, Attorneys at Law, LLC
12 North Main Street
Jasper, Ga. 30143
706-253-7701
N(Jul16,23,30,Aug6)

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA**
IN RE: ESTATE OF
AARON ESTES REYNOLDS JR.
DECEASED
ESTATE NO. 2025-105
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern:
Jennifer R. Sanders has petitioned to be appointed administrator(s) of the estate of Aaron Estes Reynolds Jr. deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections. 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(Jul16,23,30,Aug6)

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 Union County, Georgia on the 9th day of June, 2025 praying for a change in her name from EMILY JANE DUKE CHEEK to JANE 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 26th day of June, 2025
N(Jul2,9,16,23)

**APPLICATION TO REGISTER A BUSINESS TO BE
CONDUCTED UNDER A TRADE NAME, PART-
NERSHIP, OR OTHERS
STATE OF GEORGIA
COUNTY OF UNION**

The undersigned does hereby certify that Hunter Harris is conducting a business as Warno Outfitters in the City of Blairsville, County of Union, State of Georgia under the name of Warno Outfitters and that the nature of the business is Retail and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are: Hunter Harris, 65 Atlas Ave, Blairsville, GA 30512.
N(Jul16,23)

**NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF UNION**
All creditors of the Estate of Betty Jones, Deceased, late of Union County, 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 to me.
This 11 day of June, 2025
J. Enrique Morales, Esq.
Attorney to the Administrator of the Estate of Betty Jones, Deceased
Deana Holbrook
76 Oak Tree Village Park
Blairsville, GA 30512
N(Jul2,9,16,23)

**IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA**
IN RE: ESTATE OF
JOHN MARK WEBB,
DECEASED
ESTATE NO. 2025-94
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-
PORT
The petition of Brenda Gunter Webb, for a year's support from the estate of John Mark Webb, 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 August 4 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 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
PROBATE JUDGE
By: Charla Dyer
DEPUTY CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Jul2,9,16,23)

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA**
IN RE: ESTATE OF
SONDRA DOTTOR-MCQUATE
DECEASED
ESTATE NO. 2014-73
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF JARRETT CHRISTIAN AARON DOTTOR FOR DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF SONDRA DOTTOR-MCQUATE, DECEASED.

To: Nicholas Todd Dottor
Victor Richard Dottor III
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 August 4, 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(Jul2,9,16,23)

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA**
IN RE: ESTATE OF
WENDY A. SPIVA
DECEASED
ESTATE NO. 2025-92
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern:
Geoffrey P. Spiva has petitioned to be appointed administrator(s) of the estate of Wendy A. Spiva deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, 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 August 4, 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(Jul2,9,16,23)

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA**
IN RE: ESTATE OF
FRANKIE EVELYN SEABOLT
DECEASED
ESTATE NO. 2025-98
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
Tina Marie Turpin has petitioned to be appointed administrator(s) of the estate of Frankie Evelyn Seabolt 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 August 4, 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(Jul2,9,16,23)

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA**
IN RE: ESTATE OF
PATRICIA ANN BOSSE
DECEASED
ESTATE NO. 2025-95
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
James C. McEldowney has petitioned to be appointed administrator(s) of the estate of Patricia Ann Bosse 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. 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(Jul2,9,16,23)

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA**
IN RE: ESTATE OF
GENEVA RUTH BAILEY
DECEASED
ESTATE NO. 2025-57
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
Jeffery Wayne Kelley has petitioned to be appointed administrator(s) of the estate of Geneva Ruth Bailey 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. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be filed with the Court by 10:00 a.m. on or before August 4, 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(Jul2,9,16,23)

NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of Wenche A. Church 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 24th day of June, 2025
Name: Todd Larsen, Esq.
Title: Attorney for Administrator
Address: 914 Church Street, Decatur, GA 30030
N(Jul2,9,16,23)

NOTICE OF PETITION TO CHANGE NAME

Notice is hereby given that FRANCES CARMELL CORN DEAN has filed a Petition to Change her name with the Superior Court of Towns County, Georgia on the 18th day of June, 2025 praying for a change in her name from FRANCES CARMELL CORN DEAN to CARMELL CORN DEAN 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 18th day of June, 2025.

