

North Georgia News

Legal Notices for February 7, 2024

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Albert Muhlback
All creditors of the estate of Albert Muhlback, 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 19th day of January, 2024.

BY: Sandra Smith
41 B.J. Lane
Blairsville, GA 30512
Alice Muhlback
720 Cliff Street
Ithaca, NY 14850

N(Jan24,31,Feb7,14)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF James Allen Plott
All creditors of the estate of James Allen Plott, 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 19th day of January, 2024.

BY: Allison Plott Nation
722 Jones Street
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514

N(Jan24,31,Feb7,14)

NOTICE OF PUBLIC SALE

Public auction of units number A1 and SB#3 belonging to James Madden at Blairsville Storage located at 27 Orbit Dr., Blairsville, GA 30512. Seller hereby gives notice of public sale to the highest bidder for cash on February 19, 2024 at 10am in accordance with Georgia code lien laws. Seller reserves the right to withdraw property for sale at any time. The property is being sold to satisfy a landlord lien.

N(Feb7,14)

NOTICE OF PUBLIC SALE

Public auction of unit number M7 belonging to Charles Blanchard at Blairsville Storage located at 27 Orbit Dr., Blairsville, GA 30512. Seller hereby gives notice of public sale to the highest bidder for cash on February 19, 2024 at 10am in accordance with Georgia code lien laws. Seller reserves the right to withdraw property for sale at any time. The property is being sold to satisfy a landlord lien.

N(Feb7,14)

NOTICE OF PUBLIC SALE

Public auction of unit number M8 belonging to Peggy Boyett at Blairsville Storage located at 27 Orbit Dr., Blairsville, GA 30512. Seller hereby gives notice of public sale to the highest bidder for cash on February 19, 2024 at 10am in accordance with Georgia code lien laws. Seller reserves the right to withdraw property for sale at any time. The property is being sold to satisfy a landlord lien.

N(Feb7,14)

NOTICE OF PUBLIC SALE

Public auction of unit number C39 belonging to Karen Hicks at Blairsville Storage located at 27 Orbit Dr., Blairsville, GA 30512. Seller hereby gives notice of public sale to the highest bidder for cash on February 19, 2024 at 10am in accordance with Georgia code lien laws. Seller reserves the right to withdraw property for sale at any time. The property is being sold to satisfy a landlord lien.

N(Feb7,14)

NOTICE OF PUBLIC SALE

Public auction of units number E14 and M5 belonging to Renae Patterson at Blairsville Storage located at 27 Orbit Dr., Blairsville, GA 30512. Seller hereby gives notice of public sale to the highest bidder for cash on February 19, 2024 at 10am in accordance with Georgia code lien laws. Seller reserves the right to withdraw property for sale at any time. The property is being sold to satisfy a landlord lien.

N(Feb7,14)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF
GERTRUDE RITA WHITTIER
DECEASED
ESTATE NO. 2024-8

NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed.

TO:Any Unknown Heirs of Gertrude Rita Whittier

[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. or before February 26, 2024

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

Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512

Address
(706) 439-6006
Telephone Number

N(Jan31,Feb7,14,21)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF
LOUISE COPP
DECEASED
ESTATE NO. 2023-142

NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed.

TO:Rodney E. Pollard

[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. or before February 26, 2024

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

Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
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Address
(706) 439-6006
Telephone Number

N(Jan31,Feb7,14,21)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Sybil Elizabeth Tyre

All creditors of the estate of Sybil Elizabeth Tyre, 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 January, 2024.

BY: Tammy T. Swanson
2760 Fort Daniels Drive
Dacula, GA 30019
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514

N(Jan31,Feb7,14,21)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Jerry Charles Roberson

All creditors of the estate of Jerry Charles Roberson, 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 January, 2024.

BY: Victor Charles Roberson
186 Roberson Road
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514

N(Jan31,Feb7,14,21)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Nulion Towe

All creditors of the estate of Nulion Towe, 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 January, 2024.

BY: Tommy Jones
382 Jones Road
Blairsville, GA 30512
ATTORNEY: Kenya L. Patton
44 Blue Ridge Street, Suite B
Blairsville, GA 30512

N(Jan31,Feb7,14,21)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF George Henry Krueger

All creditors of the estate of George Henry Krueger, 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 22nd day of January, 2024.

BY: Ingrid Gisela Bope
228 16th Ave NE
St. Petersburg, FL 33704

N(Jan31,Feb7,14,21)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Glenda B. Adams

All creditors of the estate of Glenda B. Adams, 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 January, 2024.

