

# North Georgia News

## Legal Notices for April 3, 2024

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Edna W. Hardman  
All creditors of the estate of Edna W. Hardman, 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 March, 2024.  
BY: Pamela T. Britt  
99 Macy Ct.  
Blairsville, GA 30512  
N(Mar20,27,Apr3,10)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Jo Ann Rose Phipps  
All creditors of the estate of Jo Ann Rose Phipps, 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 March, 2024.  
BY: Debora Quigley  
55 Highland Ridge W  
Blairsville, GA 30512  
N(Mar20,27,Apr3,10)

### NOTICE OF NAME CHANGE

PLEASE TAKE Notice that on the 13th day of March, 2024, STEVEN AUSTIN LOWE filed a Petition in the Superior Court of Union County, Georgia, seeking a name change from STEVEN AUSTIN LOWE to STEPHEN ALLEN VALLIES. Any interested or affected party has the right to appear and file objections. At the expiration of thirty (30) days from the filing of the Petition, upon proof of publication, and if no objection is filed, the Court shall proceed to hear and determine all matters raised by said Petition.  
N(Mar20,27,Apr3,10)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Thomas Harold Thompson  
All creditors of the estate of Thomas Harold Thompson, 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 March, 2024.  
BY: Thomas Anthony Thompson  
505 Buck Drive  
Ohatchee, AL 36271  
ATTORNEY: Janna D. Akins  
PO Box 923  
Blairsville, GA 30514  
N(Mar20,27,Apr3,10)

### IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA  
IN RE: ESTATE OF PAULINE WATKINS CONLEY  
DECEASED  
ESTATE NO. 2024-32  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

To whom it may concern:  
Elaine Stover has petitioned to be appointed administrator(s) of the estate of Pauline Watkins Conley 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 April 15, 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(Mar20,27,Apr3,10)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF James W. Postell  
All creditors of the estate of James W. Postell, 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 15 of March, 2024.  
BY: Jeffrey L. Patterson  
Kennetha Ann Patterson  
72 Coosa Bend Drive  
Blairsville, GA 30512  
ATTORNEY: Cary D. Cox  
PO Box 748  
Blairsville, GA 30514  
N(Mar20,27,Apr3,10)

### NOTICE

Notice is given that a notice of intent to dissolve Confidence United Methodist Inc., a Georgia nonprofit corporation with its registered office at 96 Confidence Church Rd. Blairsville GA 30512, will be delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code, 14-3-1404.1.  
N(Apr3,10)

### NOTICE OF SALE

Notice of Sale under the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of contents in storage unit belonging to D. Weghorn, unit C4. Sold to highest bidder on April 21st, 8:00am at Incredible Storage 136 Crossing Dr. Blairsville GA. Tenant has the right to redeem contents prior to sale. Incredible Storage has the right to refuse any or all bids.  
N(Apr3,10)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Sandra Childre Anthony  
All creditors of the estate of Sandra Childre Anthony, 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 1st day of March, 2024.  
BY: Sandra Terea D'Amico  
333 Firetower Road  
Jasper, GA 30143  
ATTORNEY: Jack Lance, Jr.  
57 Sears Way  
Blairsville, GA 30512  
N(Mar13,20,27,Apr3)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Louise Copp  
All creditors of the estate of Louise Copp, 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 1st day of March, 2024.  
BY: Tom Taylor  
Judy Taylor  
170 Quossock Avenue  
Blairsville, GA 30512  
ATTORNEY: Cary D. Cox  
PO Box 748  
Blairsville, GA 30514  
N(Mar13,20,27,Apr3)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Gertrude Rita Whittier  
All creditors of the estate of Gertrude Rita Whittier, 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 8th day of March, 2024.  
BY: Maria Gamache  
188 Mt. Pleasant Church Road  
Blairsville, GA 30512  
ATTORNEY: Cary D. Cox  
Blairsville, GA 30514  
N(Mar13,20,27,Apr3)

### NOTICE OF SALE

Be advised that the personal property listed below, presently at Mountain Town Storage LLC., 118 Mtn Country Lane, Blairsville, GA 30512, (706) 480-2777, will be sold at public auction on 4/9/2024, at 10:00 am to the highest bidder. The auction will be held on www.storageauctions.com and will start 3/22/2024, & close 4/9/2024, at 10:00 am. Said property will be sold to recover outstanding charges in accordance with the leasing agreements executed between Mountain Town Storage LLC and the below-named parties. The property and the location of the same are as follows:  
Unit #38 - Devynn S Crosby - Chairs and Table  
Unit #29 - Terri Lynn Moon - Baby Car Seat, Mattresses, Clothes, Furniture  
Unit #56 - Chad Stephens - Furniture, Chairs, Dresser, Boxes, Misc Household Items  
N(Mar27,Apr3)

### IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA  
IN RE: ESTATE OF SHIRLEY RUTH KEEN  
DECEASED  
ESTATE NO. 2022-102  
NOTICE  
[For discharge from office and all liability]  
PROBATE COURT OF UNION COUNTY  
Re: PETITION OF LOY COOK FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF SHIRLEY RUTH KEEN, 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 April 15, 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(Apr3)

### PUBLIC NOTICE

Public Notice of the Public Hearing and Request for Public Comment for the State of Georgia's  
Draft Annual Action Plan FY24  
The State of Georgia, in compliance with applicable U.S. Department of Housing and Urban Development (HUD) regulations, has prepared a draft version of the State's Consolidated Annual Action Plan for the Federal Fiscal Year 2024-2025. The State of Georgia will host a public hearing and webinar to present the 2024 Annual Action Plan. This FY24 Annual Action Plan is the second year of the five-year 2023-2027 Consolidated Planning period. The Annual Action Plan outlines the activities that will be undertaken in the program year (July 1, 2024 to June 30, 2025). The six federally funded HUD programs covered by the Action Plan are Community Development Block Grant (CDBG), Community Development Block Grant – Disaster Recovery (CDBG-DR), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and the National Housing Trust Fund (NHTF). The State of Georgia encourages citizens, public agencies and other interested parties to review the contents of its draft the Annual Action Plan and to submit their written comments.  
A draft of the Annual Action Plan will be available for review on April 1, 2024 by 5 PM by visiting our website: <https://www.dca.ga.gov/node/4566>. The report may also be obtained upon request from the Georgia Department of Community Affairs by emailing HUDPLanning@dca.ga.gov  
The public hearing webinar will be held on Wednesday, April 17, 2024 from 10:00 AM – 11:00 AM. To participate in the webinar please, please register to attend using the following link: <https://tinyurl.com/496a7mbm>  
If you have trouble with the link, please email HUDPLanning@dca.ga.gov to receive the registration link.  
All written comments should be submitted by email or postal mail no later than Wednesday, May 1, 2024 at 5:00 p.m  
Georgia Department of Community Affairs  
Housing Finance and Development  
Attn: Office of Community Housing Development  
60 Executive Park South, NE  
Atlanta, GA 30329-2231  
NT(Apr3)

### IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA  
IN RE: ESTATE OF HOYT KING  
DECEASED  
ESTATE NO. 2024-36  
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER  
OF BOND AND/OR GRANT OF CERTAIN POWERS  
NOTICE  
Linda King has/have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. 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 April 29, 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 Street, Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Apr3,10,17,24)

### NOTICE OF SERVICE BY PUBLICATION

Superior Court of Union County, Case No. SUCV2023000272  
Robert Wilson Jr., Plaintiff v. Patricia Thompson Jones, et al., Defendants  
To: Jennifer Brown; John Does as Unknown Heirs and Successors of Tina L. Thompson, deceased; John Does as Unknown Heirs and Successors of Thomas Elijah Thompson Jr. a/k/a Thomas "Tommy" Thompson, deceased; In Rem: Against Real Property Having Union County Tax Parcel ID 035 140 A ("Property"); and All Persons Known or Unknown Who Claim or Might Claim an Interest in the Property Adversely to Plaintiff  
By Second Order Granting Service by Publication dated 03/27/2024 entered on 03/27/2024, you are hereby notified that on August 22, 2023 Plaintiff Robert Wilson Jr. filed a Petition to Quiet Title in the Superior Court of Union County, Case No. SUCV2023000272. The subject matter of the Petition to Quiet Title is that Plaintiff seeks to quiet title to and cancel any interest you may have to the property commonly known as O Cobb Mountain Road, and more particularly described in the Petition to Quiet Title which is available for you to review in the office of the Clerk of the Superior Court of Union County.  
You are commanded to be and appear at the court in which the action is pending within 60 days of the Second Order Granting Service by Publication. You are further commanded to file with the Clerk of the Superior Court of Union County, and to serve upon Plaintiff's attorney, James R. Fletcher II, Fletcher Law Firm LLC, 328 SE Alexander Street, Suite #10, Marietta, GA 30060 an Answer to the Petition to Quiet Title in writing within sixty (60) days of the date of the Second Order Granting Service by Publication.  
This 28th day of March 2024  
WITNESS, Judge T. Buckley Levins, Judge of the Superior Court of Union County  
Signed: Judy L. Odom  
CLERK, Superior Court of Union County  
N(Apr3,10,17,24)

### NOTICE OF LEGAL ACTION

The Chambers County, Alabama, Department of Human Resources filed a petition to terminate the parental rights of a man bearing the initials R.A.Mc. And a woman bearing the initials A.N.Mc., to their child who was born on December 12, 2017, whose initials are C.A.Mc. Either or both parents must file an answer to the petition to terminate the parent's parental rights, filed in the Juvenile Court of Chambers County, Alabama within thirty (30) days of service, or after that a default judgment or a judgment after a hearing may be rendered terminating all of either or both parents' parental rights to this child.  
Lisa M. Burdette  
Circuit Clerk  
N(Apr3,10,17,24)

### NOTICE OF SUPERIOR COURT

OF UNION COUNTY  
TO: CHASE AMBURY  
Address Unknown  
By Order of the Court for Service by Publication dated March 5, 2024, you are hereby notified that on December 18, 2023, Robert and Susan Webber filed suit against you for custody. You are required to file with the Clerk of the Superior Court, and to serve upon Plaintiffs' Attorney Michelle Vaughan, P.O. Box 1657, 360 Highway 515 West, Blairsville, Georgia, 30514, an Answer in writing within sixty (60) days of March 5, 2024.  
N(Apr3,10,17,24)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Dennis Murphy  
All creditors of the estate of Dennis Murphy, 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 March, 2024.  
BY: Evelyn Murphy  
1075 Pleasant Hill Road  
Blairsville, GA 30512  
ATTORNEY: Kenya L. Patton  
44 Blue Ridge Street, Suite B  
Blairsville, GA 30512  
N(Mar27,Apr3,10,17)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Daniel A. Guthrie  
All creditors of the estate of Daniel A. Guthrie, 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 March, 2024.  
BY: Susan Johnson Guthrie  
709 Hidden Lake Road  
Blairsville, GA 30512  
ATTORNEY: Jack Lance, Jr.  
57 Sears Way  
Blairsville, GA 30512  
N(Mar27,Apr3,10,17)

### IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA  
IN RE: The Name Change Of:  
AUSTIN MARDIS BEREZIN  
CAEN: 24-CV-000064 BL  
NOTICE  
Notice is hereby given that AUSTIN MARDIS BEREZIN filed his Petition to Change Name with the Superior Court of Union County, Georgia, on the 1st day of March, 2024, praying for a change of his name from AUSTIN MARDIS BEREZIN to EMELIA EISNER BEREZIN. 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 18th day of March  
Janna D. Akins, Esq.  
Attorney for Petitioner  
AKINS & DAVENPORT, P.C.  
P.O. Box 923  
Blairsville, GA 30514  
(706) 745-0032  
N(Mar27,Apr3,10,17)

### NOTICE OF SALE UNDER POWER

STATE OF GEORGIA, COUNTY OF UNION  
Under and by virtue of the Power of Sale contained in a Security Deed given by Dawn E. Doucette-Shultz and Troy R. Shultz to Mortgage Electronic Registration Systems, Inc., as nominee for Freedom Mortgage Corporation (the Secured Creditor), dated November 23, 2009, and Recorded on December 4, 2009 as Book No. 820 and Page No. 94, Union County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$108,974.00, with interest at the rate specified therein, as last assigned to Nationstar Mortgage, LLC d/b/a Mr. Cooper by assignment that is or to be recorded in the Union County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Union County Courthouse within the legal hours of sale on the first Tuesday in May, 2024, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 175 of Union County, Georgia, containing 1.0 acre, more or less, and being Lot #216 of Lake Notley Subdivision, as shown on a plat of survey made by Jack Stanley, Union County Surveyor, dated April 15, 1980 and recorded in the Office of the Clerk of the Superior Court of Union County, Georgia in Plat Book J, Page 110, said plat reading as follows: To reach the True Point of Beginning, start at the original land lot corner common to Land Lots 150, 151, 174 & 175; thence S 3 degrees 36 minutes W 537.7 feet to an iron pin to the True Point of Beginning; said iron pin being located in the West right-of-way line of Wayne Colwell Road; thence S 3 degrees 58 minutes E 284.9 feet; thence N 81 degrees 08 minutes W 220.0 feet to an iron pin; thence N 18 degrees 50 minutes E 245.6 feet to an iron pin; thence N 81 degrees 24 minutes E 119.7 feet to the True Point of Beginning. Tax ID: 037B 097 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. Because the debt remains 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). Nationstar Mortgage, LLC d/b/a Mr. Cooper holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Nationstar Mortgage, LLC d/b/a Mr. Cooper is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Nationstar Mortgage, LLC d/b/a Mr. Cooper may be contacted at: (833) 685-2565 or by writing to 350 Highland Drive, Lewisville, TX 75067. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 186 LAKE-SIDE DRIVE, BLAIRSVILLE, GA 30512 is/are: Dawn E. Doucette-Shultz or tenant/tenants. 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)any matters which might be disclosed by an accurate survey and inspection of the property, and (c)all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. 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. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial 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 in the preceding paragraph. Funds used at sale shall be in certified funds and payable to "Bell Carrington Price & Gregg, LLC". Nationstar Mortgage, LLC d/b/a Mr. Cooper as Attorney in Fact for Dawn E. Doucette-Shultz and Troy R. Shultz. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File:24-41211  
N(Mar27,Apr3,10,17,24,May1)