

North Georgia News

Legal Notices for February 28, 2024

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Marcia June Boyer Forbes
All creditors of the estate of Marcia June Boyer Forbes, 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 February, 2024.
BY: Pamela Diane Sullivan
PO Box 816
Morgantown, GA 30560

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Rut Vivian Gillooly a/k/a Ruth Vivian Gillooly
All creditors of the estate of Rut Vivian Gillooly a/k/a Ruth Vivian Gillooly, 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 15th day of February, 2024.
BY: Vanessa G. Morris
17 Alatoona Estates Drive
Acworth, GA 30102

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Melva Lynn Drake
All creditors of the estate of Melva Lynn Drake, 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 February, 2024.
BY: Steve Melvin Drake
60 Scott Lance Rd.
Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

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

This 9th day of February, 2024.
BY: Helen Marie Kokoska
188 Osprey Drive
Blairsville, GA 30512

ATTORNEY: Melissa S. Hills
881 Piedmont Avenue NE
Atlanta, GA 30309

IN THE PROBATE COURT

COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF JAMES G. STEPHENS, DECEASED
ESTATE NO. 2024-19
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The petition of Gladys L. Stephens, for a year's support from the estate of James G. Stephens, deceased, for decedent(s) (surviving spouse) (and) (minor child), 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 March 18, 2024, 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.

Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF DENNIS MURPHY
DECEASED
ESTATE NO. 2024-17
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
Evelyn A. Murphy has petitioned to be appointed administrator(s) of the estate of Dennis Murphy 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 March 18, 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(Feb21,28,Mar6,13)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF BRANDON HOWARD BABA
DECEASED
ESTATE NO. 2023-149
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
Cassady Baba has petitioned to be appointed administrator(s) of the estate of Brandon Howard Baba deceased, of said county. (The petitioner has also applied for waiver of bond and returns). 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 March 18, 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(Feb21,28,Mar6,13)

IN THE JUVENILE COURT OF Union County

STATE OF GEORGIA
IN THE INTEREST OF:

A.G.
DOB:01-22-2019
SEX: feMALE*
case no. 144-23j-83A
C.G.
DOB:03-27-2017
SEX: feMALE
case no. 144-23j-84A
CHILDREN UNDER THE AGE OF EIGHTEEN
NOTICE OF TERMINATION OF PARENTAL RIGHTS HEARING

TO: DANA GERRARD, mother of the above-named children
By Order for Service by Publication dated the 21st day of February, 2024, you are hereby notified that on the 16th day of November, 2023, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Termination of Parental Rights 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. Zaic 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 Termination of Parental Rights is for the purpose of terminating your parental rights.

If the Court at the trial finds that the facts set out in the Petition to Terminate Parental Rights are true and that termination of your rights will serve the best interests of your children, the Court can enter a judgment ending your rights to your children.

If the judgment terminates your parental rights, you will no longer have any rights to your children. This means that you will not have the right to visit, contact, or have custody of your children or make any decisions affecting your children or your children's earnings or property. You will not thereafter be entitled to notice of proceedings for the adoption of the above-named children by another, nor will you have any right to object to the adoption or otherwise to participate in the proceedings. Your children 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 children's care unless and until your children are adopted;
2) Your children can still inherit from you unless and until your children are adopted; and
3) Your children can still pursue any civil action against you.

This Court will conduct a provisional hearing upon the allegations of the Petition on the 2nd and 3rd day of April, 2024, at 9:00 a.m., at the Union County Courthouse, Blairsville, Georgia. This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 1st day of May, 2024, at 9:00 a.m., at the Towns County Courthouse, Hiwassee, 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 Jeremy Clough, Judge of said Court, this the 21st day of February, 2024.
Jeremy D. Clough
Honorable Jeremy Clough
Judge, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit

N(Feb28,Mar6,13,20)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Catherine M. Sloan
All creditors of the estate of Catherine M. Sloan, 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 February, 2024.
BY: Michelle Catherine Bezeau
2850 2nd Street
Monroe, MI 48162

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

STATE OF GEORGIA COUNTY OF UNION
The undersigned does hereby certify that Elenor Jane Krohn conducting a business as Sunni Dayz in the City of Blairsville, County of Union, in the State of Georgia, under the name of Sunni Dayz and that the nature of the business is Tobacco Shop / Tanning Salon and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are: Elenor Jane Krohn, 3734 Gainsville, Hwy, Blairsville, GA.