BY: Jacqueline Egli
158 Red Oak Forest Lane
Murphy, NC 28906
ATTORNEY: Janna D. Akins
PO Box 923
Blairsville, GA 30514

N(Jan31,Feb7,14,21)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Louise Mary Ruland

All creditors of the estate of Louise Mary Ruland, 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 February, 2024

BY: Jeanne Ruland
101 Meadow Circle
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514

N(Feb7,14,21,28)

NOTICE OF SALE

Notice is given that Union Corp LLC (doing business as Gumlog Storage) will sell the contents of rental unit(s) #25, said contents belonging to Sandor Korponai. Said sale will take place on 2/15/2024 at 10:30 am outside the Gumlog Storage units located at the intersection of 129 N (Murphy Hwy) and Gumlog Rd, Blairsville, GA.

N(Jan31,Feb7)

NOTICE OF SALE

Notice is given that Union Corp LLC (doing business as Gumlog Storage) will sell the contents of rental unit(s) #11 & 12, said contents belonging to Brian Ivester. Said sale will take place on 2/22/2024 at 10:30 am outside the Gumlog Storage units located at the intersection of 129 N (Murphy Hwy) and Gumlog Rd, Blairsville, GA.

N(Feb7,14)

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE: The Name Change Of:

ANGELA DAWN SHARP BROOKSHIRE
CAFN: 24-CV-00009 BL

NOTICE

Notice is hereby given that ANGELA DAWN SHARP BROOKSHIRE filed her Petition to Change Name with the Superior Court of Union County, Georgia, on the 12th day of January, 2024, praying for a change of her name from ANGELA DAWN SHARP BROOKSHIRE to ANGELA DAWN SHARP. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within thirty (30) days of the filing of said Petition.

This 12 day of January, 2024.

Janna D. Akins, Esq.
Attorney for Petitioner
AKINS & DAVENPORT, P.C.
P.O. Box 923
Blairsville, GA 30514

(706) 745-0032

N(Jan17,24,31,Feb7)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Jimmy H. Ogletree

All creditors of the estate of Jimmy H. Ogletree, 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 12th day of January, 2023.

BY: Gwinetta M. Ogletree
27 Sleepy Mountain Lane
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514

N(Jan17,24,31,Feb7)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Carolyn Boyd

All creditors of the estate of Carolyn Boyd, 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 12th day of January, 2024.

BY: Carolyn Boyd
115 Peterson Court
Holly Hill, FL 32117
ATTORNEY: Rebecca Kendrick
PO Box 1286
Blairsville, GA 30514

N(Jan17,24,31,Feb7)

STATE OF GEORGIA

COUNTY OF UNION

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Kevin A. McManus and Tara McManus to Wells Fargo Bank, N.A. dated April 3, 2007, and recorded in Deed Book 701, Page 264, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, securing a Note in the original principal amount of \$50,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, March 5, 2024, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

All that tract or parcel of land being one acre of Land Lot #173 of the 9th District, 1st Section of Union County, Georgia, as shown on a plat of survey by Roy A. Terrell G.R.L.S. #1700, dated May 29, 1984, and recorded in the Office of the Clerk of Superior County of Union County, Georgia, in Plat Book T, page 182 and reference is heremaded to said plat of survey for a full and complete description herein.

Said property is known as 700 Mauney Cir, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, 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.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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 secured creditor.

The property is or may be in the possession of Kevin A. McManus and Tara McManus, successor in interest or tenant(s).

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust as Attorney-in-Fact for Kevin A. McManus and Tara McManus

File no. 23-081030

LOGS LEGAL GROUP LLP*

Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346
(770) 220-2535

<https://www.logs.com/>

*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

N(Feb7,14,21,28)

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Angela Ledford to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for United Wholesale Mortgage, LLC, its successors and assigns, dated May 22, 2023, recorded in Deed Book 1348, Page 312, Union County, Georgia Records, as last transferred to UNITED WHOLESAL MORTGAGE, LLC by assignment recorded in Deed Book 1370, Page 217, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED ELEVEN THOUSAND ONE HUNDRED FIVE AND 0/100 DOLLARS (\$211,105.00), 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, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2024, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 pursuant to O.C.G.A. § 13-1-11 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), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

UNITED WHOLESAL MORTGAGE, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Angela Ledford or a tenant or tenants and said property is more commonly known as 288 Kinsey St, Blairsville, Georgia 30512. Should a conflict arise between the property address and the legal description the legal description will control.

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.

UNITED WHOLESAL MORTGAGE, LLC as Attorney in Fact for Angela Ledford
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 273 of Union County, Georgia, containing 0.40 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated January 15, 1996 and recorded in Union County records in Plat Book 47, Page 224. Said plat is incorporated herein by reference hereto for a full and complete description of the above-described property.

The property is subject to the matters as shown on the above-referenced plat.

The above legal description does not and is not intended to include that 0.03 acre portion as shown on the above-referenced plat of survey. Subject to all easements, restrictions and ordinances of record.

MR/mac 3/5/24

Our file no. 23-13666GA - FT2

N(Feb7,14,21,28)