N(Jul2,9,16,23)

NOTICE TO DEBOTORS AND CREDITORS
IN RE: ESTATE OF VIRGIL QUITMANALLMOND
All creditors of the estate of VIRGIL QUITMAN ALLMOND, 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 26th day of June 2025
BY: Sandra Jo Allmond
5005 Grand Concourse
Sebring, FL 33875
ATTORNEY: Kenya L. Patton
44 Blue Ridge Street, Suite B
Blairsville, GA. 30512
N(Jul2,9,16,23)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Ralph Holdsworth
All creditors of the estate of Ralph Holdsworth, 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 27th day of June, 2025.
BY: Kathy Lynn Keith Hill
175 Hill Drive
Blairsville, Ga 30512
ATTORNEY: Jack Lance Jr.
57 Sears Way
Blairsville, GA 30512
N(Jul2,9,16,23)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Janeen Bell Aylor
All creditors of the estate of Janeen Bell Aylor, 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 27th day of June, 2025.
BY: Kevin L. Hardy
369 Pleasant Valley
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
N(Jul2,9,16,23)

NOTICE OF PETITION TO CHANGE NAME
Notice is hereby given that BRITTANY LEE HODGKINS has filed a Petition to Change her name with the Superior Court of Union County, Georgia on the 26th day of June 2025 praying for a change in her name from BRITTANY LEE HODGKINS to BRITTANY LEE HUNTER 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 26th day of June, 2025.
N(Jul2,9,16,23)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Sandra Lynn Hogsed
All creditors of the estate of Sandra Lynn Hogsed, 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 26th day of June, 2025.
BY: Arthur William Carl
1040 Biarritz St. NW
Palm Bay, FL 32907
ATTORNEY: Janna D. Akins, Esq. Akins & Dav-
enport, P.C.
PO Box 923
Blairsville, GA 30514
N(Jul2,9,16,23)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF John Milton Penney
All creditors of the estate of John Milton Penney, 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 27th day of June, 2025.
BY: John W. Penney
17625 SW 90th Ave.
Palmetto Bay, FL 33157
Cathy P. Biggs
306 Oak Street, Apt TG
Ridgewood, NJ 07450
ATTORNEY: Richard W. Sarrell II
PO Box 517
Blairsville, GA 30514
N(Jul2,9,16,23)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Patricia E. Penney
All creditors of the estate of Patricia E. Penney, 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 27th day of June, 2025.
BY: John W. Penney
17625 SW 90th Ave.
Palmetto Bay, FL 33157
Cathy P. Biggs
306 Oak Street, Apt TG
Ridgewood, NJ 07450
ATTORNEY: Richard W. Sarrell II
PO Box 517
Blairsville, GA 30514
N(Jul2,9,16,23)

**IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA**
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.
A TRACT OF LAND LYING AND BEING IN LANDS
LOTS 59 & 86 OF THE 8th LAND DISTRICT, 1ST
SECTION, UNION COUNTY GEORGIA, BEING LOT
42 OF HARBIN WOODS SUBDIVISION, PHASE
II, CONTAINING 1.16 ACRES, MORE OR LESS;
AND AS THEIR RESPECTIVE INTERESTS MAY
APPEAR: DENISE CAMPBELL, HARBIN WOODS
PROPERTY OWNERS ASSOCIATION, INC. AND
OTHER PARTIES KNOWN OR UNKNOWN, WHO
HAVE OR CLAIM ANY ADVERSE OR POSSES-
SORY RIGHT, TITLE OR INTEREST IN THE RE-
SPONDENT PROPERTY,
Respondents. *

Civil Action No. 23-CV-000315 RG
NOTICE OF SUMMONS
TO: ALL PERSONS OR PARTIES, KNOWN OR
UNKNOWN, AND ALL THE WORLD, WHO HAVE
OR CLAIM ANY ADVERSE OR POSSESSORY
RIGHT, TITLE OR INTEREST IN THE RESPONDENT
PROPERTY and All persons or parties, known
or unknown, who may claim adversely to Pe-
titioner's title to all that Tract of Land Lying
and Being in the 8th District, 1st Section of
Union County, Georgia, being Lot 42 of Harbin
Woods Subdivision, Phase II, containing 1.16
acres, more or less, being more particularly
described as follows:

All that tract or parcel of land lying and be-
ing in Land Lot 59 of the 8th Land District, 1st
Section, Union County Georgia, being Lot 42,
Harbin Woods Subdivision, Phase II, containing
1.16 acres, more or less, as shown in Plat Book
59, Page 172, Union County, Georgia Records,
the description contained therein being incor-
porated herein by this reference.
You are hereby notified that the above-styled
action seeking a Petition to Establish Quiet
Title was filed on October 2, 2023, and that by
reason of an Order for Service by Publication
entered by the Court on June 24, 2025, you are
hereby commanded and required to file with
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 Raymond E. George,
Judge of said Court.
This 25th day of June, 2025.
Judy L. Odom
Clerk of Superior Court, Union County
N(Jul2,9,16,23)

**IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA**
TAMARA STANLEY TURNER,
Plaintiff,
vs.

RENEE FRANKLIN,
Defendant.
CIVIL ACTION NO. SUCV2022000343
NOTICE OF PUBLICATION
By Order of the Court, you are hereby noti-
fied that on 06/24/2025 the Superior Court of
Union County, Georgia, Judge James Cornwell,
issued an Order of Sale, for the Property as
follows:

TO: All persons
All that tract or parcel of land lying and being
in Land Lot 312, 9th District, 1st Section, Union
County, Georgia consisting of 1.00 acre, and
being more particularly described as follows:
Beginning at a point on the Northwest corner
where this property joins that of J.C.
Thence, running back, S 81° W, a distance of
240 feet, to a point where iron pin is set;
Thence, running N 21° E, a distance of 210 feet,
to a point where iron pin is set;
Thence, running N 81° E, a distance of 240
feet, to a point where iron pin is set;
Thence, running South, parallel with the Old
Blue Ridge Road, to the beginning point.
This conveyance is made subject to all zon-
ing ordinances, easements and restrictions of
record.
Tax Parcel No. 071A 051
Address: 21 River Ridge Rd,
Blairsville, GA 30512
Hereinafter referred to as the "Property"
Based upon O.C.G.A. § 44-6-167, et seq., involv-
ing the Equitable Partition of the above Prop-
erty (in the record title of the above parties),
the Court has ordered the sale of the Property
which shall take place on the first Tuesday in
the month, to-wit: 08/05/2025, and shall be at
the place of public sales in the Union County,
Georgia, which is where in the Property is lo-
cated. A Notice of Publication shall be adver-
tised in the local news organ for Union County,
Georgia, to-wit: North Georgia News, once a
week for four weeks preceding the sale of
the Property on 08/05/225. The provisions of
the Order for Sale shall apply to this Notice of
Publication.

The Property shall be sold at public outcry to
the highest bidder for cash. The highest bidder
shall make payment by certified funds to the
Clerk of the Superior Court of Union County,
Georgia. Said funds shall be placed into the
Registry of the Clerk of the Superior Court of
Union County, Georgia, as set forth in the Order
for Sale, until further Order of the Court.
Witness the HONORABLE JAMES CORNWELL,
Judge of the Superior Court of Union County,
Georgia.

This 24th day of June, 2025.
JUDY ODOM
UNION COUNTY SUPERIOR COURT CLERK,
ENOTAH JUDICIAL CIRCUIT
N(Jul9,16,23,30)