

North Georgia News

Legal Notices for April 16, 2025

NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75.00

Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that on January 15,2025 said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia.

- Item
1. Heritage rough rider .22 cal. Pistol sn: V45xxx
2. Ruger SR9c 9mm pistol. sn: 334-82xxx
3. Springfield armory xd-9 9mm pistol. sn: XD288xxx
4. Ruger LCR pistol .22 cal. Sn: 1540-06xxx
5. Ruger single six revolver .22cal. with holste. Sn: 816xxx
6. Diamondback .380 cal. Pistol. sn: zh3xxx
7. Spartan .410 shotgun model 3PR310. Sn: 720-87xxx
8. Winchester model 74 .22 cal rifle. Sn 79xxx
9. Remington 870 shotgun. 12 gauge. Sn: AB2948xxx
10. Tristar Hunter EXLT 20 gauge shotgun. Sn: AR20005xxx
11. Winchester model 37 16 gauge shotgun. sn: xxxxxx
12. Ruger model 77/17 .17 cal rifle. Sn: 720-87xxx
13. Stoeger Coachgun 12 gauge. Sn: C66236xxx
14. Wards Hercules model 11 12 gauge. sn: A929xxx
15. Titan .25 cal. Pistol. sn: xxxxxx
16. Taurus 709 9mm pistol. sn: TKN04xxx
17. RG .22 cal. Revolver. Sn :T650xxx
18. Walther p22. .22 cal. Pistol. Sn: L185xxx
19. Springfield Armory xd .45 cal. Pistol. sn: S3267xxx
20. RC40 .38cal. revolver. sn: xxx
21. Taurus ultra lite revolver. .38 cal. Sn: XD81xxx
22. Colt Challenger .22 cal. Pistol sn: 384xx-x
23. Smith and Wesson model 49 revolver. .38 cal. Revolver. sn: ADW2xxx
24. Glock model 23 .40 cal. TMExxx
25. Ruger Security six revolver .357 cal. Sn: 15045xxx
26. Smith and Wesson model 686-4 revolver. sn: CAU5xxx
27. Smith and wesson model 27-2 sn: 41xxx
28. Colt Huntsman .22 cal. Pistol sn: 13xxx
29. Mossberg 12 gauge shotgun sn: P249xxx
30. Misc gun cleaning equipment
31. Misc ammunition
32. Shotgun shell sling
33. Single point sling
Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The serial numbers numbers to the above listed items have been partially hidden, owner must be able to prove which case the items were seized from or have valid proof of purchase indicating the complete vin number.
Todd Smith Deputy Sheriff
Shawn Dyer,Sheriff
Union County, Ga
378 Beasley Street
Blairsville, Ga. 3051
(706)439-6066-
N(Apr9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Bryan A. Mascoe
All creditors of the estate of Bryan A. Mascoe, 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 4th day of April, 2025.
BY: Wendy L. Mascoe
973 Beaver Run Road
Blairsville, GA 30512
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Apr9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Michael Paul Beaulieu
All creditors of the estate of Michael Paul Beaulieu, 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 4th day of April, 2025.
BY: Patricia Quattrucci
1929 S Moorings Drive
Wilmington, NC 28405
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Apr9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Ronald Lee Romine-Fox
All creditors of the estate of Ronald Lee Romine-Fox, 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 4th day of April, 2025.
BY: Martin Romine-Fox
5100 S. Osage Creek Road
Rogers, AR 72758
ATTORNEY: Kim H. Stroup
James-Bates-Brannan-Groover-LLP
231 Riverside Drive
Macon, GA 31201
N(Apr9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of Joanne Marguerite Swenson 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 3rd day of April, 2025
Name: Kimberly D. Mowbray
Title: Attorney for Administrator Lynn Ellen Swenson
Address: 331 N Marietta Parkway, NE, Marietta, GA 30060
N(Apr9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Susan Elizabeth Cheek
All creditors of the estate of Susan Elizabeth Cheek, 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 4th day of April, 2025.
BY: Jefferson John Nix
246 John Nix Road
Blairsville, GA 30512
ATTORNEY: Rebecca Kendrick
PO Box 1286
Blairsville, GA 30514
N(Apr9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Donald G. David
All creditors of the estate of Donald G. David, 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 28th day of March, 2025.
By: Donald Gilbert David, Jr.
5350 Chemin de Vie
Atlanta, GA 30342
N(Apr9,9,16,23)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF JAMES CLYDE PRUITT, JR.
All creditors of the estate of Donald G. David, deceased, late of Union County, Georgia, 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 to the undersigned representative of said estate.
This 21st day of March, 2025.
Bruce Allen Pruitt
Executor, Estate of James Clyde Pruitt, Jr.
c/o Russell W. Wall, LLC
Law Office of Russell W. Wall, LLC
122 N. Main Street
Greensboro, GA 30642
(706)453-0089
N(Apr9,9,16,23)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Estie L. Davis
All creditors of the estate of Estie L. Davis, 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 said estate are required to make immediate payment to the Personal Representative.
This 11th day of April, 2025.
BY: John R. Davis
705 Jackson Street
Rockmart, GA 30153
Donald Davis
3557 Brownlee Rd.
Forsyth, GA 31029
ATTORNEY: Rebecca Kendrick
PO Box 1286
Blairsville, GA 30514
N(Apr16,23,30,May7)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Joel R. Peney
All creditors of the estate of Joel R. Peney, 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 11th day of April, 2025.
BY: Todd Martin Peney
5213 Trackrock Gap Road
Blairsville, GA 30512
N(Apr16,23,30,May7)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Michael Lynn Goss
All creditors of the estate of Michael Lynn Goss, 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 11th day of April, 2025.
BY: Karen Dianne Pico
409 Happy Valley Lane
Morganton, GA 30560
ATTORNEY: William H. Mone
PO Box 1549
Blue Ridge, GA 30513
N(Apr16,23,30,May7)

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA**
IN RE: ESTATE OF
THEODORE DAVID DIAZ
DECEASED
ESTATE NO. 2007-17
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF SHEILA WOFSY FOR DIS-
CHARGE AS EXECUTRIX OF THE ESTATE OF
THEODORE DAVID DIAZ, DECEASED.
To: Ceil Diaz
[List here all interested parties having unknown addresses to be served by publication]
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before April 21, 2025.
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.
Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Mar26,Apr2,9,16)

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA**
IN RE: ESTATE OF
BETTY JONES
DECEASED
ESTATE NO. 2025-51
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern:
Deana Holbrook has petitioned to be appointed administrator(s) of the estate of Betty Jones 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 in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before April 21, 2025.
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.
Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Mar26,Apr2,9,16)

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA**
IN RE: ESTATE OF
MARK STEVEN CAQUETTE
DECEASED
ESTATE NO. 2025-50
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern:
Gwen Lena Caouette has petitioned to be appointed administrator(s) of the estate of Mark Steven Caouette 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 in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before April 21, 2025.
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.
Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Mar26,Apr2,9,16)

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA**
IN RE: ESTATE OF
STEVEN LAVERN BEAL
DECEASED
ESTATE NO. 2025-48
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern:
Meghan Saralise Glaze has petitioned for Justin Matthew Glaze to be appointed administrator(s) of the estate of Steven Lavern Beal 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. 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.
Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Mar26,Apr2,9,16)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Evelyn Delores Rogers
All creditors of the estate of Evelyn Delores Rogers, 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 March, 2025
BY: Glenda Gilreath Nichols
575 Forrester Lane
Blairsville, GA 30512
N(Mar26,Apr2,9,16)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Douglas Paul Sheetz
All creditors of the estate of Douglas Paul Sheetz, 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 March, 2025.
BY: Jason Allyn Sheetz
421 Dockside Cove
Woodstock, GA 30189
N(Mar26,Apr2,9,16)

**STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER**
Pursuant to the power of sale contained in the Security Deed executed by CHRISTOPHER E. SPRY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR UNITED COMMUNITY MORTGAGE SERVICES, INC., in the original principal amount of \$181,000.00 dated March 23, 2007, and recorded in Deed Book 699, Page 200, Union County records, said Security Deed being last transferred to FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2024-1 in Deed Book 1404, Page 493, 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, within the legal hours of sale, on May 06, 2025, 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 152 OF UNION COUNTY, GEORGIA, CONTAINING 0.944 ACRE, MORE OR LESS, AND BEING SHOWN AS LOT THREE (3) OF WILDWOOD SUBDIVISION, ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED 2/23/98 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 41 PAGE 33, AND SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE PROPERTY.
SUBJECT TO A ROADWAY EASEMENT AS SHOWN ON SAID PLAT.
SUBJECT TO THE RESTRICTIONS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 217 PAGE 55.
SUBJECT TO A RIGHT OF WAY EASEMENT TO UNION COUNTY, GEORGIA, RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 161 PAGE 534.
Said property being known as: 53 HOLLOW HILL SPUR, BLAIRSVILLE, GA 30512
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are CHRISTOPHER E. SPRY 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).
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) 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.
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:
Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119
800-635-9698
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 PURPOSE.
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2024-1, as Attorney-in-Fact for
CHRISTOPHER E. SPRY
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 24-255737 - DoP
N(Apr9,16,23,30)