

# North Georgia News

## Legal Notices for March 9, 2022

**SUPERIOR COURT OF UNION COUNTY  
STATE OF GEORGIA  
NOTICE BY PUBLICATION  
RENOVATION FUNDING GROUP LLC – Plaintiff  
vs. EUGENIA GROGAN A/K/A GINA GROGAN – Defendant – CIVIL ACTION FILE NUMBER  
SUCV2021000211  
TO: EUGENIA GROGAN A/K/A GINA GROGAN – Defendant**

You are hereby notified that the above-styled action was filed against you in the Superior Court of Union County, Georgia, on July 15, 2021. The name of the Plaintiff in such action is RENOVATION FUNDING GROUP LLC (“Plaintiff”) and the name of the Defendant in such action is EUGENIA GROGAN A/K/A GINA GROGAN (“Defendant”). In that action, Plaintiff seeks to obtain judgment against Defendant for (i) Thirty-One Thousand Two Hundred Eighty-Nine and 98/100ths Dollars (\$31,289.98), plus accrued but unpaid prejudgment interest, late charges, and other fees and charges available under its contracts and applicable law, (ii) attorney’s fees in the sum of not less than Five Thousand Two Hundred Twenty-Two and 00/100ths Dollars (\$5,222.00), plus 15% of the amount of any judgment on Count I in excess of \$5,222.00 (iii) Plaintiff’s costs and expenses of litigation, and (iv) such other and further relief as the Court deems just and proper under the circumstances.

By reason of an order for service of summons by publication filed by the Court on February 10, 2022, you are hereby commanded and required, within sixty (60) days of the date of the order for service by publication, to file with the Clerk of said Court and serve an answer upon BRANDON REISMAN, counsel for RENOVATION FUNDING GROUP LLC, whose address is 3220 POINTE PARKWAY, SUITE 500, NORCROSS, GA 30092-3346.

WITNESS, the Honorable Raymond E. George, Chief Judge of said Court.  
2/21/22 Nunc Pro Tunc  
Date: This 16th day of February, 2022.

Judy L. Odum  
Clerk of Superior Court  
Union County, Georgia  
N(Feb23,Mar2,9,16)

**IN THE PROBATE COURT OF UNION COUNTY  
STATE OF GEORGIA**

**IN RE: ROBERT E. FUNDERBURK, DECEASED  
ESTATE NO. 22-35**

**NOTICE OF PETITION TO FILE FOR YEAR'S SUP-  
PORT**

The petition of Cecelia Miles Funderburk for a year's support from the estate of Robert E. Funderburk 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 March 21, 2022, 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(Feb23,Mar2,9,16)

**IN THE PROBATE COURT  
COUNTY OF UNION  
STATE OF GEORGIA**

**IN RE: ESTATE OF  
STEPHEN P. REKANT, a/k/a STEPHEN REKANT  
DECEASED  
ESTATE NO. 22-31**

**PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE**

Kenneth N. Rekant has petitioned to be appointed Administrator of the estate of Stephen P. Rekant a/k/a Stephen Rekant deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before March 21, 2022. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett  
PROBATE JUDGE  
By: Kristin Stanley  
PROBATE CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(Feb23,Mar2,9,16)

**TRADE NAME REGISTRATION**

Georgia, Union County

To whom it may concern:

Please be advised that Melissa Metz Potts whose address is 4264 Gumlog Road, Young Harris, Georgia 30582, is the owner of the certain business now being carried on at 4264 Gumlog Road, Young Harris, Georgia 30582 in the following trade name to-wit: Firefly Mountain Clothing Company; and the nature of said business is: handmade clothing and accessories.

This statement is made in conformity with O.C.G.A. 10-1-490 et. seq. Requiring the filing of such statement with the Clerk of Superior Court of this county.  
This is 24th day of February, 2022  
N(Mar,16)

**NOTICE OF SALE**

Notice is given that Q-Bicals Self-Storage will sell the contents of units #/4 & 10, said contents belonging to Wanda Lott. Said sale by auction will take place on March 21st at 10AM outside the Q-bicals Self-Storage facility located at 26 Loudermilk RD., Blairsville, GA 30512. Contents include miscellaneous home items and furnishings. Tenant has until the auction to settle the lien. Q-Bicals Self-Storage reserves the right to refuse any or all bids.

N(Mar,16)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Elizabeth Paschal Cooksey  
All debtors and creditors of the estate of Elizabeth Paschal Cooksey, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 18th day of February, 2022  
By: Christopher John Cooksey  
3601 Mansions Parkway  
Berkeley Lake, GA 30096  
N(Feb23,Mar2,9,16)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of George Winfred Evans Jr.  
All debtors and creditors of the estate of George Winfred Evans Jr., 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 estate are required to make immediate payment to the Personal Representative(s).  
This 18th day of February, 2022  
By: Elizabeth Evans Butler  
1765 Liberty Church Rd.  
Blairsville, GA 30512  
N(Feb23,Mar2,9,16)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Darren Groves  
All debtors and creditors of the estate of Darren Groves, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 18th day of February, 2022  
By: Chell Collins  
773 Meadow View Dr.  
Blairsville, GA 30512  
N(Feb23,Mar2,9,16)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of George A. Houdeshel  
All debtors and creditors of the estate of George A. Houdeshel, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 18th day of February, 2022  
By: George Dean Houdeshel  
236 Buck Snort Rd.  
Blairsville, GA 30512  
N(Feb23,Mar2,9,16)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of William Henry Sager Jr.  
All debtors and creditors of the estate of William Henry Sager Jr., 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 estate are required to make immediate payment to the Personal Representative(s).  
This 18th day of February, 2022  
By: Edward W. Sager  
1855 Hibiscus Dr.  
Highlands, FL 33870  
N(Feb23,Mar2,9,16)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of William Henry Sager Jr.  
All debtors and creditors of the estate of William Henry Sager Jr., 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 estate are required to make immediate payment to the Personal Representative(s).  
This 18th day of February, 2022  
By: Edward W. Sager  
1855 Hibiscus Dr.  
Highlands, FL 33870  
N(Feb23,Mar2,9,16)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Bryon Wayne Beise  
All debtors and creditors of the estate of Bryon Wayne Beise, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 25th day of February, 2022  
By: Harold W. Beise and Judith K. Beise  
154 BRR Ln.  
Young Harris, GA 30582  
N(Mar2,9,16,23)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Paula Sue Hurst  
All debtors and creditors of the estate of Paula Sue Hurst, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 25th day of February, 2022  
By: Curtis Wesley Jones Jr.  
26 Pope Landing  
Blairsville, GA 30512  
N(Mar2,9,16,23)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Charles Allen Duncan  
All debtors and creditors of the estate of Charles Allen Duncan, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 4th day of March, 2022  
By: Jerri Duncan Gill  
5266 Byers Rd.  
Gainesville, GA 30504  
N(Mar9,16,23,30)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Elaine E. Kinsey  
All debtors and creditors of the estate of Elaine E. Kinsey, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 4th day of March, 2022  
By: Edward F. Kinsey  
201 Jake Dr.  
Morganton, GA 30512  
N(Mar9,16,23,30)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Gregory Wayne Castleberry, DECEASED  
ESTATE NO. 22-31  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
Merritt Lynn Myers has petitioned to be appointed Administrator of the estate of Gregory Wayne Castleberry deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before March 14, 2022. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett  
PROBATE JUDGE  
By: Kristin Stanley  
PROBATE CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(Feb23,Mar2,9)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Don Lee Fox  
All debtors and creditors of the estate of Don Lee Fox, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 11th day of February, 2022  
By: Bonnie Laddford  
PO Box 85  
Blairsville, GA 30514  
N(Feb16,23,Mar2,9)

**IN THE SUPERIOR COURT OF UNION COUNTY  
STATE OF GEORGIA**

**THOMAS P. LEHNE and,  
PATRICIA R. LEHNE,  
Plaintiff,**

**vs.  
JOHN YEEND, AS SUCCESSOR TRUSTEE OF THE  
NANCY N. WEATHERS-MATHERS REVOCABLE  
TRUST (AKA THIRD RESTATEMENT OF THE  
NANCY N. MATHERS REVOCABLE TRUST DATED  
FEBRUARY 13, 2004), CLIFFORD MARSHALL  
BROCK AND MILDRED S. BROCK AS CO-TRUSTEES  
OF THE CLIFFORD MARSHALL BROCK REVO-  
CABLE TRUST DATED MAY 12, 2011, JOYCE  
A. ALLEN, AS TRUSTEE OF THE JOYCE A. ALLEN  
TRUST DATED 4/14/14, SUSAN W. ZMISTOWSKI,  
K. FRED TILLMAN, and CANDACE TILLMAN and  
all persons unknown who claim or might claim  
adversely to Lot 23 Deer Run, Land Lot 217  
Parcel No. 022 065 423, Union County, Georgia,  
Defendants.**

**CIVIL ACTION FILE NO.: SUCV2019000409  
CORRECTED NOTICE OF SUMMONS**

To: John Yeend, as Successor Trustee of the Nancy N. Weather-Mathers Revocable Trust (aka Third Restatement of the Nancy N. Mathers Revocable Trust Dated February 13, 2004), Clifford Marshall Brock and Mildred S. Brock as Co-Trustees of the Clifford Marshall Brock Revocable Trust dated May 12, 2011, Joyce A. Allen, as Trustee of the Joyce A. Allen Trust dated 4/14/14, Susan W. Zmistowski, Fred Tillman and Candace Tillman, and all persons unknown who claim or might claim adversely to Lot 23, Deer Run, Land Lot 217, District 9, Union County, Georgia  
You are hereby notified that the above-styled action seeking to quiet title against all the world in certain real property located in Union County was filed against you in said court on October 30, 2019 and amended on January 27, 2022 that by reason of an order for service of summons by publication entered January 31, 2022 you are hereby commanded and required to file with the clerk of said court an answer to the complaint within sixty (60) days of the date of the order for service by publication.

Witness the Honorable Judge of said court.  
This 11th day of February, 2022.

Judy L. Odum,  
Clerk of Union County Superior Court  
Prepared by Rebecca Kendrick  
Attorney for Petitioner  
State Bar No. 108998  
PO Box 1286  
Blairsville, GA 30514  
706-400-5055  
N(Feb9,16,23,Mar2,9)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Mary Ruth Allison  
All debtors and creditors of the estate of Mary Ruth Allison, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 25th day of February, 2022  
By: Rebecca Lynn Allison Hartman  
150 Maggie Bluff  
Lookout Mountain, GA 30750  
N(Mar2,9,16,23)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Stephen P. Rekant  
All debtors and creditors of the estate of Stephen P. Rekant, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 25th day of February, 2022  
By: Harold W. Beise and Judith K. Beise  
154 BRR Ln.  
Young Harris, GA 30582  
N(Mar2,9,16,23)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Charles Allen Duncan  
All debtors and creditors of the estate of Charles Allen Duncan, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 4th day of March, 2022  
By: Jerri Duncan Gill  
5266 Byers Rd.  
Gainesville, GA 30504  
N(Mar9,16,23,30)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Charles Allen Duncan  
All debtors and creditors of the estate of Charles Allen Duncan, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 4th day of March, 2022  
By: Jerri Duncan Gill  
5266 Byers Rd.  
Gainesville, GA 30504  
N(Mar9,16,23,30)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Charles Allen Duncan  
All debtors and creditors of the estate of Charles Allen Duncan, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 4th day of March, 2022  
By: Jerri Duncan Gill  
5266 Byers Rd.  
Gainesville, GA 30504  
N(Mar9,16,23,30)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Charles Allen Duncan  
All debtors and creditors of the estate of Charles Allen Duncan, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 4th day of March, 2022  
By: Jerri Duncan Gill  
5266 Byers Rd.  
Gainesville, GA 30504  
N(Mar9,16,23,30)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Charles Allen Duncan  
All debtors and creditors of the estate of Charles Allen Duncan, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 4th day of March, 2022  
By: Jerri Duncan Gill  
5266 Byers Rd.  
Gainesville, GA 30504  
N(Mar9,16,23,30)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Charles Allen Duncan  
All debtors and creditors of the estate of Charles Allen Duncan, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 4th day of March, 2022  
By: Jerri Duncan Gill  
5266 Byers Rd.  
Gainesville, GA 30504  
N(Mar9,16,23,30)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Charles Allen Duncan  
All debtors and creditors of the estate of Charles Allen Duncan, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 4th day of March, 2022  
By: Jerri Duncan Gill  
5266 Byers Rd.  
Gainesville, GA 30504  
N(Mar9,16,23,30)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Charles Allen Duncan  
All debtors and creditors of the estate of Charles Allen Duncan, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 4th day of March, 2022  
By: Jerri Duncan Gill  
5266 Byers Rd.  
Gainesville, GA 30504  
N(Mar9,16,23,30)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Charles Allen Duncan  
All debtors and creditors of the estate of Charles Allen Duncan, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 4th day of March, 2022  
By: Jerri Duncan Gill  
5266 Byers Rd.  
Gainesville, GA 30504  
N(Mar9,16,23,30)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Danny J. Shaw  
All debtors and creditors of the estate of Danny J. Shaw, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 4th day of March, 2022  
By: Ronny Osborne Jr.  
1515 S. Federal Hwy., Suite 106  
Boca Raton, FL 33432  
Patricia S. Shaw  
363 Boy Scout Rd.  
Blairsville, GA 30512  
N(Mar9,16,23,30)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Harold Dean Wimpey  
All debtors and creditors of the estate of Harold Dean Wimpey, 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 estate are required to make immediate payment to the Personal Representative(s).  
This 4th day of March, 2022  
By: Marlene Wimpey  
2397 Town Creek Rd.  
Blairsville, GA 30512  
N(Mar9,16,23,30)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of Paul Randall Clark  
All debtors and creditors of the estate of Paul Randall 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 estate are required to make immediate payment to the Personal Representative(s).  
This 4th day of March, 2022  
By: Robert Allen Clark  
154 Holly Hill Rd.  
Suches, GA 30572  
N(Mar9,16,23,30)

**IN THE PROBATE COURT  
COUNTY OF UNION  
STATE OF GEORGIA**

**IN RE: ESTATE OF  
DOUGLAS GERALD NATION, DECEASED  
ESTATE NO. 22-33**

**PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE**

Shaye Marie Young has petitioned to be appointed Administrator of the estate of Douglas Gerald Nation, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before April 4, 2022. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett  
PROBATE JUDGE  
By: Kristin Stanley  
PROBATE CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(Mar9,16,23,30)

**STATE OF GEORGIA  
UNION COUNTY**

**NOTICE OF SALE UNDER POWER**

Under and by virtue of the power of sale contained with that certain Security Deed dated February 27, 2017, from Kathy Dianne Davenport to Mortgage Electronic Registration Systems Inc as a nominee for Finance of America Reverse, LLC, recorded on March 10, 2017 in Deed Book 1066 at Page 205 Union County, Georgia records, having been last sold, assigned, transferred and conveyed to Finance of America Reverse LLC by Assignment and said Security Deed having been given to secure a note dated February 27, 2017, in the amount of \$200,550.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Union County, Georgia, on April 5, 2022 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 304, OF THE NINTH DISTRICT AND FIRST SECTION OF UNION COUNTY, GEORGIA, AND BEING 0.49 ACRES AS MORE FULLY SHOWN ON A PLAT PREPARED BY BURT HUNT, COUNTY SURVEYOR, DATED MAY 1972, AND RECORDED IN PLAT BOOK B, PAGE 290, OF THE UNION COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN LOCATED ON THE NORTHERLY RIGHT- OF- WAY OF HOSPITAL STREET AT THE ROBERT BUTT PROPERTY; THENCE NORTH 11 DEGREES 00 MINUTES WEST 182 FEET TO AN IRON PIN; THENCE NORTH 75 DEGREES 00 MINUTES EAST 64 FEET TO AN IRON PIN; THENCE, NORTH 77 DEGREES 15 MINUTES EAST 43 FEET TO AN IRON PIN; THENCE, SOUTH 25 DEGREES 30 MINUTES EAST 15 FEET TO A STAKE; THENCE SOUTH 14 DEGREES 30 MINUTES EAST 110 FEET TO A STAKE; THENCE SOUTH 12 DEGREES 30 MINUTES EAST 74 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT- OF- WAY OF HOSPITAL STREET; THENCE SOUTH 84 DEGREES 30 MINUTES WEST 115 FEET ALONG THE NORTHERLY RIGHT -OF-WAY OF HOSPITAL STREET TO THE POINT OF BEGINNING. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorney's fees. Notice of intention to collect attorney's fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Kathy Dianne Davenport. The property, being commonly known as 168 Hunt Martin Street, Blairsville, GA, 30512 in Union County, will be sold as the property of Kathy Dianne Davenport, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Compu-Link Corporation, d/b/a Celink, 2900 Esperanza Crossing, Austin, TX 78758, 512-691-1699 . The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

Revertell Law Attorney for Finance of America Reverse LLC as Attorney in Fact for Kathy Dianne Davenport 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242  
By: Rohan Rupani ESO For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO