

# North Georgia News

## Legal Notices for June 28, 2023

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Lorri Summer Wright  
All creditors of the estate of Lorri Summer Wright, 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 June, 2023.  
BY: Christine Gardner  
1142 Shillington Drive  
Katy, TX 77450  
ATTORNEY: Kenya L. Patton, P.C.  
44 Blue Ridge Street, Suite B  
Blairsville, GA 30512  
N(Jun21,28,Jul5,12)

### IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA  
IN RE: ESTATE OF  
RICHARD MASHBURN  
DECEASED  
ESTATE NO. 2023-70  
NOTICE  
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed.  
TO: Anna S. Bailey  
[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. on or before July 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(Jun21,28,Jul5,12)

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.  
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Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Jun21,28,Jul5,12)

### NOTICE OF FORECLOSURE

OF EQUITY OF REDEMPTION  
TO: DENISE CAMPBELL, HARBIN WOODS PROPERTY OWNERS ASSOCIATION, INC., AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.  
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).  
TAKE NOTICE THAT:  
This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.  
The right to redeem the following described property, to wit:  
All and only that parcel of land designated as Tax Parcel 006 030 A42, lying and being in Land Lots 59 & 86 of the 8th Land District, 1st Section, Union County Georgia, containing 1.16 acres, more or less, being Lot 42, Harbin Woods Subdivision, Phase II, shown in Plat Book 59, Page 172, described in Deed Book 764, Page 206, the description contained therein being incorporated herein by this reference.  
It will expire and be forever foreclosed and barred on and after July 31, 2023.  
The tax deed to which this notice relates is dated the 7th day of February, 2017, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1065 at Page 662.  
The property may be redeemed at any time before July 31, 2023 by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:  
Akins & Davenport, PC  
P.O. Box 923  
Blairsville, GA 30514  
PLEASE BE GOVERNED ACCORDINGLY.  
Daniel J. Davenport  
Akins & Davenport, PC  
Attorney for Youngstown Group, LLC  
Georgia Bar No. 821237  
80 Town Square, P.O. Box 923  
Blairsville, GA 30514  
(706) 745-0032  
N(Jun14,21,28,Jul5)

### NOTICE OF FORECLOSURE

OF EQUITY OF REDEMPTION  
TO: DAVID CARL GOLD AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.  
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).  
TAKE NOTICE THAT:  
This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.  
The right to redeem the following described property, to wit:  
All that tract or parcel of land lying and being in Land Lot 21, 7th District, 1st Section, Union County, Georgia, containing one (1) acre, more or less, and being shown as Tract Two (2) on a plat of survey by Rochester & Associates, Inc. dated 12/06/02, as recorded in Plat Book 58, Page 74, Union County, Georgia records, which description is incorporated herein by reference and made a part hereof.  
This Deed is given subject to all easements and restrictions of record.  
As described in Deed Book 806, Page 540. Further described as Map & Parcel 0240671. will expire and be forever foreclosed and barred on and after July 31, 2023.  
The tax deed to which this notice relates is dated the 1st day of March, 2022, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1305 at Pages 665-666.  
The property may be redeemed at any time before July 31, 2023 by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:  
Akins & Davenport, PC  
P.O. Box 923  
Blairsville, GA 30514  
PLEASE BE GOVERNED ACCORDINGLY.  
Daniel J. Davenport  
Akins & Davenport, PC  
Attorney for Youngstown Group, LLC  
Georgia Bar No. 821237  
80 Town Square, P.O. Box 923  
Blairsville, GA 30514  
(706) 745-0032  
N(Jun14,21,28,Jul5)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF James Harold Hoskins Jr.  
All creditors of the estate of James Harold Hoskins 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 9th day of June, 2023.  
BY: James Harold Hoskins III  
101 Wood Lake Drive  
Athens, GA 30606  
ATTORNEY: Kenya L. Patton  
44 Blue Ridge Street, Suite B  
Blairsville, GA 30512  
N(Jun14,21,28,Jul5)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Michael Derry Glenn  
All creditors of the estate of Michael Derry Glenn, 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 9th day of June, 2023.  
BY: Tina Michelle Glenn-Hall  
125 P Patton Lane  
Blairsville, GA 30512  
ATTORNEY: Kenya L. Patton  
44 Blue Ridge Street, Suite B  
Blairsville, GA 30512  
N(Jun14,21,28,Jul5)

### CITATION

PROBATE COURT OF UNION COUNTY  
RE: ESTATE OF Marie G. Crump, FORMER WARD.  
Date of Publication, if any: June 28, 2023  
TO WHOM IT MAY CONCERN AND:  
The conservator(s) of the above estate, has/have applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator(s) should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, (address) 65 Courthouse Street, Blairsville, GA 30512 by 10:00 a.m. on or before July 24, 2023, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.  
If any objections are filed, a hearing will be scheduled for 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 Street, Suite 8  
Blairsville, GA 30512  
ADDRESS  
(706) 439-6006  
TELEPHONE  
N(Jun28)

### CITATION

PROBATE COURT OF UNION COUNTY  
RE: ESTATE OF Shelby Jane Everett, FORMER WARD  
Date of Publication, if any: 6/28/2023  
TO WHOM IT MAY CONCERN AND:  
The conservator(s) of the above estate, has/have applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator(s) should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, (address) 65 Courthouse Street, Blairsville, GA 30512 by 10:00 a.m. on or before July 24, 2023, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.  
If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.  
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Blairsville, GA 30512  
ADDRESS  
(706) 439-6006  
TELEPHONE  
N(Jun28)

### CITATION

PROBATE COURT OF UNION COUNTY  
RE: ESTATE OF Shelby Jane Everett, FORMER WARD  
Date of Publication, if any: 6/28/2023  
TO WHOM IT MAY CONCERN AND:  
The conservator(s) of the above estate, has/have applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator(s) should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, (address) 65 Courthouse Street, Blairsville, GA 30512 by 10:00 a.m. on or before July 24, 2023, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.  
If any objections are filed, a hearing will be scheduled for 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 Street, Suite 8  
Blairsville, GA 30512  
ADDRESS  
(706) 439-6006  
TELEPHONE  
N(Jun28)

### TRADE NAME REGISTRATION

Georgia, Union County  
To whom it may concern:  
Please be advised that Haler Industries LLC whose address is 281 Young Harris Street Ste d - 1004 Blairsville, GA 30512, and, Michael Boemanns whose address is 281 Young Harris Street Ste d - 1004 Blairsville, GA 30512 is/are the owner(s) if the certain business now being carried on at in the following trade name, to-wit: Wickted Worx Welding; and that the nature of said business is: Construction / Contractor - mobile welding and metal fabrication.  
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 17th day of June, 2023  
N(Jun28)

### IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA  
ROBERT D. COLE, III and  
ALICE R. COLE  
Petitioners/Plaintiffs,  
v.  
ALL THE WORLD who claim or might claim adversely to Petitioner's title to: All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 92 of Union County, Georgia Union County Tax Map and Parcel 108 107,  
Respondents / Defendants.)  
CIVIL ACTION FILE NO.: SUVCV2023000131  
NOTICE OF PUBLICATION  
TO: ALL UNKNOWN WHO CLAIM OR MIGHT CLAIM AN INTEREST IN THE FOLLOWING DESCRIBED LAND HEREIN AND ALL THE WORLD.  
You are hereby notified that the above-styled action, being one to Quiet Title (Quia Timet) was filed against All the World in said Court on April 18, 2023 and pursuant to Georgia law, you are hereby commanded and required to file with the Clerk of said Court and serve upon Ronald F. Chicken, Petitioner's attorney, whose address is 200 Main Street, Suite 600, P.O. Box 3280, Gainesville, Georgia 30503 an answer to said Petition to Quiet Title (Against All the World) within thirty (30) days of the first publication of this notice, which should first run on June 21, 2023. All the World and all unknown who dispute petitioner's claim shall show cause at the hearing, which date shall be determined by the Special Master, at the law offices of STEWART, MELVIN & FROST, LLP, 200 Main Street SW, Gainesville, Georgia 30501 unless another location is designated by the Special Master, at which time any Respondents shall show cause why the Prayers of the Petition should not be granted. Any Respondents should contact Petitioner's counsel for further details on the date and time of the hearing to be set by the Special Master.  
The properties that are the subject of this matter are described as follows:  
1.064 Acre Tract ("Tract 1"):  
All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 92, Union County, Georgia, and being 1.064 acres as shown on a plat of survey by Cleveland & Cox, Land Surveying, LLC, RS #2894 dated 10/1/08 and recorded in Plat Book 57, page 240, Union County records which description on said plat is hereby incorporated by reference and made a part hereof. Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property over and across the existing easements as shown on said plat.  
5.395 Acre Tract ("Tract 2"):  
All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 92, Union County, Georgia, and being 5.395 acres and being Tract One (1) as shown on a plat of survey by Cleveland & Cox, Land Surveying, LLC, RS #2894 dated 10/4/08 and recorded in Plat Book 61, page 90, Union County records which description on said plat is hereby incorporated by reference and made a part hereof. Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property over and across the existing easements as shown on said plat.  
0.626 Acre Tract ("Tract 3"):  
All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 92, Union County, Georgia, and being 0.626 acres and being Tract Two (2) as shown on a plat of survey by Cleveland & Cox, Land Surveying, LLC, RS #2894 dated 10/4/08 and recorded in Plat Book 61, page 90, Union County records which description on said plat is hereby incorporated by reference and made a part hereof. Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property along Perry's Place to Winn Road and Town Creek Road (a country road) as shown on said plat. This property benefits from that easement recorded in Deed Book 771, page 180 Union County Records.  
Easement Clarification:  
A 20 foot wide easement in Union County Georgia on Lot of Land 92 in the 16th District and 1st Section of said state and county, whose centerline is described as follows:  
Beginning at an iron pin 854 feet S02°45'00" W from the Northeast corner of lot of land 92, thence N 86°48'45" W 10.23 feet, to the point of beginning. Thence N02°45'00" E 152.76 feet. Thence on a curve to the left having radius of 48.77 feet, an arc length of 63.84 feet and whose cord bears N55°46'41" W a distance of 59.38 feet. Thence S68°43'19" W 56.22 feet. Thence S68°34'00" W 22.05 feet. Thence N89°44'38" W 40.29 feet. Thence N84°49'28" W 36.78 feet. Thence N81°10'55" W 65.00 feet. Thence N76°39'02" W 12.91 feet. Thence on a curve to the right having a radius of 325.84 feet, an arc length of 81.89 feet and whose chord bears N70°58'56" W 81.68 feet. Thence N63°46'56" W 116.86 feet. Thence on a curve to the left having a radius of 154.00 feet, an arc length of 121.54 feet and whose chord bears N86°20'19" W 118.15 feet. Thence S71°06'18" W 131.76 feet. Thence S73°13'51" W 41.12 feet. Thence on a curve to the right having a radius of 47 feet, an arc length of 47.87 and whose cord bears N77°35'32" W 45.83 feet. Thence N48°24'55" W 65.98 feet to the end point.  
WITNESS the Honorable RAYMOND E. GEORGE, Judge of said Court.  
This 9th day of June, 2023.  
Judy L. Odum, Clerk,  
Superior Court of Union County, Georgia  
Prepared by:  
Ronald F. Chicken  
Georgia Bar No. 613605  
Stewart, Melvin, and Frost, LLP  
Attorneys for Petitioner  
P.O. Box 3280  
Gainesville, GA 30503  
P: 770-536-0101 F: 678-207-2098  
Rchicken@smf-law.com  
N(Jun28,Jul5,12)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Beverly A. Litwiler  
All creditors of the estate of Beverly A. Litwiler, 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 23rd day of June, 2023.  
BY: Kimberly Kaylor  
8428 Handcart Road  
Wesley Chapel, FL 33545  
ATTORNEY: L. Tracy Teiger, Attorney at Law  
514 West Maple Street, Suite 101  
Cumming, GA 30040  
N(Jun28,Jul5,12,19)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Joseph Moreland Cowgill  
All creditors of the estate of Joseph Moreland Cowgill, 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 23rd day of June, 2023.  
BY: Karen E. Buccolo  
121 Palatine Road  
Pittsgrove, NJ 08318  
ATTORNEY: Janna D. Akins  
PO Box 923  
Blairsville, GA 30514  
N(Jun28,Jul5,12,19)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF James Alvin Medford  
All creditors of the estate of James Alvin Medford, 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 23rd day of June, 2023.  
BY: Bonnie A. Medford  
224 Medford Lane  
Blairsville, GA 30512  
Attorney: Russell L. Adkins Jr.  
57 Primrose Lane  
Dahlonega, GA 30533  
N(Jun28,Jul5,12,19)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Bethel A. Buchanan  
All creditors of the estate of Bethel A. Buchanan, 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 23rd day of June, 2023.  
BY: David A. Buchanan  
563 Trotter's Glen  
Bladwin, GA 30511  
N(Jun28,Jul5,12,19)

### IN THE JUVENILE COURT OF UNION COUNTY

STATE OF GEORGIA  
IN THE INTEREST OF:  
MESSIAH MYERS  
DOB: 11-22-2007  
SEX: MALE  
case no. 144-23J-35A  
ANGEL HUFFMAN  
DOB: 03-10-2013  
SEX: FEMALE  
case no. 144-23J-36A  
HEAVEN HUFFMAN  
DOB: 01-17-2016  
SEX: FEMALE  
case no. 144-23J-37A  
GIANOVNA HUFFMAN  
DOB: 03-07-2017  
SEX: FEMALE  
case no. 144-23J-38A  
ADA HUFFMAN  
DOB: 09-18-2018  
SEX: FEMALE  
case no. 144-23J-39A  
KAILAH HUFFMAN  
DOB: 12-22-2020  
SEX: feMALE  
case no. 144-23J-40A  
Christopher huffman  
DOB: 07-11-2022  
SEX: MALE  
case no. 144-23J-41A  
CHILDREN UNDER THE AGE OF EIGHTEEN  
NOTICE OF DEPENDENCY HEARING  
TO: ANY BIOLOGICAL FATHER OF THE CHILD MESSIAH MYERS WHICH MAY BE JOHN OR WILLIAM JOHNSON AND ANY BIOLOGICAL FATHER OF ANGEL HUFFMAN  
By Order for Service by Publication dated the 8 day of June 2023, you are hereby notified that on the 26 day of May, 2023, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Termination of Parental Rights against you as to the above-named child and this Court found it to be in the child's best interest that the Petition be filed. This notice is being sent to you pursuant to the provisions of O.C.G.A. § 15-11-281 and 282. A copy of the Petition for Termination of Parental Rights may be obtained by you from the Clerk at the Union County Courthouse during business hours. The hearing on the Petition for Termination of Parental Rights is for the purpose of terminating your parental rights.  
If the Court at the trial finds that the facts set out in the Petition to Terminate Parental Rights are true and that termination of your rights will serve the best interests of your child, the Court can enter a judgment ending your rights to your child.  
If the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or make any decisions affecting your child or your child's earnings or property. You will not thereafter be entitled to notice of proceedings for the adoption of the above-named child by another, nor will you have any right to object to the adoption or otherwise to participate in the proceedings. Your child will be legally freed to be adopted by someone else.  
Even if your parental rights are terminated:  
1) You will still be responsible for providing financial support (child support payments) for your child's care unless and until your child are adopted;  
2) Your child can still inherit from you unless and until your child are adopted; and  
3) Your child can still inherit any civil action against you.  
As to ANY BIOLOGICAL FATHER OF THE CHILD MESSIAH MYERS WHICH MAY BE JOHN OR WILLIAM JOHNSON AND ANY BIOLOGICAL FATHER OF ANGEL HUFFMAN, under the provisions of O.C.G.A. § 15-11-260, et seq., you may lose all rights to the above-named child and will not be entitled to object to the termination of your rights to this child unless, within thirty (30) days of your receipt of this NOTICE TO ANY BIOLOGICAL FATHER OF THE CHILD MESSIAH MYERS WHICH MAY BE JOHN OR WILLIAM JOHNSON AND ANY BIOLOGICAL FATHER OF ANGEL HUFFMAN, you file:  
a) A petition to legitimize the child; and  
b) Notice of the filing of the petition to legitimize with the Juvenile Court of Union County.  
If you fail to file a petition to legitimize or if your petition to legitimize is subsequently dismissed for failure to prosecute or the court does not find that you are the legal father of the child named in your petition to legitimize, this Court may enter an order terminating your parental rights.  
This Court will conduct a final hearing upon the Petition for Termination of Parental Rights on the AUGUST 2ND 2023 AT 9:00AM IN THE UNION COUNTY COURTHOUSE IN BLAIRSVILLE GA, 30512  
The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.  
WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 8 day of June, 2023.  
Jeremy Clough  
Honorable Jeremy Clough  
Judge, Juvenile Court  
Union County, Georgia  
Enotah Judicial Circuit  
N(Jun28,Jul5,12,19)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Joyce Gwendolyn Jones  
All creditors of the estate of Joyce Gwendolyn 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 said estate are required to make immediate payment to the Personal Representative.  
This 2nd day of June, 2023.  
BY: Trudy Gwendolyn Smith  
186 Poppet Lane  
Blairsville, GA 30512  
ATTORNEY: Cary D. Cox  
PO Box 748  
Blairsville, GA 30514  
N(Jun7,14,21,28)

### IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA  
IN RE: ESTATE OF  
ROBERT DAVID FOLLESE  
DECEASED  
ESTATE NO. 2023-77  
PETITION BY PERSONAL REPRESENTATIVE FOR  
WAIVER  
OF BOND AND/OR GRANT OF CERTAIN POWERS  
NOTICE  
Karen Marie Follese 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 July 3, 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(Jun7,14,21,28)

### NOTICE OF SALE UNDER POWER,

UNION COUNTY  
Pursuant to the Power of Sale contained in a Security Deed given by Geneva R Bailey a/k/a Geneva Bailey and Gerry W Bailey a/k/a Gerry Bailey to Fifth Third Mortgage Co dated 7/18/2016 and recorded in Deed Book 1053 Page 685 Union County, Georgia records; as last transferred to or acquired by Fifth Third Bank, National Association f/k/a Fifth Third Mortgage Co, conveying the afterdescribed property to secure a Note in the original principal amount of \$76,010.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 5, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:  
THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN UNION COUNTY, GEORGIA: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 244 OF UNION COUNTY, GEORGIA, AND BEING LOT 19 OF FERN VALLEY SUBDIVISION, CONTAINING 0.75 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JULY 30, 1997, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 40, PAGE 184. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. GRANTORS ALSO GRANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY. PARCEL NO: 054 051 A19 THE TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS AND ARE NOT HEREBY INSURED.  
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 of intent to collect attorney's fees having been given).  
Said property is commonly known as 492 Fern Valley Ln, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any.  
To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Geneva Bailey and Gerry Bailey or tenant or tenants.  
Fifth Third Bank, National Association is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.  
Fifth Third Bank, National Association 5001 Kingsley Dr. Cincinnati, OH 45227 1-888-393-1352  
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.  
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.  
The sale will be conducted subject to (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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.  
Fifth Third Bank, National Association f/k/a Fifth Third Mortgage Co as agent and Attorney in Fact for Geneva R Bailey a/k/a Geneva Bailey and Gerry W Bailey a/k/a Gerry Bailey Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.  
1008-225A  
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1008-225A  
N(Jun7,14,21,28)

### IN THE PROBATE COURT

COUNTY OF UNION  
STATE OF GEORGIA  
IN RE: ESTATE OF  
ANNETTE L. FREER  
DECEASED  
ESTATE NO. 2023-72  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
William Freer has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Annette L. Freer, 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 July 3, 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(Jun7,14,21,28)

### NOTICE OF SALE UNDER POWER,

UNION COUNTY  
Pursuant to the Power of Sale contained in a Security Deed given by Geneva R Bailey a/k/a Geneva Bailey and Gerry W Bailey a/k/a Gerry Bailey to Fifth Third Mortgage Co dated 7/18/2016 and recorded in Deed Book 1053 Page 685 Union County, Georgia records; as last transferred to or acquired by Fifth Third Bank, National Association f/k/a Fifth Third Mortgage Co, conveying the afterdescribed property to secure a Note in the original principal amount of \$76,010.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 5, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:  
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The sale will be conducted subject to (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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain