

# North Georgia News

## Legal Notices for May 22, 2024

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF  
**NICOLUS LUKE GADDIS**  
DECEASED  
ESTATE NO. 2024-58  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

To whom it may concern:  
Tony Levi Gaddis has petitioned to be appointed administrator(s) of the estate of Nicolus Luke Gaddis deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before June 3, 2024.

**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/May15,22,29)

**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 Elenor Jane Krohn conducting a business as ETC in the City of Blairsville, County of Union in the State of Georgia, under the name of ETC and that the nature of the business is General Merchandise, Antiques, Smoking Accessories, CBD, Kratom, and that the names and address of the persons, firms or partnership owning and carrying on said trade or business are:  
Elenor Jane Krohn  
3734 Gainsville Hwy  
Blairsville, GA 30512  
(N/May22,29)

**NOTICE OF 3rd DUI CONVICTION**  
UNION COUNTY  
PROBATE COURT  
CONVICATED PERSON  
Susan Ortega Mudy  
OFFENSE DATE  
12/12/2023  
OFFENSE LOCATION  
Gumlog Road @ GA 11  
(Blairsville, GA)

**CASE DISPOSITION**  
1000.00 Fines, 12 Months Probation, 30 Days (240 hrs) of Community Service, 60 days in county jail, Submit to Alcohol Evaluation w/any treatment necessary, Risk Reduction School (DUI program), Surrender license plates, Ignition Interlock Device, 4th Amendment Waived, Victim Impact Panel, Random D/S, No Alcohol/ Drugs, Pre-clear RX's, \$25.00 photo fee, Specimen admissibility/records release, Declared a Habitual Violator  
(N/May22)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF  
**GEORGE D. GOWDER JR.**  
DECEASED  
ESTATE NO. 2017-14  
NOTICE  
[For discharge from office and all liability]  
PROBATE COURT OF UNION COUNTY  
RE: PETITION OF GEORGE DAVID GOWDER, III and LOU GOWDER HARKINS FOR DISCHARGE AS EXECUTOR(S) OF THE ESTATE OF GEORGE D. GOWDER JR., DECEASED.  
To Whom it may concern:  
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before June 3, 2024.

**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/May22)

**NATIONAL FOREST TIMBER FOR SALE**  
**CHATAHOOCHEE/OCONEE NATIONAL FOREST**

The Burnette Re-Offer 2 Sale is located within Compartments 503 and 504, approximately 15 miles SW of Blairsville, GA in the Cooper Creek WMA along Burnette Creek Road (FS Road 261) in Union County. The Forest Service will receive Sealed bids at Blue Ridge Ranger District, 2042 Highway 515 West, Blairsville, GA 30512 before or at the time of public bid opening at 11:00 AM local time on 06/21/2024 for an estimated volume of 8 CCF of Hardwoods sawtimber, and 940 CCF of Eastern W. Pine sawtimber marked or otherwise designated for cutting. In addition, there is within the sale area an unestimated volume of Hardwoods pulpwood, and Softwood - Other pulpwood that the bidder may agree to remove at a fixed rate. The Forest Service reserves the right to reject any and all bids. Interested parties may obtain a prospectus from the office listed below. A prospectus, bid form, and complete information concerning the timber, the conditions of sale, and submission of bids is available to the public from the Blue Ridge Ranger District, 2042 Highway 515 West, Blairsville, GA 30512, 706-745-6928. Additional information can be found at <https://www.fs.usda.gov/resources/conn/landmanagement/resourcemanagement#bottom>. USDA is an equal opportunity provider, employer, and lender.  
(N/May22)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Diane A. Comerford

All creditors of the estate of Diane A. Comerford, 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 3rd day of May, 2024.  
BY: Timothy Callander  
11845 Carolina Street  
Crown Point, IN 46307  
ATTORNEY: Daniel J. Davenport  
PO Box 923  
Blairsville, GA 30514  
(N/May15,22,29)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Claude Thomas

All creditors of the estate of Claude Thomas, 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 3rd day of May, 2024.  
BY: John F. Jones  
701 Beaver Dam Road  
Washington, GA 30673  
ATTORNEY: Cary D. Cox  
PO Box 748  
Blairsville, GA 30514  
(N/May15,22,29)

**NOTICE TO CREDITORS AND DEBTORS**  
IN RE: ESTATE OF Verna L. Puett

All creditors of the estate of Verna L. Puett, 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 26th day of April, 2024.  
BY: Paul William Puett Jr.  
112 Whispering Pine  
Blairsville, GA 30512  
(N/May18,15,22)