STATE BOARD MEMBER TO HOLD PUBLIC HEARING

March 12, 2024
Martha Zoller to Host
State Board of Education Ninth District Public Hearing
The State Board of Education will hold a public hearing for citizens in the Ninth Congressional District on Tuesday, March 12, 2024. The meeting will be held from 7:00 p.m. – 8:00 p.m. at the Buford City Schools, 2625 Sawnee Avenue, Buford, GA 30518.

The purpose of the hearing is to hear comments from interested citizens and educators within the congressional district regarding the performance and problems of public education. Persons wishing to speak should sign in upon arrival.

The Georgia Department of Education does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services, or activities. Individuals who need assistance or auxiliary aids for participation in this public forum are invited to make their needs known to Geraldine Price at gprice@doe.k12.ga.us no later than 72 hours before the scheduled event.

NT(Feb28,Mar6)

NOTICE TO DEBTORS AND CREDITORS

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

This 9th day of February, 2024.
BY: Milton Lowell Cleckler
73 Tommy Alexander Drive
Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS

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

This 9th day of February, 2024.
BY: Julie Henning Ditto
PO Box 2980
Blairsville, GA 30514
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF William Joe Gray
All creditors of the estate of William Joe 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 9th day of February, 2024.
BY: William Fred Gray
109 Gray Road
Blairsville, GA 30512
Joseph Richard Gray
103 Ricky Gray Road
Blairsville, GA 30512
ATTORNEY: Brett Bradshaw
57 Sears Way
Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

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

This 9th day of January, 2024.
BY: Frank H. Kovach
143 Great Escape Pl.
Blairsville, GA. 30512
ATTORNEY: Kenya L. Patton
44 Blue Ridge Street, Suite B
Blairsville, GA 30512

N(Feb14,21,28,Mar6)

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA
HALEY MARIE PATTERSON, Plaintiff,
v.
TRENT DOCKERY,
Defendant.
CAF#: 2023-CV-00327 RG
SERVICE BY PUBLICATION
TO: TRENT DOCKERY
LAST KNOWN ADDRESS: 82 CHASTAIN ROAD,
BLAIRSVILLE, GA PRESENT WHEREABOUTS UNKNOWN

A Complaint for Divorce has been filed in the Superior Court of Union County, Georgia by Plaintiff HALEY MARIE PATTERSON. You are therefore given notice of said suit and are directed to file any response within sixty (60) days of the Order for Publication entered by the Court on February 2, 2024. You are hereby commanded and required to file with the clerk of said Court and serve upon Janna D. Akins, Plaintiffs attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia 30514, an answer to the Complaint. Witness the hand of the Honorable Raymond George, Superior Court Judge, Union County, this 6th day of February 2024
Honorable Judy Odom
Clerk of Union County Superior Court

N(Feb14,21,28,Mar6)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF REIDA MAE STEPHENS
DECEASED
ESTATE NO. 2023-92
NOTICE

[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF SHIRLEY J. DYER AND SHARON G. OWENBY FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF REIDA MAE STEPHENS, 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 March 11, 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(Feb28)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF ROBYN DONISI
DECEASED
ESTATE NO. 2022-17
NOTICE

[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF BRIAN CHRISTOPHERS FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF ROBYN DONISI, 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 March 11, 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(Feb28)

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 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 WHOLESALE 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 WHOLESALE 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 WHOLESALE 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)