

# North Georgia News

## Legal Notices for April 5, 2023

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Shirley Peterson Maurer  
All creditors of the estate of Shirley Peterson Maurer, 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 10th day of March, 2023.  
BY: Diana Belton  
66 Cozy Cove Hollow  
Blairsville, GA 30512  
ATTORNEY: Daniel J. Davenport  
PO Box 923  
Blairsville, GA 30514  
N(Mar15,22, 29,Apr5)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: Jean Cobb Mixon  
All creditors of the estate of Jean Cobb Mixon, deceased, late of Union County, Georgia are hereby notified to render 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 day of March, 2023  
BY: Cynthia Leann Zeitouni  
45 Ivan Allen Jr Blvd. NW  
Atlanta, GA 30308  
N(Mar15,22, 29,Apr5)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: Betty Jean Easter  
All creditors of the estate of Betty Jean Easter, deceased, late of Union County, Georgia are hereby notified to render 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 10th day of March, 2023  
BY: Sheila E. Morris  
3891 Apalachee Ridge  
Monroe, GA 30656  
Carl Easter  
485 Deaver Cove Road  
Blairsville, GA 30512  
N(Mar15,22, 29,Apr5)

**NOTICE OF ENFORCEMENT OF LIEN WITHOUT JUDICIAL INTERVENTION**  
The contents of the listed leased space(s) located at Mission Self Storage, 323 GA-325, Blairsville, GA 30512 will be placed for Public Auction and Sale to the highest bidder to be held online at [www.storageauctions.com](http://www.storageauctions.com) on April 18, 2023, bidding ends at 10 AM. \$50 refundable deposit required on each winning bid. Units may include: Furniture, Antiques, Electronics, Household Items, Office Items, Clothes, Toys, Baby Items, Tools, Automobiles, Trailers, etc. The units, description, and customer names included in this Auction are:  
240, 5x10, Doug Nuelle,  
150, 10x20, Jessice Malene Morris,  
256, 10x20, Mikem Hinman.  
N(Mar15,22, 29,Apr5)

**APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME**  
STATE OF GEORGIA  
COUNTY OF UNION  
The undersigned hereby certifies that they are conducting a business in the City of Blairville, County of Union, State of Georgia under the name of: VIP Petcare and that the nature of the business is Veterinary Services and that said business is composed of the following:  
(Limited Liability) Business address:  
Community Veterinary Clinics, LLC  
230 E. Riverside Dr.  
Eagle, ID 83616  
This affidavit is made in compliance with Georgia Code Annotated Title 10 Chapter 1 Section 490.  
N(Mar29,Apr5)

**NOTICE**  
Online auction with Lockertox.com for auction held on April 11 through April 18  
Charlie Davis Baldwin  
AA38 Carrie Woodham  
4433 Anthony Greason  
E19 Sybil May  
I01 Matthew Dover  
I07 Sara Owen  
I33 Zedra Gaines  
Cannon Bridge Road  
4 Katherine Maney  
N(Mar29,Apr5)

**APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS**  
STATE OF GEORGIA  
COUNTY OF UNION  
The undersigned does hereby certify that El Hogar Educador, Inc. conducting a business as Appalachian Hispanic Ministries in the City of Blairsville, County of Union, in the state of Georgia, under the name of and that the nature of the business is non-profit outreach to the hispanic community in North Georgia and that the names and addresses the persons, firms, or partnership owning and carrying on said trade or business are: Michael Ray Richardson, Jr, 44 Spiva Pt, Blairsville, GA 30512  
N(Mar29,Apr5)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF BEVERLY ANN GRAY  
DECEASED  
ESTATE NO. 2022-44  
NOTICE  
[For discharge from office and all liability]  
PROBATE COURT OF UNION COUNTY  
Re: PETITION OF VIRGINIA MALISSA DAVIS FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF BEVERLY ANN GRAY, 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 on or before 10:00 a.m. on April 17, 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(Apr5)

**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 March 9, 2023 , said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia.  
Item  
Glock 380 pistol serial #ACMxxxx  
Springfield XDM 9mm serial #M646xxxx  
Glock 43 9mm serial #BHPxxxx  
Taurus 9mm pistol serial #TDM3xxxx  
Ruger LCR 9mm pistol serial #455-9xxxx  
Ruger Mark 1 22LR pistol serial #166-xxxx  
Lorcin .380 cal. pistol serial #21xxxx  
Taurus .38 special revolver pistol serial #CW3xxxx  
Rossi .38 special revolver pistol serial #AA40xxxx  
Taurus 9mm pistol serial #TKY1xxxx  
Gamo PT85 pellet pistol no serial #  
Taurus 9mm pistol serial #TJS0xxxx  
Glock 40cal. pistol serial #BST6xxxx  
Smith&Wesson 9mm pistol serial #VJAXxxxx  
Winchester model 190 22cal. rifle serial #B143xxxx  
Champion 410 shotgun no serial #  
Marlin glenfield 22cal. rifle serial # 69xxxx  
SS Kresge model 151 12 gauge shotgun serial # 69xxxx  
Smith & Wesson model 1967 20 gauge shotgun serial #41xxxx  
Ruger 10/22 rifle serial #2597xxxx  
Ruger SR22 pistol serial #362-1xxxx  
RG 38 Special pistol serial #02xxxx  
Kel-Tec 380 cal. pistol serial #Jxxxx  
Kel-Tec 22 mag. pistol serial #Wxxxx  
Ruger 22 cal. revolver serial #64-9xxxx  
Taurus 22 cal. revolver serial #HE9xxxx  
Heritage 22 cal. revolver serial #J3xxxx  
RG 22 cal. revolver serial #214xxxx  
Taurus 38 special revolver serial #211xxxx  
unknown make 22lr revolver serial #1xxxx  
12 gauge shotgun unknown make or serial #  
Mouser Nagnant 7.62 rifle serial #321xxxx  
Mossberg model 500 12gauge shotgun serial #J19xxxx  
Mossberg 12gauge shotgun serial #K27xxxx  
Bay State 12gauge shotgun serial #32xxxx  
New England 410 shotgun serial #27xxxx  
Bryco 9mm pistol serial #136xxxx  
Armtar 38 cal. revolver unknown serial #  
Hipoint 9mm pistol serial #P126xxxx  
Taurus 357 revolver serial #ZJ8xxxx  
Gibraltar 12 gauge shotgun serial #3xxxx  
Norinco 7.62 rifle unknown serial #  
Henry 22lr rifle serial #512xxxx  
Davis Industries 380 pistol serial #AP00xxxx  
Marlin 12 gauge shotgun serial #A08xxxx  
Mossberg maverick12 gauge shotgun serial #MVSxxxx

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 publica on 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 to the above listed items have been partially hidden, owner must be able to prove which case the items was seized from or have valid proof of purchase indicating the complete serial number.  
Mack Mason, Sheriff  
Union County, Ga.  
378 Beasley Street  
Blairsville, GA. 3051  
(706)439-6066-  
N(Mar15,22, 29,Apr5)

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: NANCY STEELE PETERS-BENJAMIN  
Civil Action File No. 23-CV-94-BL  
NOTICE OF PETITION TO CHANGE NAME  
GEORGIA, UNION COUNTY  
Notice is hereby given that NANCY STEELE PETERS-BENJAMIN, the undersigned, filed petition to the Superior Court of Union County, Georgia on the 27th day of March 2023, praying for a change in the name of petitioner from NANCY STEELE-PETERS-BENJAMIN to Nancy Steele-Peters-Benjamin. 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 said Court within 30 days of the filing of said petition.  
This 27th day of March, 2023  
NANCY STEELE-PETERS-BENJAMIN  
Petitioner  
N(Apr5,12,19,26)

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ROY EUGENE BENJAMIN  
Civil Action File No. 23-CV-94-BL  
NOTICE OF PETITION TO CHANGE NAME  
GEORGIA, UNION COUNTY  
Notice is hereby given that ROY EUGENE BENJAMIN, the undersigned, filed petition to the Superior Court of Union County, Georgia on the 27th day of March 2023, praying for a change in the name of petitioner from ROY EUGENE BENJAMIN to Roy Eugene Benjamin. 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 said Court within 30 days of the filing of said petition.  
This 27th day of March, 2023  
ROY EUGENE BENJAMIN  
Petitioner  
N(Apr5,12,19,26)

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
Riverside on Lake Nottely  
Property Owners Association, Inc.  
Petitioner  
vs.  
A tract in Land Lot 256 and 257, 9th District 1st Section, Union County, Georgia, containing 3.47 acres, more or less, and being Lot 224 as shown in Plat Book 66, Page199, and further described in Deed Book 1261, Page 391, said description incorporated by reference herein; and any interest as there may appear: Tito Figueroa, his heirs, known or unknown, and all others parties, known or unknown, who have or claim any adverse or possessory right or interest in the respondent party.  
Respondents.  
Civil Action File No. SUCV2023000065  
NOTICE OF SUMMONS  
TO: TITO FIGUEROAS AND/OR HIS HEIRS AT LAW, as shown in Deed Book 980, Page 396, Union County Superior Court records, and adjoining land owners: Thomas W. Vaughn, Advant IRA, Mestre Marganta, Luis Manvel, Jeffrey Brian Sullivan, Khurram J. Tanwir, Carl R. Gross, George Huber and Christine Huber, and ALL THE WORLD, and all persons known or unknown who may claim adversely to Plaintiff's title or a portion of property located in Land Lot 256, 257, 264, 285, and 293, 9th District, 1st Section, Union County, Georgia described by a plat referenced in the vesting deed (Deed Book 1261, Page 391-392), same being recorded in Plat Book 66, Page 199-200, Union County, Clerk of Superior Court records, Georgia; same being more particularly described as:  
All that tract or parcel of land lying and being in Land Lots 256,257, 264, 285, and 293, 9th District, 1st Section, Union County, Georgia, and being Lot 224, containing 3.47 acres, more or less, in Riverside On Lake Nottely Subdivision, Phase 3, and being shown on a plat of survey by Blue Ridge Mountain Surveying, Inc., dated April 24, 2014, as recorded in Plat Book 66, Pages 199-200 (Plat) Union County, Georgia records, which description is incorporated herein by reference and made a part hereof. Said property being described in Deed Book 980, Page 396, and shown in the Tax Sale Deed in Deed Book 1261, Pages 391-392. And further described as Map and Parcel 039 021 D224.  
You are hereby notified that the above styled action seeking a Petition for Quiet Title Against All The World, and that by reason of an Order for Service by Publication entered by the Special Master on 3/28/2023, you are hereby commanded and required to file with the Clerk of said Court and serve upon Cary D. Cox, Plaintiff's attorney, whose address is P.O. Box 748, Blairsville, Georgia 30514, an Answer to the Petition within sixty (60) days of 3/28/2023, which is the date of the Order For Publication entered by David E. Barrett, Special Master.  
This 28th day of March, 2023.  
Judy Odom, Clerk of Superior Court.  
N(Apr5,12,19,26)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF BETTY JEAN NELSON  
DECEASED  
ESTATE NO. 2023-20  
NOTICE  
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed.  
TO: Tammy Nelson, Danny Nelson  
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court by 10:00 a.m. on or before April 17, 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(Mar22, 25, Apr5,12)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF ALFRED JOHN NIEMCZYK  
DECEASED  
ESTATE NO. 2023-35  
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS  
NOTICE  
Lynda Ann Niemczyk has/have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before April 17, 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 Street, Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Mar22, 29, Apr5,12)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF LORRI SUMMER WRIGHT  
DECEASED  
ESTATE NO. 2023-41  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
Christine Gardner has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Lorri Summer Wright, 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 on or before 10:00 a.m. on April 17, 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., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(Mar22, 29, Apr5,12)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: Elaine Patterson Gibby  
All creditors of the estate of Elaine Patterson Gibby, deceased, late of Union County, Georgia are hereby notified to render 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 17th day of March, 2023  
BY: Lisa Gibby Harmon  
194 Byers Rd.  
Blairsville, GA 30512  
Timothy Hugh Gibby  
95 Walker Farm Circle  
Blairsville, GA 30512  
N(Mar22, 29, Apr5,12)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Lillian Chloe Arrowwood  
All creditors of the estate of Lillian Chloe Arrowwood, 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 17th day of March, 2023.  
BY: Brian William Matthew Wight  
6127 Upper Hightower Rd.  
Hiawassee, GA 30546  
ATTORNEY: Kenya L. Patton  
44 Blue Ridge Street, Suite B  
Blairsville, GA 30512  
N(Mar22, 29, Apr5,12)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Juanita L. Wyant  
All creditors of the estate of Juanita L. Wyant, 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 16th day of March, 2023.  
BY: Millie Asnes  
1257 Jones Creek Road  
Blairsville, GA 30512  
ATTORNEY: Cary Cox  
PO Box 748  
Blairsville, GA 30512  
N(Mar22, 29, Apr5,12)

**IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA**  
IN RE: ESTATE OF OLIVER VINCENT BARLEY  
DECEASED  
ESTATE NO. 2023-44  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
Karen Allason Kyle has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Oliver Vincent Barley, 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 on or before 10:00 a.m. on April 24, 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  
PROBATE JUDGE  
By: Kristin Stanley  
PROBATE CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(Mar29, Apr5,12,19)

**IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA**  
IN RE: ESTATE OF RICHARD DALE DAVIS,  
DECEASED  
ESTATE NO. 2023-43  
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT  
The petition of Lisa Oswald a/k/a Lisa Davis, for a year's support from the estate of Richard Dale Davis, deceased, for decedent(s) (surviving spouse) (and) (minor child), 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 April 24, 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 proceeding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.  
Dwain Brackett  
PROBATE JUDGE  
By: Kristin Stanley  
PROBATE CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(Mar29, Apr5,12,19)

**IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA**  
IN RE: ESTATE OF CAROLINE ELIZABETH RICHBOURG  
DECEASED  
ESTATE NO. 2023-40  
NOTICE  
IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-referenced estate having been duly filed.  
[For use if an heir is required to be served by publication]  
TO: Christie Ann Richbourg  
[List here all heirs having unknown addresses to be served by publication]  
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court by 10:00 a.m. or before April 24, 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  
N(Mar29, Apr5,12,19)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF CAROLINE ELIZABETH RICHBOURG  
DECEASED  
ESTATE NO. 2023-40  
NOTICE  
IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-referenced estate having been duly filed.  
[For use if an heir is required to be served by publication]  
TO: Christie Ann Richbourg  
[List here all heirs having unknown addresses to be served by publication]  
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court by 10:00 a.m. or before April 24, 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  
N(Apr5,12,19,26)

**DELINQUENT PROPERTY TAX SALE**  
Under and by virtue of certain tax Fi. Fa.'s issued by the Tax Commissioner of Union County, Georgia, in favor of the State of Georgia and County of Union , against the following named persons and the property as described next to their respective name(s). There will be sold for cash or certified funds at public outcry, before the Courthouse door in Blairsville, Union County, Georgia, between the legal hours of sale, on the first Tuesday in May, 2023, the same being May 2nd, 2023, and continuing on May 3rd, 2023, if necessary between the legal hours of sale, 10:00 AM and 4:00 PM. The below listed and described properties, or as much thereof as will satisfy the State and County tax execution on the respective individual and property. The property (ies) hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in Union County, State of Georgia. The years for which said Fi. Fa.'s are issued and levied are stated opposite the name of the owner in each case. Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer costs, all taxes, advertising costs and recording fees. Any mobile home(s) situated on the parcels are excluded from sale unless otherwise noted. Any mobile home included will be considered a fixture of the property. All redemption rights given to the land will apply to the mobile home.

(706) 439-6006  
Telephone Number  
N(Mar29, Apr5,12,19)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Nancy Jane McMartin  
All creditors of the estate of Nancy Jane McMartin, 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 20th day of March, 2023.  
BY: James Cameron McMartin  
4907 Whitehorn Court  
Austin, TX 78746  
ATTORNEY: Eddy A. Corn  
253 Big Sky Drive  
Hiawassee, GA 30546  
PHONE: (706) 896-3451  
N(Mar29, Apr5,12,19)

**NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY**  
By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from Davenport Mobile Web & Computer Support, Inc., a Georgia corporation, 430 Cascade Rise Ct. SW, Atlanta, Georgia 30331, ("Grantor") to Premier Land Liquidators, LLC, 200 North Harbor Place, Suite D, Davidson, North Carolina 28036 ("Grantee"), dated November 4, 2013, recorded December 4, 2013, in Deed Book 963, Pages 18-19, as assigned by Assignment to Mos Espa Holdings, LLC on February 28, 2023, recorded March 10, 2023, in Deed Book 1341 Pages 616-621, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Twenty-Nine Thousand Nine Hundred Twenty-Five and 00/100 DOLLARS, (\$29,925.00), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in May, 2023, the following described real property to wit: All that tract or parcel of land lying and being in Land Lots 6, 7, 8, & 30, 10 District, 1st Section, Union County, Georgia being Lot Thirty-One (31) containing 0.940 acres, more or less, of Pleasant Meadows Subdivision and being shown on a plat of survey by Cleveland Land Surveying, Inc. dated 01/12/06, as recorded in Plat Book 59, Pages 3-5, ("Plat") Union County, Georgia, which description is incorporated herein by reference and made part hereof.

The property is conveyed subject to the Declaration on Restrictions, Limitations and Covenants running with the land as recorded in Deed Book 667, Pages 65-69, re-recorded in Deed Book 674, Pages 689-693, and the Amendments to the Declaration of Covenants as recorded in Deed Book 709, Pages 622-625, Deed Book 945, Pages 373-378 and Deed Book 947, Page 764, Union County, Georgia records. The property is conveyed subject to the easements of Blue Ridge Mountain EMC as recorded in Deed Book 180, Pages 634-635, Deed Book 240, Pages 529 and Deed Book 637, Pages 269-270, Union County, Georgia records. Grantor grants to grantee a non-exclusive easement for ingress and egress along the subdivision roads from Pleasant Grove Road to the above-described property as shown on aforesaid plat.

TO HAVE AND TO HOLD the same in fee simple; and said first party warrants and title to the same unto said second party and assigns. This conveyance is made to secure a debt of \$29,925.00 under the applicable provisions (conveyance to secure debt), of the Official Code of Georgia, and any other present or future indebtedness or liability of mine to second party, and upon payment of the debt hereby secured this security deed shall be canceled and surrendered pursuant thereto. The debt hereby secured being evidenced by one note(s) of even date, or any notes given in renewal thereof, for \$29,925.00 due November 4, 2016 bearing interest five and 50/100 percent (5.5%), per annum from date, and made a part of this security deed.

The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of 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, including attorneys' fees (notice of intent to collect attorneys' fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which create a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of Grantee, the above described property is in the possession of Davenport Mobile Web & Computer Services, Inc., a Georgia corporation, or a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or assessments, if any.

Mos Espa Holdings, LLC  
as Attorney in Fact for  
Davenport Mobile Web & Computer Support, Inc.  
N(Apr5,12,19,26)

Under and by virtue of certain tax Fi. Fa.'s issued by the Tax Commissioner of Union County, Georgia, in favor of the State of Georgia and County of Union , against the following named persons and the property as described next to their respective name(s). There will be sold for cash or certified funds at public outcry, before the Courthouse door in Blairsville, Union County, Georgia, between the legal hours of sale, on the first Tuesday in May, 2023, the same being May 2nd, 2023, and continuing on May 3rd, 2023, if necessary between the legal hours of sale, 10:00 AM and 4:00 PM. The below listed and described properties, or as much thereof as will satisfy the State and County tax execution on the respective individual and property. The property (ies) hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in Union County, State of Georgia. The years for which said Fi. Fa.'s are issued and levied are stated opposite the name of the owner in each case. Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer costs, all taxes, advertising costs and recording fees. Any mobile home(s) situated on the parcels are excluded from sale unless otherwise noted. Any mobile home included will be considered a fixture of the property. All redemption rights given to the land will apply to the mobile home.

Map & Parcel: 006113  
Defendant in Fi-Fa: Green, Larry & Wanda  
Current Record Holder: Heirs Known & Unknown of Green, Larry & Wanda, Deceased  
CRH Address: 1129 Loving Road  
Morganton, GA 30560  
Amount Due: \$920.25  
Tax Years Due: 2022, 2021, 2020  
Deed Book: 396/466  
Legal Description: All that tract of land being in the: State of Georgia, County of Union, Land Lot 87, 8th District, being 0.998 acres, more or less. As shown in Plat Book 41, Page 160. Or as further described in Deed Book 396, Page 466. Being known as Tax Map & Parcel 006113, Union County, Georgia.  
Map & Parcel: 006114  
Defendant in Fi-Fa: Green, Larry D. & Wanda M.  
Current Record Holder: Heirs Known & Unknown of Green, Wanda M., Deceased  
CRH Address: 1177 Loving Road  
Morganton, GA 30560  
Amount Due: \$4,077.51  
Tax Years Due: 2022, 2021, 2020  
Deed Book: 307/286; 95/96  
Legal Description: All that tract of land being in the: State of Georgia, County of Union, Land Lot 87, 8th District, 1st Section, being 4.07 acres, more or less. As shown in Plat Book 42, Page 55. Or as further described in Deed Book 307, Page 286 & Deed Book 95, Page 96. Being known as Tax Map & Parcel 006114, Union County, Georgia.  
Map & Parcel: 006115  
Defendant in Fi-Fa: Green, Larry D. & Wanda M.  
Current Record Holder: Heirs Known & Unknown of Green, Wanda M., Deceased  
CRH Address: 89 Lavender Lane  
Morganton, GA 30560  
Amount Due: \$853.57  
Tax Years Due: 2022, 2021, 2020  
Deed Book: 720/739  
Legal Description: All that tract of land being in the: State of Georgia, County of Union, Land Lot 87, 1st District, 1st Section, being 1.00 acre, more or less. Or as further described in Deed Book 720, Page 739. Being known as Tax Map & Parcel 006115, Union County, Georgia.  
Map & Parcel: 023070  
Defendant in Fi-Fa: Bryant, William G.  
Current Record Holder: Bryant, William G.  
CRH Address: 308 Nichols Circle  
Blairsville, GA 30512  
Amount Due: \$524.59  
Tax Years Due: 2022, 2021, 2020  
Deed Book: 655/367  
Legal Description: All that tract of land being in the: State of Georgia, County of Union, Land Lot 305, 8th District, 1st Section, being 1.728 acres, more or less. Being Lot 14, of Kitty Woods Subdivision. As shown in Plat Book 2, Page 5. Or as further described in Deed Book 655, Page 387. Being known as Tax Map & Parcel 023070, Union County, Georgia.  
Map & Parcel: 03882057  
Defendant in Fi-Fa: Rivera, Manuel & Sue A.  
Current Record Holder: Rivera, Manuel  
CRH Address: 77 Stephanie's Court  
Blairsville, GA 30512  
Amount Due: \$1,076.61  
Tax Years Due: 2022, 2021, 2020  
Deed Book: 803/746  
Legal Description: All that tract of land being in the: State of Georgia, County of Union, Land Lot 247, 9th District, 1st Section, being 1.068 acres, more or less. Being Lot 23, of Jewell Mason Overlook Subdivision. As shown in Plat Book 35, Page 24. Or as further described in Deed Book 803, Page 746. Being known as Tax Map & Parcel 03882057, Union County, Georgia.  
Map & Parcel: 0541198  
Defendant in Fi-Fa: GA Homestead, LLC  
Current Record Holder: GA Homestead, LLC  
CRH Address: 9821 Cogdille Road, Suite 1  
Knoxville, TN 37932  
Amount Due: \$1,412.22  
Tax Years Due: 2022, 2021, 2020  
Deed Book: 985/82  
Legal Description: All that tract of land being in the: State of Georgia, County of Union, Land Lot 86, 10th District, 1st Section, being 2.13 acres, more or less. As shown in Plat Book N, Page 35. Or as further described in Deed Book 180, Page 81. Being known as Tax Map & Parcel 0541198, Union County, Georgia.  
Map & Parcel: 081046A50  
Defendant in Fi-Fa: Derso Joel Clinton II  
Current Record Holder: Derso Joel Clinton II  
CRH Address: PO Box 3410  
Arcadia, FL 34265  
Amount Due: \$1,164.99  
Tax Years Due: 2022, 2021, 2020  
Deed Book: 610/423  
Legal Description: All that tract of land being in the: State of Georgia, County of Union, Land Lot 17, 9th District, 1st Section, being 1.03 acres, more or less. Being Lot 50, of Double Springs Subdivision. As shown in Plat Book 55, Page 316. Or as further described in Deed Book 610, Page 423. Being known as Tax Map & Parcel 081046A50, Union County, Georgia.  
Map & Parcel: 088018  
Defendant in Fi-Fa: Waldrop Clyde Richard  
Current Record Holder: Waldrop Clyde Richard  
CRH Address: 3396 Owtown Road  
Blairsville, GA 30512  
Amount Due: \$1,748.83  
Tax Years Due: 2022, 2021, 2020  
Deed Book: 959/574