## North Georgia News

## Legal Notices for July 24, 2024

Notice

All creditors of the estate of JoeAnne Hutchinson, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Reqpres-tative. This 8th day of July, 2024. BY: Patrick Milton Hutchinson 2309 Balboa Rd. Austin, TX 78733 NGU17.24,31.Aug7)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Lucien Gerard Rousseau All creditors of the estate of Lucien Gerard Rousseau, 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 resentative

Representative.
This 11th day of July, 2024.
BY: Elizabeth R. Wagner,
Personal Representative
1690 Stone Village Lane, NW, Suite 322 Kennesaw, GA 30152 ATTORNEY: Erika K. Orcutt 1690 Stone Village Lane, NW, Suite 322 Kennesaw, GA 30152

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF JACOB ISAIAH LYNCH,

DECEASED

ESTATE NO. 2024-99 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

MOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

The petition of Christina Lynch, for a year's support from the estate of Jacob Isaiah Lynch, 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 5, 2024, why said petition should not be granted. All objections to the petition must be in writ-inn. setting forth the grounds of any such 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

DWAIN BRACKETT
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512 (706) 439-6006 N(Jul10,17,24,31)

NOTICE OF INTENTION FOR WRITE-IN CANDIDACY I, Laurie Yvonne Benson, hereby give notice that I intend to be a Write-in candidate for the

office of: Country Coroner in the General or Special Election to be held on the 5th day of November, 2024; and I would like my name to appear on the Certified List of Write-In Candi-dates as: Laurie Yvonne Benson that I am can-didate is eligible to hold such office and that undate is engine to floto such office and that my address is: 75 Bonnie Ln Blairsville, GA 30512 Union County, District 51, 7 Years in District and that I am qualified to vote in the said elec-

Signed Laurie Yvonne Benson Dated 7/12/24 N(Jul17,24,31)

NOTICE TO DEBTORS AND CREDITORS

NITICE TO BESINDS AND LEBRIOUS

All creditors of the estate of Mona Lee Hackney, 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 nayment to the Personal Representations. immediate payment to the Personal Repre-sentative.

Sentative.
This 5th day of July, 2024.
BY: Robert William Hisey
131 Fifth Street Clyo, GA 31303

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF John Joseph Mahon All creditors of the estate of John Joseph Ma-

All creditors of the estate of John Joseph Mahon, 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 5th day of July, 2024.

BY: Patricia Ann Gordon 82 Rushing Water Drive Blairsville, GA 30512

ATTORNEY: Daniel J. Davenport PO Box 923

Blairsville, GA 30514

Blairsville, GA 30514

The undersigned hereby certify that they are conducting a business in the City of Blairsville. conducting a business in the City of Blairsville, County of Union, State of Georgia under the name of Peachtree Pest Control Co., Inc., and that the nature of the business is pest control services, and that said business is composed of the following partnership: Pestban LLC, 248-A Arnold Mill Rd., Woodstock, GA 30188.

PUBLIC NOTICE FOR ROAD ABANDONMENT OF OLD IVYLOG ROAD Whereas, the Commissioner of Union County,

Georgia has determined that Old Ivylog Road used gia has determined that Our Dylog Modu has ceased to be used by the public to the extent that no substantial public purpose is served by said road; and Whereas, Georgia Code requires that notice of such determination be published in the local legal organ once a week for a period of two (2) weeker.

(2) weeks; NOW. THEREFORE, this is NOTICE of the foreac

NÓW, THEREFORE, this is NOTICE of the forego-ing determination that all that portion of the old county road referred to as Old lyylog Road shown as the tract totaling 0.55 acres, more or less, shown and described on the Plat of Survey completed by Cleveland and Cox Land Surveying, LLC and recorded in Plat Book 74 Page 164 on October 5, 2023 in the office of the Clerk of Superior Court of Union County, Georgia. The only portion of roadway subject to this abandonment is the portion of road that is located to the west and southeastern direcis located to the west and southeastern direc is located to the west and southeastern direc-tion of Tax Map Parcel Number 052 027 and to the east of Tax Map Parcel Number 052 026. Maps and survey are also on file in the office of the Union County Commissioner located at 65 Courthouse Street, Suite 1, Blairsville, GA

30512 and may be reviewed along with any information by contacting Jennifer Mahan or Renee Deibert at 706-439-6000 or via email at ucexec@uniongov.com or renee@uniongov. N(Jul24,31) PUBLIC NOTICE FOR ROAD ABANDONMENT

OF OLD LOWS MILL ROAD
Whereas, the Commissioner of Union County,
Georgia has determined that Old Lows Mill

Rough and successful to be used by the public to the extent that no substantial public purpose is served by said road; and Whereas, Georgia Code requires that notice of such determination be published in the local legal organ once a week for a period of two

legal organ once a week for a period of two (2) weeks; NOW, THEREFORE, this is NOTICE of the foregoing determination that all that portion of the old county road referred to as Old Lows Mill Road labeled as Tract 1 totaling 0.27 acres, more or less, shown and described on the Plat of Survey completed by Cleveland and Cox Land Surveying 11.5 and expected in Plat Roy of Survey completed by cleveland and Cox Land Surveying, LLC and recorded in Plat Book 74 Page 383 on June 18, 2024 in the office of the Clerk of Superior Court of Union County, Georgia. The only portion of roadway subject to this abandonment is the portion of road that is located between Tax Map Parcel Number 055 024 and Tax Map Parcel Number 055 013. Maps and survey are also on file in the office of the Union County Commissioner located at 65 Courthouse Street, Suite 1, Blairsville, GA

30512 and may be reviewed along with any information by contacting Jennifer Mahan or Renee Deibert at 706-439-6000 or via email at ucexec@uniongov.com or renee@uniongov.

NOTICE OF ENFORCEMENT OF LIEN

WITHOUT JUDICIAL INTERVENTION
The contents of the listed leased space(s) located at Mission Self Storage, 323 GA-325, Blairsville, GA 30512 will be placed for Public blaisville, ud 2012 will be placet un in runic Auction and Sale to the highest bidder to be held online at www.storageauctions.com on August 15th 2024, bidding ends at 10 AM. A \$50 refundable deposit is required on each winning bid. Units may include Furniture, Antiques, Electronics, Household items, Office in the College of the Colle items, Clothes, Toys, Baby items, Tools, Auto-mobiles, Trailers, etc. The units, descriptions, and customer names included in this Auction

are; 141, 10x15, Sarah Reardon; 176, 5x10, Tia Greer; 216, 5x10, Jerry Wood.

NOTICE OF SALE

under Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of mis-Section 10-4-210 to 10-4-213. Auction of mis-cellaneous goods in storage units belonging to the following: Unit #C2I Jessica phillips. Sold to the highest bidder on August 10,2024 at ten o'clock at Premier Storage Space, 1075 pat Haralson Drive, Blairsville Ga' 706.897 .5262. Tenet has the right to redeem contents prior to sale. Premier Storage Space has the right to refuse any and all bids.

STATE OF GEORGIA IN RE: ESTATE OF DEBRA LYNN ROGERS DEDEA LINK ROUGES DECEASED ESTATE NO. 2024-110 PETITION FOR LETTERS OF ADMINISTRATION

IN THE PROBATE COURT OF UNION COUNTY

NOTICE
To whom it may concern:
Frank James Twiggs has petitioned to be appointed administrator(s) of the estate of Debra
Lynn Rogers 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 19, 2024.

filed with the Court by 10:00 a.m. on or before August 19, 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 date. If no objections are filed, the petition may

date. If no objections are filed 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 Telephone Number

N(Jul24.31.Aug7.14)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF NANCY C. GOOCH DECEASED

ESTATE NO. 2024-116 PETITION FOR LETTERS OF ADMINISTRATION

pointed administrator(s) of the estate of Nancy C. Gooch, 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 0.C.G.A. § 53-12-261.) All interested persons are hereby potified to show cause why early neithing the power cause why early neithing the property of the p 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 19, 2024. BE NOTIFIED FURTHER: All objections to the

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 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

IN THE PROBATE COURT STEVEN CLARKE GOINES,

DECEASED ESTATE NO. 2024-102 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

The petition of Stana T. Goines, for a year's support from the estate of Steven Clarke Goines, 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 19, 2024, why said petition should not be

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 objections, and must be mise of the border die time stated in the proceeding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and fil-ing fees must be tendered with your objec-tions, unless you qualify to file as an indigent party. Contact probate court personnel for the party. Colliact probate court personner of 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

DROBATE LUDGE

PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 IN THE SUPERIOR COURT FOR THE COUNTY OF

STATE OF GEORGIA

KAMILA PANFILAU. PLAINTIFF, ANDREI PANFILAU.

FILE NO. 2024-SU-CV-141 NOTICE OF PUBLICATION TO: ANDREI PANFILAU

TO: ANDREI PANFILAU
By Order for Service of Publication dated 11th
day of July, 2024, you are hereby notified that
on the 6th day of May, 2024, the Plaintiff filed
suit against you for Divorce.
You are required to file with the Clerk of the
Superior Court of Union County, Georgia, and
to serve upon the Plaintiff's counsel at this address, Law Office of Sarah K. Owensby, 3830
East First Street, Suite B, Blue Ridge, Georgia
30513, an answer to the Complaint for Divorce
within sixty (60) days of the date of the first
publication of notice.

publication of notice.
Witness the Honorable Raymond E. George, Judge of this Court.
This 16th day of July, 2024.

Judy Odom Clerk, Superior Court of Union County

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Jeffrey Allen Kovach All creditors of the estate of Jeffrey Allen Ko-

Blairsville, GA 30514

vach, deceased, late of Union County, Georgia, vacin, deceased, late of official control county, deorgia, 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 July, 2024. BY: David George Kovach 9233 E Neville Ave., Apt. 1096 Mesa, AZ 85209 ATTORNEY: Richard W. Sarrell II

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Lucille M. Daniel
All creditors of the estate of Lucille M. Daniel,
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 law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 19th day of July, 2024. BY: Renee Annette Branyon,

Co-Administrator 790 Henson Rd. Blairsville, GA 30512 Mary Faye Fortenberry, Co-Administrator PO Box 135 Blairsville, GA 30514 ATTORNEY: Lawrence S. Sorgen Hiawassee, GA 30546 N(Jul24,31,Aug7,14)

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Larry Lamar Daniel
a/k/a Robert Larry Daniel
All creditors of the estate of Larry Lamar Daniel a/k/a Robert Larry Daniel, 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 Representatives.
This 19th day of July, 2024.
BY: Renee Annette Branyon,
Co-Administrator
700 Henson Rd

790 Henson Rd. Blairsville, GA 30512 Mary Faye Fortenberry, inistrator PO Box 135 Blairsville, GA 30514 ATTORNEY: Lawrence S. Sorgen PO Box 67 Hiawassee, GA 30546 N(Jul24,31,Aug7,14)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Samuel Dayton Dyer
All creditors of the estate of Samuel Dayton
Dyer, 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 July, 2024.

BY: Stacy Darin Dyer 189 Hampton Hills Lane Cleveland, GA 30528 NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Jack Richard Martin
All creditors of the estate of Jack Richard Martin, 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. debted to said estate are required to make immediate payment to the Personal Representative.
This 19th day of July, 2024.
BY: Jennifer M. Perkins
252 Frank Martin Road

Blairsville, GA 30512 ATTORNEY: Kenya L. Patton 44B Blue Ridge Street Blairsville, GA 30512 NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Michael Gary Moss
All creditors of the estate of Michael Gary
Moss, deceased, late of Union County, Georgia,
are hereby notified to render in their demands

are nereby nounced 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 the Personal Representative.

This 19th day of July, 2024.
BY: Wayne Daniel Moss
PO Roy 392 PO Box 392 Woodstock, GA 30188 ATTORNEY: Angela Stewart DeLorme PO Box 1549 Blue Ridge, GA 30513

N(Jul24,31,Aug7,14) IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
WAYNE FRANK GIORDANO

DECEASED ESTATE NO. 2024-103 PETITION BY PERSONAL REPRESENTATIVE FOR OF BOND AND/OR GRANT OF CERTAIN POWERS

Samuel Joseph Giordano has/have petitioned Samuel Joseph Giordano 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 August 12, 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

before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact 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

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Renee Arlene Satterfield
All creditors of the estate of Renee Arlene

Satterfield, 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 to make minimizate payment to the Pers Representative. This 12th day of July, 2024. BY: Patricia Gaile Buice a/k/a Gaile Buice 207 Runaway Road Blairsville, GA 30512 ATTORNEY: Daniel J. Davenport

PO Box 923 Blairsville, GA 30514 NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Terry Alan Crutcher All creditors of the estate of Terry Alan Crutcher, 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 indeb

to said estate are required to make immediate no sate estate are required to make minime payment to the Personal Representative. This 12th day of July, 2024.
BY: Kristin Henry
6588 Bluebird Drive
Maple Grove, MN 55369
ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
NORMAN LEE FLETCHER DECEASED

ESTATE NO. 2024-83

ESTATE NO. 2024-83
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 Norman Lee Fletcher
[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. on or before
July 29, 2024

July 29, 2024 BE NOTIFIED FURTHER: All objections to the

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

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 Numb N(Jul3,10,17,24)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF JACK J. HARRELL DECEASED ESTATE NO. 2024-88 NOTICE

IN RE: The Petition to Probate Will in Solemn

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

T0: Any Unknown Heirs of Jack J. Harrell [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. on or before July 29, 2024.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the

per NOTIFICE FORTIFIES: 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 filling 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 filling fees. If any objections are

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

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF

VIRGIL RAYMOND WATKINS DECEASED DECEASED ESTATE NO. 2024-64 PETITION BY PERSONAL REPRESENTATIVE FOR

OF BOND AND/OR GRANT OF CERTAIN POWERS Deborah A. Deaver has/have petitioned for waiver of reports and waiver of statements, in regards to the above estate. All interested per-sons are hereby notified to show cause why said petition should not be granted. All objec-

sons are nereby notinen to snow 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 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

By: Kristin Stanley Clerk of the Probate Court 65 Courthouse Street, Suite 8 Blairsville, GA 30512

Address (706) 439-6006 CITATION
PROBATE COURT OF UNION COUNTY
RE: ESTATE OF WADE RAYMOND DOCKERY,

(FORMER) WARD.

TO WHOM IT MAY CONCERN AND:
The conservator(s) of the above estate, has/have applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator(s) should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, (address) 65 Courthouse Street, Blairs-Court, (address) 65 Courthouse Street, Blairsville, GA 30512 by 10:00 a.m. on or before August 26, 2024, said date being more than 30
days from the date of publication, or if personally served, then 10 days from the date of such
service. All pleadings must be signed before a
notary public or probate court clerk, and filing fees must be tendered with your pleadings,
unless you qualify to file as an indigent party.
Contact probate court personnel at the below
address/telephone number for the required
amount of filing fees.
If any objections are filed, a hearing will be
scheduled for a later date. If no objections
are filed, the petition may be granted without
a hearing.

a hearing.

Dwain Brackett

PROBATE JUDGE

By: Kristin Stanley PROBATE CLERK PROBATE CLERK 65 Courthouse Street Blairsville, GA 30512 ADDRESS (706) 439-6006 TELEPHONE Street, Suite 8 ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE

Date 7/12/2024 Vehicle Make: BMW Year: 2015 Model: 3 Series

Vehicle ID #: WBA3A5G56FNS84560
Vehicle ID #: WBA3A5G56FNS84560
Vehicle License #: RXA6491 State: GA
You are hereby notified, in accordance with
OCGA 40-11-19 (a)(2), that the above-referenced vehicle is subject to a lien and petition

may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy The vehicle is currently located at 11 Birlie Deyton Dr, Blairsville, GA 30512 Anyone with an ownership interest in this ve-

hicle should contact the following business

immediately: Business Name: Young's Wrecker Service, LLC Impound Date: 3/1/2023 Address: 294 Old Blue Ridge Hwy 294 Old Blue Ridge Hwy Blairsville, GA 30512

Telephone #: 706-745-4860 **NOTICE TO DEBTORS AND CREDITORS** 

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Richard Williams McGinnis
All creditors of the estate of Richard Williams
McGinnis, 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 impediate nayment to the December to make immediate payment to the Personal to make immediate paymer Representative. This 28th day of June, 2024. BY: Douglas R. McGinnis 111 Lowell Lane Blairsville, GA 30512 Cynthia McGinnis Kirksey 100 Old Sod Lane Blairsville, GA 30512

N(Jul3,10,17,24)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF John G. McCartney
All creditors of the estate of John G. McCartney, 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 law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 28th day of June, 2024.

BY: Sally Elizabeth McCartney 216 Beasley Trail Blairsville, GA 30512

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER IN SECURITY DEED

NOTICE OF SALE UNDER POWER
IN SECURITY DEED

Under and by virtue of the power of sale contained in that certain Security Deed from Jimmy Lee Meeks to Linda J. D'Allen for and during her natural life and then unto Jenny Hobby and Julie Newton, dated October 3, 2012, and recorded October 4, 2012 in Deed Book 916, Pages 699-701, Union County, Georgia Records, said Deed to Secure Debt having been given to secure a Note dated October 3, 2012, in the original sum of SEVENTY-TWO THOU-SAND FIVE HUNDRED AND 00/100 DOLLARS (772,500.00) and all renewals thereof, with interest from date at rate stated in said Note on the unpaid principal balance until paid, the undersigned will sell at public outcry to the highest bidder for cash before the Courthouse door in said County, during the legal hours of sale, on the first Tuesday in August, 2024, which is August 6, 2024, by Linda J. D'Allen, the following described real property:
ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 239 IN THE 9TH INSTRICT BAND 15TS ECTION OF INION COUNT.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 239 IN THE 9TH
DISTRICT AND 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 0.474 ACRES, AS
SHOWN AND MORE PARTICULARLY DESCRIBED
ON A PLAT OF SURVEY FOR LINDA J. D'ALLEN,
BY CLEVELAND & COX LAND SURVEYING, LLC,
ROGER L. OWENBY, GRLS, DATED 9/5/12, AND
RECORDED IN PLAT BOOK 65, PAGE 65, UNION
COUNTY, GEORGIA RECORDS, SAID PLAT BEING
INCORPORATED HEREIN BY REFERENCE; TOGETHER WITH ALL OF GRANTOR'S RIGHT, ITILE
AND INTEREST TO THAT LAND LYING BETWEEN AND INTEREST TO THAT LAND LYING BETWEEN THE AFOREDESCRIBED TRACT AND THE CEN-

THE AFOREDESCRIBED TRACT AND THE CENTERLINE OF KELLEY DRIVE, SUBJECT TO THE ROAD RIGHT OF WAY.

The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of, among other possible events of default, default in the payment of the indebtedness secured thereby. This sale will be made for the purposes of paying the same and all expenses of sale, including attorney's fees, (notice having been given as provided by law). The property will be sold as the property of The Aforesaid Grantor subject to the following: (1) all prior restrictive covenants, easeof The Aforesaid Grantor subject to the following: (1) all prior restrictive covenants, easements, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstanding ad valorem taxes and assessments, if any; (5) unpaid water and sewage bills, that constitute liens against the property; whether due and payable or not yet due and payable; and (6) matters of record superior to the security deed first set out above. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to tited 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. To the best of the undersigned's knowledge and belief, the party in possession is Jimmy Lee Meeks. The property is located at 48 Kelley Drive, Blairsville, Georgia 30512. The under-signed will execute a deed to the purchaser at said sale as provided by the Deed to Secure

Notice has been given of intention to collect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, with the name address and telephone number of the individual or entity who shall have full authority to perchibe amend and medifie authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a). Linds J. D'Allen
Attorney in Fact for

Jimmy Lee Meeks Rebecca Kendrick Rendrick & Associates Law, P.C. P.O. Box 1286 Blairsville, GA 30514 706-400-5055 This law firm is acting as a debt collector at-tempting to collect a debt, any information ob-tained will be used for that purpose.

NOTICE OF SALE UNDER POWER,

NOTICE OF SALE UNDER POWER,
UNION COUNTY
Pursuant to the Power of Sale contained in a
Security Deed given by Douglas Alan Dowdy
and Sara A. Dowdy to Mortgage Electronic
Registration Systems, Inc., as grantee, as
nominee WMC Mortgage Corp., its successors
and assigns dated 2/28/2005 and recorded
in Deed Book 569 Page 585 Union County,
Georgia records; as last transferred to or
acquired by U.S. Bank National Association,
as Trustee for Asset Backed Pass-Through
Certificates, Series 2005-HE1, conveying the
after-described property to secure a Note in after-described property to secure a Note in with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or Cournouse door or union county, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on August 6, 2024 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described preparative.

first Wednesday of said month), the following described property:
All that tract or parcel of land lying and being in Land Lot 250, 9th District, 1st Section, Union County, Georgia, being shown as Lot Fifteen (15) containing 1.0 acre and Lot Sixteen (16) containing 1.0 acre, on a plat of survey by Learned Engineering and Development, Inc., dated 3/17/89 and recorded in Plat Book W page 63 Union County records, which description on said plat is hereby incorporated by reference and made a part hereof. erence and made a part hereof.

The property is subject to the road easement

as shown on said plat. The property is subject to the restrictions re-corded in Deed Book 142 pages 28-31, amend-ed in Deed Book 365 page 477 Union County

records.
The property is subject to an easement to Blue
Ridge Mountain EMC recorded in Deed Book
168 page 499 Union County records.
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 Secu-

to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Sald property is commonly known as 84 Saddle Ridge Court, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any, To the best knowledge and belief of the undersigned, the party (or parties) in pose-

lefty, if any. I of the best knowledge and belief of the undersigned, the party (or parties) in pos-session of the subject property is (are): Dowdy Family Home Trust or tenant or tenants. PHH Mortgage Corporation is the entity or indi-vidual designated, who shall have full author-ity to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corporation 1661 Worthington Rd Suite 100

West Palm Beach, FL 33409 (800) 750-2518 Note, however, that such entity or individual is not required by law to negotiate, amend or

is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed

matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until closure documents may not be provided until final confirmation and audit of the status of final confirmation and audit of the status of the loan as provided immediately above. U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Series 2005-HE1 as agent and Attorney in Fact for Douglas Alan Dowdy and Sara A. Dowdy Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

1017-6786A
THIS LAW FIRM MAY BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED
FOR THAT PURPOSE. 1017-6786A

STATE OF GEORGIA

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in
the Security Deed executed by RANDALL
TWIGGS AND KATE C. TWIGGS to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. AS
NOMINEE FOR UNITED COMMUNITY MORTGAGE
SERVICES, LLC in the original principal amount
of \$225,000.00 dated May 19, 2008 and recorded in Deed Book 761, Page 706, Union County
records, said Security Deed being last transferred to COMPU-LINK CORPORATION D/B/A
CELINK in Deed Book 1382, Page 450, Union
County records, the undersigned will sell at
public outcry to the highest bidder for cash,
before the Courthouse door in said County, or
at such other place as lawfully designated,

public dutry to the highest didder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on August 06, 2024, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 3 OF UNION COUNTY, GEORIGA, CONTAINING 0.911 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY CLEVELAND & COX SURVEYING, LLC, DATED MAY 7, 2008, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 57, PAGE 211. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
ALSO CONVEYED IS A NON-EXCULSIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY.
SAID PROPERTY.

THE ABOVE DESCRIBED PROPERTY.
Said property being known as: 10337 MURPHY
HWY BLAIRSVILLE, GA 30512
To the best of the undersigned's knowledge,
the party or parties in possession of said
property is/are RANDALL TWIGGS AND KATE C.
TWIGGS or tenant(s).
The debt secured by said Security Deed has
been and is hereby declared due and payable
because of, among other possible events of
default, failure to pay the indebtedness as provided for in the Note and said Security Deed.
The debt remaining in default, this sale will be
made for the purpose of paying the same and
all expenses of sale, including attorney's fees
(notice of intent to collect attorney's fees having been given). ing been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4)

survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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. Deed. The name, address, and telephone number of

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Compu-Link Corporation 3900 Capital City Blvd Lansing, MI 48906 1-866-654-0020

1-866-654-0020
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PILIPOSE

THAT PURPOSE COMPU-LINK CORPORATION D/B/A CELINK, as Attorney-in-Fact for RANDALL TWIGGS AND KATE C. TWIGGS Robertson, Anschutz, Schneid, Crane & Partners. PLLC

13010 Morris Rd. Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 24-210126 - LiV

NOTICE OF SALE UNDER POWER
GEORGIA, WALTON COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Geoffrey
White and Stacy White, as grantors, to Darrell A. Smith as grantee, dated May 15, 2023,
recorded in Deed Book 1348, Page 45, Union
County, Georgia Records ("Security Deed"),
conveying the after-described property to secure a Note in the original principal amount of
\$36,837.50 ("Note"), 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 August, 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 including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said 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 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 abovenamed or the undersigned. Darrell A. Smith is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The person or entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Darrell A. Smith, 111 N 12th Street, Unit 1712, Tampa, FL 33602, (813) 334-3086. Note, however, that such person or 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 Geoffrey & Stacy White and said property is more commonly known as Lot 132-Northshore, Blairsville, GA 30512. Should a conflict arise between the property address and the legal limited to, those superior to the Security Deed

with the holder of the security deed. Darrell A. Smith as Attorney in Fact for Geoffrey & Stacy White; David J. Reed, Law Offices of David J. Reed, 1503 Bombay Lane, Roswell, GA 30076, davidjreed@davidjreed.com. Exhibit A
All that tract or parcel of land lying and being in Land Lot 249, 9th District, 1st Section, Union County, Georgia, being lot 132, containing 2.06 acres, more or less, as shown on a Final Plat for Northshore dated July 13, 2014 by Blue Ridge Mountain Surveying, Inc., RS#3007, as recorded in Plat Book 66, Pages 242-243, Illeion County Georgia Records, which de-Union County, Georgia Records, which de-scription is incorporated herein by reference and made a part hereof. The property is subject to the road easements

Biairsville, GA 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

The property is conveyed subject to the easements as shown on aforesaid plat.

The property is conveyed subject to the easement to Blue Ridge Mountain EMC as recorded in Deed Book 978, Pages 41-42, Union County, Georgia Records.

The property is conveyed subject to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for North-Owners Association and Limitations for North-shore as recorded in Deed Book 978, Pages 43-62, Union County, Georgia Records; as supplemented in Deed Book 981, Pages 118-120 in the aforementioned Clerk's Office; and as amended in Deed Book 981, Pages 116-117, and Deed Book 1013, Pages 699-701 and Deed Book 1293, Pages 71-72 in the aforementioned Clerk's Office.

The property is conveyed subject to the Road License Agreement as recorded in Deed Book 399, Pages 201-213 and Deed Book 432, Pages

81-82, Union County, Georgia Records. The property is conveyed subject to the Transmission Line Easement as recorded in Deed Book 351, Pages 49-52, Union County, Georgia The property is conveyed subject to the Right

of Way Agreement as recorded in Deed Book 534, Page 82, Union County, Georgia Records. The property is conveyed subject to the Flowage Easement as recorded in Deed Book EE, Page 544, Union County, Georgia Records, and as shown on the above referenced plat of survey.

The property is conveyed subject to the mineral/mining rights reserved in Deed Book MP, Page 37, Deed Book N, Page 590 and Deed Book Q, Page 453, Union County, Georgia Re-

corus.
The property is conveyed subject to the 60'
Sandy Lake Lane Access & Utility Easement as
shown on aforesaid plat.
The property is conveyed subject to all setbacks and others matters as shown on the

aforesaid plat. Together with a non-exclusive perpetual ease-ment for ingress and egress running from Pat Colwell Road to the subject property along the

N(Jul10,17,24,31)

subdivision roads.