

# North Georgia News

## Legal Notices for October 11, 2023

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Jon Wesley Chambliss  
All creditors of the estate of Jon Wesley Chambliss, 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 6 day of September, 2023.  
BY: Kimberly E. Chambliss  
Timothy J. Chambliss  
Blairsville, GA 30512  
ATTORNEY: Spencer R. Bettis, Esq.  
1815 Lockeway Drive, Suite 106  
Alpharetta, GA 30004  
N(Sep20,27,Oct4,11)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF ROBERT LEE GRIZZLE  
DECEASED  
ESTATE NO. 2021-44  
NOTICE  
[For discharge from office and all liability]  
PROBATE COURT OF UNION COUNTY  
Re: PETITION OF ANNETTE GOOCH FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF ROBERT LEE GRIZZLE, 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 October 23, 2023.

**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(Oct11)

**NOTICE**  
Announcement for GMRC Local Elected Officials Board Meeting  
The Georgia Mountains Regional Commission (GMRC), Local Elected Official (LEO) Board will meet on October 26, 2023, at 3:00 PM. The meeting will be held at Montaluce, located at 501 Hightower Church Rd., Dahlonega, GA 30533.  
N(Oct11)

**NOTICE**  
Announcement for the Workforce Development Board Meeting  
The WorkSource Georgia Mountains, Workforce Development Board (WDB), will hold its regular scheduled meeting on Thursday, October 26, 2023, at 4:00 p.m.  
The meeting will be held at Montaluce located at 501 Hightower Church Rd., Dahlonega, GA 30533.  
N(Oct11)

**ABANDONED VEHICLE**  
2003 Volkswagon Beetle. Vin# 3VWD-D21C43M410860. Repairs from shop, storage of 2 years. \$5450. Runs great, low miles, turbo. Looks new. 706-897-5600.  
N(Oct11)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Charles Richard Spiva  
All creditors of the estate of Charles Richard Spiva, 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 7 day of September, 2023.  
BY: Henry Eugene Spiva  
4070 Indian Town Road  
Marietta, GA 30066  
ATTORNEY: David E. Barrett  
108 Blue Ridge Hwy., Suite 6  
Blairsville, GA 30512  
N(Oct4,11,18,25)

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
**FAMILY DIVISION**  
In Re the name Change of:  
Petitioner: Danielle Sierra Leigh Tryzbiak  
Civil Action File No: 23-CV-298-BL  
**NOTICE OF PETITION TO CHANGE NAME**  
Notice is hereby given that Danielle Sierra Leigh Tryzbiak, the undersigned, filed his/her petition to the Superior Court of Union County, Georgia, on the 21 day of September, 2023, praying for change in the name of petition from Danielle Sierra Leigh Tryzbiak to Danielle Sierra Leigh Palacios  
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 Court within 30 days of the filing of said petition.  
This 21 day of September, 2023  
Danielle Sierra Leigh Tryzbiak  
992 Wilmar Circle  
Blairsville, GA 30512  
706-851-4614  
N(Sep27,Oct4,11,18)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF James Howard Grizzle  
All creditors of the estate of James Howard Grizzle, 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 September, 2023.  
BY: Richard Samuel Wheeler  
114 Kimsey Street  
Blairsville, GA 30512  
N(Sep27,Oct4,11,18)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF Ernest Glenn Johnson, DECEASED  
ESTATE NO. 07-139  
**NOTICE TO DEBTORS AND CREDITORS**  
GEORGIA,  
UNION COUNTY  
IN RE: Ernest Glenn Johnson, DECEASED  
ESTATE NO. 07-139  
All creditors of the estate of Ernest Glenn Johnson, deceased, late of Union County, are hereby notified to render an account of their demands to the undersigned, according to the law, and all persons indebted to said and all persons indebted to said estate are hereby required to make immediate payment to the undersigned.  
This 27 day of September, 2023.  
Scott J. Rizzo  
Attorney for the estate of Ernest Glenn Johnson, deceased  
15720 Brixham Hill Ave, Suite 300  
Charlotte, NC 28277  
Margaret Clara Johnson  
Administrator of the estate of Ernest Glenn Johnson, deceased  
4455 Oakvista Ave. Clarkston, MI 48346  
N(Sep27,Oct4,11,18)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF John Ervin Jones  
All creditors of the estate of John Ervin Jones, 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 September, 2023.  
BY: Keith Jones  
374 Pearl Wright Rd.  
Blairsville, GA 30512  
Trudy Smith  
186 Poppel Lane  
Blairsville, GA 30512  
ATTORNEY: Cary D. Cox  
PO Box 748  
Blairsville, GA 30514  
N(Sep27,Oct4,11,18)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Eva Davis Breedlove  
All creditors of the estate of Eva Davis Breedlove, 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 September, 2023.  
BY: William David Breedlove  
PO Box 1907  
Blairsville, GA 30514  
Virginia Anne Breedlove  
PO Box 1899  
Blairsville, GA 30514  
ATTORNEY: Cary D. Cox  
PO Box 748  
Blairsville, GA 30514  
N(Sep27,Oct4,11,18)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Bobby Joe Bright Jr.  
All creditors of the estate of Bobby Joe Bright 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 22nd day of September, 2023.  
BY: Melinda Bright  
9065 Blue Ridge Highway  
Blairsville, GA 30512  
ATTORNEY: Jack Lance Jr.  
57 Sears Way  
Blairsville, GA 30512  
N(Sep27,Oct4,11,18)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Louise Postell  
All creditors of the estate of Louise 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 22nd day of September, 2023.  
BY: Kenneth Ann Patterson  
Jeffrey L. Patterson  
72 Coosa Bend Drive  
Blairsville, GA 30512  
ATTORNEY: Cary D. Cox  
PO Box 748  
Blairsville, GA 30514  
N(Sep27,Oct4,11,18)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF ROBERT L. HEAD JR.  
DECEASED  
ESTATE NO. 2018-149  
NOTICE  
[For discharge from office and all liability]  
PROBATE COURT OF UNION COUNTY  
Re: PETITION OF JIMMY C. TALLENT FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF ROBERT L. HEAD JR., 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 October 10, 2023.  
**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(Sep27,Oct4,11,18)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF JUANITA L. WYANT  
DECEASED  
ESTATE NO. 2022-146  
NOTICE  
[For discharge from office and all liability]  
PROBATE COURT OF UNION COUNTY  
Re: PETITION OF MILLIE ASNES FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF JUANITA L. WYANT, 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 October 10, 2023.  
**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(Sep27,Oct4,11,18)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF ERNEST SCOTT CARTER  
DECEASED  
ESTATE NO. 2022-146  
NOTICE  
[For discharge from office and all liability]  
PROBATE COURT OF UNION COUNTY  
Re: PETITION OF DANIEL J. DAVENPORT FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF ERNEST SCOTT CARTER, 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 October 10, 2023.  
**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(Sep27,Oct4,11,18)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: JON WESLEY CHAMBLISS  
DECEASED  
ESTATE NO. 2023-80  
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT  
The petition of Weslynn Renee Lawrence for a year's support from the estate of Jon Wesley Chambliss deceased, for decedent's (minor child(ren)), 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 October 30, 2023, 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 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 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(Oct4,11,18,25)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF WILLIAM PALMER SHUBERT  
DECEASED  
ESTATE NO. 2023-128  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
To whom it may concern:  
Hazel Ruth Shubert has petitioned to be appointed administrator(s) of the estate of William Palmer Shubert 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 October 30, 2023.  
**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(Oct4,11,18,25)

**NOTICE TO DEBTORS AND CREDITORS**  
All creditors of the estate of William Armstrong Lefler III late of Union County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.  
This 29th day of September, 2023  
Name: Russell Frederick Buchanan  
Title: Executor  
Address: 6315 Longview Avenue,  
Los Angeles, CA 90068  
N(Oct4,11,18,25)

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: The Name Change of: Christylee Ingram Puskarich, Petitioner  
Civil Action File Number: 23-CV-310-RG  
**NOTICE OF PETITION TO CHANGE NAME OF ADULT**  
Christylee Ingram Puskarich filed a petition in the Union County Superior Court on , 20, to change the name from: Christylee Ingram Puskarich to Christylee Benfield. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.  
Dated 9/28/23  
Name: Christylee Ingram Puskarich  
Address: 232 Grandview Ridge  
Young Harris, GA 30582  
706-970-1030  
N(Oct4,11,18,25)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Deborah Lynn Bordis  
All creditors of the estate of Deborah Lynn Bordis, 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 21st day of September, 2023.  
BY: Timothy Scott Carter  
8101 Avocet Way  
Spotsylvania, VA 22553  
ATTORNEY: Robert A. Ruppenthal  
1044 Highway 54 West  
Fayetteville, GA 30214  
N(Oct4,11,18,25)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Herman Brent Kitchens  
All creditors of the estate of Herman Brent Kitchens, 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 29nd day of September, 2023.  
BY: Gary Kitchens  
2874 Owitown Road  
Blairsville, GA 30512  
ATTORNEY: Daniel J. Davenport  
PO Box 923  
Blairsville, GA 30514  
N(Oct4,11,18,25)

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
Enotah Judicial Circuit  
STATE OF GEORGIA,  
ex rel  
Jeffrey Langley  
DISTRICT ATTORNEY,  
Enotah JUDICIAL CIRCUIT,  
Plaintiff,  
vs  
648 Voylestown Road, Morganton, GA  
All that tract or parcel of land lying and being in Land Lot 51, 8th District, 1st Section, Union County, Georgia, Containing 3.750 acres, and being shown as tract four (4) on a plat of survey by Rochester & Associates, Inc., RS #2694, dated June 22, 1999, Revised May 16, 2002, and recorded in Plat Book 50, Page 112, Union County Records, which description on said plat is hereby incorporated by reference and made a part hereof.  
Street address: 648 Voylestown Road, Morganton Ga 30560  
Subject to road easement and power line easement as shown on the above referenced plat. Subject to power line easement to Blue Ridge Mountain EMC of record in Deed Book 216, Page 121, Union County Records.  
Subject to all zoning ordinances, easements and restriction of record affecting said bargained premises.,  
Defendant in rem,  
RE PROPERTY OF  
Teresa Robin Lueckert and William Joseph Lueckert,  
Purported Owner(s)/Interest Holders  
Fannin Regional Hospital, Lienholder  
CIVIL ACTION NO. 23-CV-311  
**COMPLAINT FOR FORFEITURE**  
COMES NOW THE STATE OF GEORGIA, by and through Jeffrey Langley, District Attorney for the Enotah Judicial Circuit and files this complaint for forfeiture pursuant to O.C.G.A. §§ 16-13-49(b) and 9-16-12 and shows the Court the following:

- The property sought to be forfeited is described in the above-styled caption and is incorporated herein by reference thereto (herein after "the defendant property").
- The property is real estate and is located within Union County and is within the venue and subject to the jurisdiction of this Court.
- On September 7, 2023, a Confidential Informant working for the Union County Sheriffs Office purchased a quantity of controlled substances to wit: heroin and/or fentanyl from William Lueckert at 648 Voylestown Road, Morganton, Georgia, (the Defendant property).
- On September 10 2023, a Confidential Informant working for the Union County Sheriffs Office purchased a quantity of controlled substances to wit: heroin and/or fentanyl William Lueckert at 648 Voylestown Road, Morganton, Georgia, (the Defendant property).
- On September 13, 2023, investigators with the Union County Sheriffs Office obtained and executed a search warrant on defendant property. Various illegal narcotics/drugs were found in the residence including (1) trafficking amounts of heroin and/or fentanyl.
- On September 14, 2023 Teresa Lueckert gave a statement to law enforcement in which she said (1) she had got into trouble in Gilmer County for trafficking 9 grams of heroin (2) that a guy named Gator had overdosed at the defendant property and that they had to "narc" him (3) that the drugs sales occurred in the bedroom of the defendant property and that she knew about the sales..
- The defendant property is contraband and subject to forfeiture to the State of Georgia pursuant to the provisions of O.C.G.A. §16-13-49(b), in that the defendant property was directly or indirectly used or intended for use to facilitate the distribution of controlled substances to wit: the distribution of each of the controlled substances found in the residence and the drugs sold to the C.I. on the two occasions set forth herein in violation of O.C.G.A. §§ 16-13-30(a) and 16-13-30(b) and/or are proceeds derived or realized therefrom and/or was found in close proximity to the drugs set forth in paragraph five (5) hereof and/or are other property which is subject to forfeiture pursuant to the provisions of O.C.G.A. § 16-13-49(b).

The names and addresses of all known persons who may be owners and/or interest holders of the defendant property, or any part thereof, are as follows:  
1. Teresa Lueckert  
648 Voylestown Road  
Morganton Georgia 30560  
Or  
Union County Jail  
378 Beasley Street  
Blairsville Ga 30512  
2. William Lueckert  
648 Voylestown Road  
Morganton Georgia 30560  
Or  
Union County Jail  
378 Beasley Street  
Blairsville Ga 30512

9. There is a lien in favor of Blue Ridge Georgia Hospital Company LLC d/b/a Fannin Regional Hospital 2855 Old Highway 5 North Blue Ridge, Ga 30513  
**WHEREFORE THE STATE OF GEORGIA PRAYS:**  
1. That all purported owners and/or interest holders listed herein be personally served with a copy of this complaint and summons  
2. That the custodians of the defendant property be served a copy of this complaint and summons.  
3. That all purported owners and interest holders who are unknown, who reside out of state, who depart the state, who can not after due diligence be found within the State or who conceal themselves to avoid service, be served by publication by publishing a notice of proceedings once per week for two consecutive weeks in the legal organ of Union County as provided by O.C.G.A. §9-16-12(b)(3).  
4. That the Court hold a hearing within sixty (60) days of the service of this complaint as provided by O.C.G.A. §9-16-12(f).  
5. That the Court enter judgment in favor of the State of Georgia declaring the defendant property forfeited to the State of Georgia pursuant to the provisions of O.C.G.A. §16-13-49.

6. That the Court retain jurisdiction to direct the proper disposition and distribution of the forfeited property as provided by O.C.G.A. §9-16-19; and  
7. That the State of Georgia be afforded such other relief and remedies as are available under law and for due process to enforce the forfeiture.  
This the 28TH day of Sept, 2023.  
Respectfully submitted,  
/s/ Buster Landreau  
Buster Landreau, ADA  
Georgia Bar Number 970247 for  
JEFFREY LANGLEY  
District Attorney  
Georgia Bar No. 436610  
Enotah Judicial Circuit  
65 Courthouse Street  
Box 6  
Blairsville, GA 30512  
706-439-6027  
VERIFICATION  
Pursuant to the provisions of O.C.G.A. §9-16-12(a), I hereby verify that the information contained in the foregoing complaint for forfeiture is true and correct to the best of my knowledge and belief.  
This 28th day of Sept, 2023  
Tyler Miller Union County Sheriffs Office  
Sworn to and subscribed before me this 28th day of Sept, 2023  
/s/ Devyn Duncan  
Notary Public  
My Commission expires 2/27/26  
N(Oct4,11)

**SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
Civil Action Number SUCV2023000311  
STATE OF GEORGIA  
Plaintiff  
Vs  
House and Property  
Fannin Regional Hospital  
Teresa Lueckert  
William Lueckert  
All Unknown Claimants/lienholder/Interest Holders  
SUMMONS  
To the above named parties  
You are hereby summoned and required to file with the Clerk of said court and serve upon the Plaintiff's Attorney, whose name and address is:  
Sidney Landreau  
Enotah Circuit District Attorney  
65 Courthouse St. Box 6  
Blairsville Georgia 30512  
An answer to the complaint which is herewith served upon you, within 30 days after the last date of publication of this summons, exclusive of the day of last publication. If you fail to do so, judgement by default will be taken against you for the relief demanded in the complaint.  
This 28th day of September, 2023  
/s/ Judy Odom  
Judy Odom, Clerk  
Union County Georgia  
N(Oct4,11)

**NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY**  
Under and by virtue of the Power of Sale contained in a Security Deed given by Joshua K Bruce to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Vanderbilt Mortgage and Finance, Inc. DBA Silverton Mortgage, its successors and assigns, dated September 17, 2019, recorded in Deed Book 1164, Page 458, Union County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 1359, Page 226-227, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-THREE THOUSAND SIX HUNDRED THIRTY-SIX AND 0/100 DOLLARS (\$163,636.00), 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 November, 2023, 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.  
Nationstar 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, (886) 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 Joshua K Bruce or a tenant or tenants and said property is more commonly known as 84 Gum Log Circle, 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.  
Nationstar Mortgage LLC  
as Attorney in Fact for  
Joshua K Bruce  
McCalla Rayment 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 Land Lot 155, 9th District, 1st Section, Union County, Georgia, and being Tract 1, containing 0.987 acre, and Tract 2, containing 0.018 acre, as shown on a plat of survey for Joshua Bruce by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. # 2763, dated September 9, 2019 and filed of record on September 9, 2019 in Plat Book 71, Page 322 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property.  
MR./J.d 11/7/23  
Our file no. 23-12537GA - FT2  
N(Oct11,18,25,Nov1)