

North Georgia News

Legal Notices for January 26, 2022

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
CHARLES ALLEN DUNCAN, DECEASED
ESTATE NO. 21-169
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Jerrri Duncan Gill has petitioned for (Let-
ters of Administration) to be appointed
administrator(s) of the estate of Charles Al-
len Duncan, deceased, of said county. (The
petitioner has also applied for waiver of bond,
waiver of reports,, and/or grant of certain
powers contained in O.C.G.A. § 53-12-261.) All
interested persons are hereby notified to show
cause why said petition should not be granted.
All objections to the petition must be in writ-
ing, setting forth the grounds of any such ob-
jections, and must be filed with the Court on or
before February 14, 2022.

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. 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 St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Jan19,26,Feb2,9)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Margie Fay Metcalf
All debtors and creditors of the estate of
Margie Fay Metcalf, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said es-
tate are required to make immediate payment
to the Personal Representative(s).
This 14th day of January, 2022
By: Jennifer Metcalf Elder
476 Piney Point Rd.
Blairsville, GA 30512
N(Jan19,26,Feb2,9)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Sandra Harbuck
All debtors and creditors of the estate of
Sandra Harbuck, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said es-
tate are required to make immediate payment
to the Personal Representative(s).
This 14th day of January, 2022
By: Michael Lewis Harbuck
6107 Bay Brook Trace
Hoschton, GA 30548
N(Jan19,26,Feb2,9)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Henrietta Martin Ledford
All debtors and creditors of the estate of Hen-
rietta Martin Ledford, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said es-
tate are required to make immediate payment
to the Personal Representative(s).
This 14th day of January, 2022
By: Nancy Ledford Tipton
137 George Sorrells Rd.
Hayesville, NC 28904
N(Jan19,26,Feb2,9)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Barbara Jean Lewis
All debtors and creditors of the estate of
Barbara Jean Lewis, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said es-
tate are required to make immediate payment
to the Personal Representative(s).
This 14th day of January, 2022
By: Christine Ann Lorence
320 Impala Ln.
Lampasas, TX 76550
N(Jan19,26,Feb2,9)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Jesse Freddie McGaha
All debtors and creditors of the estate of
Jesse Freddie McGaha, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said es-
tate are required to make immediate payment
to the Personal Representative(s).
This 14th day of January, 2022
By: Katherine Susie Cheek
387 Town Mountain Rd.
Blairsville, GA 30512
N(Jan19,26,Feb2,9)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Lee E. Roberson
All debtors and creditors of the estate of Lee
E. Roberson, deceased, late of Union County,
Georgia, are hereby notified to render their
demands and payments to the Personal Repre-
sentative(s) of the estate, according to the
law, and all persons indebted to said estate
are required to make immediate payment to
the Personal Representative(s).
This 14th day of January, 2022
By: Sally Gassaway Roberson
226 Roberson Rd.
Blairsville, GA 30512
N(Jan19,26,Feb2,9)

NOTICE OF SALE
Notice is given that Gumlog Storage will sell
the contents of rental unit #41, said contents
belonging to S. Guy. Said sale shall take place
on February 7 at 10:30 outside the Gumlog
Storage Units located at the intersection of
129N (Murphy Hwy) and Gumlog Road, Blair-
sville, GA.
N(Jan26,Feb2)

NOTICE OF ARTICLES OF INCORPORATION
Notice is given that articles of incorporation
that will incorporate Rascal Real Estate Devel-
opment Corp. have been delivered to the Sec-
retary of State for filing in accordance with the
Georgia Business Corporation code. The initial
registered office of the corporation is located
at 123 Diamond Hill Ct, Blairsville, Georgia
30512 and its initial registered agent at such
address is Robert M. Livengood.
N(Jan26,Feb2)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Charles Edward Garrett, Jr.
All debtors and creditors of the estate of
Charles Edward Garrett Jr., deceased, late of
Union County, Georgia, are hereby notified to
render their demands and payments to the
Personal Representative(s) of the estate, ac-
cording to the law, and all persons indebted
to said estate are required to make immediate
payment to the Personal Representative(s).
This 31st day of December, 2021
By: Charles Edward Garrett Sr.
26 Lesters Hill
Suches, GA 30572
N(Jan5,12,19,26)

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
CLINTON WILLIAM MCCOLLUM, DECEASED
ESTATE NO. 21-164
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-
PORT

The petition of Alice Eulane Collins McCollum,
for a Year's Support from the estate of Clinton
William McCollum, deceased, for decedent's
surviving spouse having been duly filed, all
interested persons are hereby notified to show
cause, if any they have, on or before Janu-
ary 31, 2022, why said petition should not be
granted.

All objections to the petition must be in writ-
ing, setting forth the grounds of any such
objections, and must be filed on or before
the time stated in the preceding 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 objec-
tions, unless you qualify to file as an indigent
party. Contact probate court personnel for the
required amount of filing fees. If any objec-
tions are filed, a hearing will be scheduled at
a later date. If no objections are filed, the pe-
tition 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
N(Jan5,12,19,26)

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
LOIS M. HENRY, DECEASED
ESTATE NO. 22-11
PETITION BY PERSONAL REPRESENTATIVE FOR
WAIVER
OF BOND AND/OR GRANT OF CERTAIN POWERS
NOTICE

Richard E. Budd has/have petitioned for waiver
of bond, waiver of reports, waiver of state-
ments, and/or for the grant of certain powers
contained in O.C.G.A. § 53-12-261 in regard to
the required amount of filing fees. If any objec-
tions are filed, a hearing will be scheduled at
a later date. If no objections are filed, the pe-
tition 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 on or before February
21, 2022.

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. 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 St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Jan26,Feb2,9,16)

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
ELAINE E. KINSEY DECEASED
ESTATE NO. 21-168
NOTICE
IN RE: Petition to Probate Will in Solemn Form
and for Letters of Administration with Will An-
nexed
TO: Joey Powell, Jimmy Powell
(List here all interested parties having un-
known addresses to be served by publication)
This is to notify you to file objection, if there
is any, to the above-referenced petition, in this
Court on or before February 21, 2022.
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. 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 St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Jan26,Feb2,9,16)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ann Whittington Boyle
All debtors and creditors of the estate of Ann
Whittington Boyle, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said es-
tate are required to make immediate payment
to the Personal Representative(s).
This 21st day of January, 2022
By: Glenn Robert Trezza
96 Saint Botolph St., #6
Boston, MA 02116-7480
N(Jan26,Feb2,9,16)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Karolyn L. Clarke
All debtors and creditors of the estate of
Karolyn L. Clark, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said es-
tate are required to make immediate payment
to the Personal Representative(s).
This 21st day of January, 2022
By: Danielle Tryzbiaik
992 Wilmar Cir.
Blairsville, GA 30512
N(Jan26,Feb2,9,16)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Merrill H. Smith
All debtors and creditors of the estate of Mer-
rill H. Smith, deceased, late of Union County,
Georgia, are hereby notified to render their
demands and payments to the Personal Repre-
sentative(s) of the estate, according to the
law, and all persons indebted to said es-
tate are required to make immediate payment
to the Personal Representative(s).
This 21st day of January, 2022
By: Gregory Ernest Smith
7542 NW 47th Way
Gainesville, FL 32653
N(Jan26,Feb2,9,16)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Andrea Mary Weaver
All debtors and creditors of the estate of An-
drea Mary Weaver, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said es-
tate are required to make immediate payment
to the Personal Representative(s).
This 21st day of January, 2022
By: Francede Halbert a/k/a Frances Halbert
1229 Pleasant Place
Lakeland, FL 33801
N(Jan26,Feb2,9,16)

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF UNION
Under and by virtue of the power of sale con-
tained in that certain Security Deed and Con-
struction Loan Rider, from Margaret Masters
Moale ("Grantor"), to and in favor of MERS
as nominee for Flagstar Bank, FSB ("Origina-
l Lender"), dated March 3, 2020, recorded
March 5, 2020 at Deed Book 1186, Page 110-
131, Union County, Georgia records, Be sub-
ject to that Planned Unit Development Rider,
recorded at Deed Book 1186, Page 132, afore-
said Georgia records; as assigned to Flagstar
Bank, FSB ("Lender"), by virtue of that certain
Corporate Assignment, recorded October 26,
2020 at Deed Book 1221, Page 180, aforesaid
Georgia records (the "Security Deed") secur-
ing that certain Note, dated March 3, 2020 in
the original principal amount of \$320,000.00
(the "Note"); there will be sold at public out-
cry by Lender as attorney-in-fact of Grantor to
the highest bidder for cash between the legal
hours for sale before the Courthouse door or
any other officially designated area for such
foreclosure sales in Union County, Georgia, on
the first Tuesday in February, 2022, the fol-
lowing described property (the "Premises")
to wit:

All that tract or parcel of land lying and being
in Land Lots 220, 221, 248 & 249, 9th District,
1st Section, Union County, Georgia, being Lot
121 containing 2.50 acres, more or less, as
shown on a final plat for Northshore dated
7/13/2014 by Blue Ridge Mountain Survey-
ing, Inc., RS #3007, and recorded in Plat Book
66 pages 242-243 Union County, GA, records,
which description on said plat is incorporated
herein by reference and made a part hereof.

The property is subject to the Sandy Lake 60'
Access & Utility Easement as shown on the
aforesaid plat. The property is subject to the
TVA 1785 Lake Notely Contour Easement as
shown on the aforesaid plat. The property is
subject to the road easement as shown on the
aforesaid plat. The property is subject to the
easement to Blue Ridge Mountain EMC as
recorded in Deed Book 978 page 41-42 Union
County, GA, records.

The property is subject to the Declaration of
Covenants, Restrictions, Property Owners As-
sociation and Limitations for Northshore as
recorded in Deed Book 978 pages 43-62, as
amended in Deed Book 981 pages 116-117
Union County, GA, records and any amend-
ments thereto. The property is subject to the
Supplemental Declaration of Covenants, Re-
strictions Property Owners Association and
Limitations for Northshore as recorded in
Deed Book 981 pages 118-120 Union County,
GA, records.

The property is subject to the Road License
Agreement as recorded in Deed Book 399
page 201 and in Deed Book 432 page 81 Union
County, GA, records. The property is subject to
the Transmission Line Easement as recorded
in Deed Book 351 page 49 Union County, GA,
records. The property is subject to the Right
of Way Agreement as recorded in Deed Book
534 page 82 Union County, GA, records. The
property is subject to the Flowage Easement
as recorded in Deed Book EE page 544 Union
County, GA, records. The property is subject to
the mineral/mining rights reserved in Deed
Book MM page 37 and in Deed Book N page
590 and in Deed Book Q page 453 Union Coun-
ty, GA records. The property is subject to all
setbacks and other matters on aforesaid plat.
Grantor grants to Grantee access for all in-
gress and egress from Pat Colwell Road to the
above property as shown on aforesaid plat.
Property Address : 557 Sandy Lake Lane,
Blairsville, Georgia 30512 (Union County)
PARCEL ID: 038 077 1121
FURTHER LESS AND EXCEPT that property, if
any, released of record.

The indebtedness evidenced by the Note is
due and payable and remains unpaid. The
Security Deed therefore has become and is
now enforceable according to its terms. Ac-
cordingly, the Premises will be sold at public
outcry pursuant to the terms of the power of
sale provided in the Security Deed.
The Premises will be sold on an "as is, where
is" basis without recourse against Lender and
without representation or warranty of any kind
or nature whatsoever by Lender with respect
thereto.

The proceeds of the sale are to be applied
first to the expenses of the sale and all pro-
ceedings in connection therewith, including
attorneys' fees (notice of intention to collect
attorneys' fees having been given), then to the
payment of all sums secured by the Security
Deed, and the remainder, if any, will be paid to
the person or persons legally entitled thereto,
all as provided in the Note and Security Deed.
The Premises shall be sold as the property of
Grantor, subject to all restrictions, easements
and other matters of record that are prior to
the Security Deed and to which the Security
Deed is subject and to any unpaid city, county
and state ad valorem taxes or assessments
relating to the Premises.

The entity that has full authority to negotiate,
amend, and modify all terms of the mortgage
with the debtor is: Flagstar Bank, FSB, Jennifer
M. Stout, 5151 Corporate Drive, Troy, MI 48098;
(248) 312-5329; jennifer.stout@flagstar.com.
Please understand that the secured creditor
is not required by law to negotiate, amend, or
modify the terms of the mortgage instrument.
To the best knowledge and belief of the under-
signed, the party in possession of the Premises
is Grantor Margaret Masters Moale's heirs,
successors, estate or assigns, or a tenant or
tenants and said property is more commonly
known as 557 Sandy Lake Lane, Blairsville,
Georgia 30512.

Flagstar Bank, FSB
as Attorney-in-Fact for
Margaret Masters Moale
Lisa A. Frank
McCalla Raymer Leibert, Pierce, LLC
1544 Old Alabama Road
Roswell, Georgia 30076
(678) 281-6503
Lisa.Frank@mccalla.com
N(Jan5,12,19,26)