**NOTICE TO CREDITORS AND DEBTORS**  
IN RE: ESTATE OF Noreen H. Jacobsen

All creditors of the estate of Noreen H. Jacobsen, 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 24th day of April, 2024.  
BY: Lisa Partin Oakes  
103 Autumn Lane  
Blairsville, GA 30512  
ATTORNEY: Pamela Kendall Floyd  
PO Box 1114  
Hiawassee, GA 30546  
(N/May18,15,22)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Pauline Watkins Conley

All creditors of the estate of Pauline Watkins Conley, 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 26th day of April, 2024.  
BY: Elaine Stover  
PO Box 75  
Oakwood, GA 30566  
ATTORNEY: Daniel J. Davenport  
PO Box 923  
Blairsville, GA 30514  
(N/May18,15,22)

**IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN THE INTEREST OF:  
**HAROLD DAKOTA ROGERS**  
DOB: 12-04-2022  
SEX: MALE

**CHILD UNDER THE AGE OF EIGHTEEN**  
case no. 144-241-29a  
NOTICE OF DEPENDENCY HEARING  
TO: Elizabeth Logan and the putative father Ryan Rogers  
By Order for Service by Publication dated the 10 day of May 2024, you are hereby notified that on the 2nd day of May, 2024, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named child alleging the child is dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General William Mercer an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

The Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 15 day of August, 2024 at 1:00 p.m. at the Union County Courthouse, Blairsville Georgia.  
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 William Maxwell, Judge of said Court, this the 10 day of May 2024.  
William Maxwell  
Honorable William Maxwell  
Judge, Juvenile Court  
Union County, Georgia  
Enotah Judicial Circuit  
(N/May15,22,29,Jun5)

**NOTICE**  
**ANDREW L. BRUNSON** as Administrator of the Estate of David Randall Brunson, Petitioner

**ALL THE WORLD**  
CAFN: SUCV 2023000383  
**ACTION TO QUIET TITLE**  
TO: ALL OTHER PERSONS WHOM IT MAY CONCERN BEING MORE PARTICULARLY DESCRIBED AS ALL PERSONS KNOWN OR UNKNOWN WHO MIGHT CLAIM ADVERSELY TO PETITIONER'S TITLE IN AND TO LOT 42 OF THE CECIL THOMAS SUBDIVISION LOCATED IN LAND LOT 201 9TH DISTRICT OF UNION COUNTY GEORGIA.  
You are hereby notified that the above-styled action seeking to quiet title in favor of Petitioner to real property and improvements located at 310 LL Kellie Dr Blairsville Georgia also known as Parcel No. 084A029 according to the records of the Union County Tax Assessor, was filed on December 23, 2023, in the Superior Court of Union County, Georgia, Enotah Judicial Circuit, Civil Action File No. 2023000383. If you believe that you have a claim adverse to the Petitioner's Quiet Title Action Against All the World, you are hereby commanded to make yourself known and file an objection at the Clerk's Office of the Superior Court of Union County within thirty (30) days from April 19, 2024, which is the date of the Court of Union County's Order for Service by Publication for the purpose of appearing in the case.

Further, by virtue of the Court of Union County's Order for Service by Publication, any person with a claim adverse to Petitioner's Quiet Title Action is required to file with the Clerk of Union County Superior Court and serve upon Barry A. Lee, ESQ., 84 River Street, Ellijay, Georgia 30540, any pleadings desired within thirty (30) days of the final publication of this notice in accordance with O.C.G.A. § 23-3-65(a)-(c). The legal description for the property that is subject to the instant quiet title action can be found in Deed Book 592, Page 572, of the Union County Real Estate Records, more particularly described as follows:  
Land Lot 201 of the 9th District of Union County, Georgia, being Lot 42 of the Cecil Thomas Subdivision, according to a plat of survey recorded in Plat Book C Page 173 of aforesaid records:  
WITNESS, the Hon Buck Levins., Judge of the Superior Court of Union County.  
(N/May15,22,29,Jun5)

**NOTICE OF PETITION TO CHANGE NAME**  
STATE OF GEORGIA  
COUNTY OF UNION

Notice is hereby given that HERMAN LYLE WORLEY, the undersigned, filed his petition to the Superior Court of Union County, Georgia on the 1st day of May, 2024, praying for a change in the name of Petitioner from HERMAN LYLE WORLEY to HERMAN TERRY WORLEY. 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 29th day of April, 2024  
HERMAN LYLE WORLEY  
aka HERMAN TERRY WORLEY  
Cary D. Cox  
Attorney of Petitioner  
PO Box 748  
Blairsville, Georgia 30514  
(N/May15,22,29,Jun5)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Wanda Louise Hollis

All creditors of the estate of Wanda Louise Hollis, 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 10th day of May, 2024.  
BY: Robert James Hollis  
370 Raburn Rd.  
Blairsville, GA 30512  
Karen McCard  
1743 Crossroads Dr.  
Mountain City, TN 37683  
(N/May15,22,29,Jun5)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Brandon Howard Baba

All creditors of the estate of Brandon Howard Baba, 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 8th day of May, 2024.  
BY: Cassidy Baba  
595 Brinson Colquitt Road  
Brinson, GA 39825  
ATTORNEY: Tabitha Payne  
Karen McCard  
108 S Broad Street  
Bainbridge, GA 39817  
(N/May15,22,29,Jun5)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Hoyt King

All creditors of the estate of Hoyt King, 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 10th day of May, 2024.  
BY: Linda King  
385 Dorrell Piott Road  
Young Harris, GA 30582  
ATTORNEY: Janna D. Akins  
PO Box 923  
Blairsville, GA 30514  
(N/May15,22,29,Jun5)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Charles Caleb Boomer

All creditors of the estate of Charles Caleb Boomer, 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 10th day of May, 2024.  
BY: Michael C. Boomer  
55 Highway Drive  
Youngsville, NC 27596  
(N/May15,22,29,Jun5)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF  
**TERRY ALAN CRUTCHER**  
DECEASED  
ESTATE NO. 2024-69

**PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS**  
NOTICE  
Kristin Henry 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 on or before June 17, 2024.  
**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/May15,22,29,Jun5,12)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF John Anthony Chitwood

All creditors of the estate of John Anthony Chitwood, 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 17th day of May, 2024.  
BY: Daniel Anthony Chitwood  
732 Tomahawk Trl  
Blairsville, GA 30512  
ATTORNEY: Jack Lance Jr.  
57 Sears Way  
Blairsville, GA 30512  
(N/May22,29,Jun5,12)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Beverly Jean Moore

All creditors of the estate of Beverly Jean Moore, 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 17th day of May, 2024.  
BY: Michael Lee Smith  
357 Meadowood Lane  
Blairsville, GA 30512  
ATTORNEY: William H. Mone  
PO Box 1549  
Blue Ridge, GA 30513  
(N/May22,29,Jun5,12)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Kathryn O. Lancaster

All creditors of the estate of Kathryn O. Lancaster, 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 17th day of May, 2024.  
BY: Lynn Wagner  
2209 N. Forest Trail  
Atlanta, GA 30338  
(N/May22,29,Jun5,12)

**IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN THE INTEREST OF:  
**BRAXTON KENNETH NEWTON**  
DOB: 11-16-2022  
SEX: MALE  
CHILD UNDER THE AGE OF EIGHTEEN

case no. 144-241- 15A  
NOTICE OF DEPENDENCY HEARING  
TO: BREANNA CLIFTON AND DAVID BRYAN NEWTON  
By Order for Service by Publication dated the 15 day of May 2024, you are hereby notified that on the 22 day of March, 2024, 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 pursue any civil action against you.

**AS TO BOTH PARTIES** This Court will conduct a final hearing upon the Petition for Termination of Parental Rights on the AUGUST 1st 2024 AT 1:00PM IN THE UNION COUNTY COURTHOUSE IN BLAIRSVILLE GEORGIA  
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 15 day of May, 2024.  
Jeremy Clough  
Honorable Jeremy Clough  
Judge, Juvenile Court  
Union County, Georgia  
Enotah Judicial Circuit  
(N/May22,29,Jun5,12)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Esther D. Harley

All creditors of the estate of Esther D. Harley, 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 14th day of May, 2024.  
BY: Carolyn Boyd  
115 Peterson Court  
Holly Hill, FL 32117  
ATTORNEY: Rebecca Kendrick  
PO Box 1286  
Blairsville, GA 30514  
(N/May22,29,Jun5,12)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Andrew Z. Linal

All creditors of the estate of Andrew Z. Linal, 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 17th day of May, 2024.  
BY: Mary L. Brennan  
1683 Liberty Church Road  
Blairsville, GA 30512  
ATTORNEY: Cary D. Cox  
PO Box 748  
Blairsville, GA 30514  
(N/May22,29,Jun5,12)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Rosemary Landrum Entz

All creditors of the estate of Rosemary Landrum Entz, 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 May, 2024.  
BY: Nicole Toledo  
Georgia-Cumberland Association  
Seventh-Day Adventist Church  
PO Box 12000  
Calhoun, GA 30703  
ATTORNEY: Janna D. Akins  
PO Box 923  
Blairsville, GA 30514  
(N/May22,29,Jun5,12)

**IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA**  
IN RE: ESTATE OF  
**LEROY ANDERSON,**  
DECEASED  
ESTATE NO. 2024-53

**NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT**  
The petition of Sarah Anderson, for a year's support from the estate of Leroy Anderson, deceased, for decedent(s) surviving spouse, 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 May 28, 2024, 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/May18,15,22)

**STATE OF GEORGIA**  
**COUNTY OF UNION**  
**NOTICE OF SALE UNDER POWER**

Pursuant to the power of sale contained in the Security Deed executed by SHARON H. JOHNSTON to PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION in the original principal amount of \$110,500.00 dated July 26, 2016 and recorded in Deed Book 1044, Page 314, Union County records, said Security Deed being last transferred to PNC BANK, NATIONAL ASSOCIATION in Deed Book 1365, Page 294, 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 June 04, 2024, the property in said Security Deed as described as follows:  
**ALL THAT CERTAIN PARCEL OF LAND SITUATED IN LAND LOTS 245 & 260, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS FOLLOWS:**  
CONTAINING 1.80 ACRES AND BEING SHOWN AS LOT 18-B OF GREEN ACRES SUBDIVISION ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED 8/23/96, LAST REVISED 7/25/02 AND RECORDED IN PLAT BOOK 50, PAGE 190, AND SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF, THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS RECORDED IN DEED BOOK 278, PAGE 118, UNION COUNTY RECORDS.

THE PROPERTY IS SUBJECT TO THE POWERLINE EASEMENT TO BLUE RIDGE MOUNTAIN EMC RECORDED IN DEED BOOK 278, PAGE 165, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY GRANTED TO UNION COUNTY, RECORDED IN DEED BOOK 358, PAGE 90, UNION COUNTY RECORDS.  
BEING THE SAME PROPERTY CONVEYED FROM EDWIN B. BUTLER AND JOIN F. STRONG TO ARTHUR C. JOHNSTON, JR AND SHARON H. JOHNSTON, AS JOINT TENANTS WITH SURVIVORSHIP, AS DESCRIBED IN BOOK 428, PAGE 113, DATED 08/13/2002, RECORDED 08/19/2002, IN UNION COUNTY RECORDS.  
Said property being known as: 231 FALL LN BLAIRSVILLE, GA 30512  
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are SHARON H. JOHNSTON 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:  
PNC Bank, National Association  
3232 Newmark Drive  
Miamisburg, OH 45342  
800-367-9305 (ext 4120611209)  
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.  
PNC BANK, NATIONAL ASSOCIATION, as Attorney-in-Fact for SHARON H. JOHNSTON Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
13010 Morris Rd.  
Suite 450  
Alpharetta, GA 30004  
Phone: 470.321.7112  
Firm File No. 24-201867 - DaG  
(N/May18,15,22,29)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Rosemary Landrum Entz

All creditors of the estate of Rosemary Landrum Entz, 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 17th day of May, 2024.  
BY: Nicole Toledo  
Georgia-Cumberland Association  
Seventh-Day Adventist Church  
PO Box 12000  
Calhoun, GA 30703  
ATTORNEY: Janna D. Akins  
PO Box 923  
Blairsville, GA 30514  
(N/May22,29,Jun5,12)

**IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA**  
IN RE: ESTATE OF  
**LEROY ANDERSON,**  
DECEASED  
ESTATE NO. 2024-53

**NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT**  
The petition of Sarah Anderson, for a year's support from the estate of Leroy Anderson, deceased, for decedent(s) surviving spouse, 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 May 28, 2024, 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/May18,15,22)

**STATE OF GEORGIA**  
**COUNTY OF UNION**  
**NOTICE OF SALE UNDER POWER**

Pursuant to the power of sale contained in the Security Deed executed by SHARON H. JOHNSTON to PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION in the original principal amount of \$110,500.00 dated July 26, 2016 and recorded in Deed Book 1044, Page 314, Union County records, said Security Deed being last transferred to PNC BANK, NATIONAL ASSOCIATION in Deed Book 1365, Page 294, 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 June 04, 2024, the property in said Security Deed as described as follows:  
**ALL THAT CERTAIN PARCEL OF LAND SITUATED IN LAND LOTS 245 & 260, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS FOLLOWS:**  
CONTAINING 1.80 ACRES AND BEING SHOWN AS LOT 18-B OF GREEN ACRES SUBDIVISION ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED 8/23/96, LAST REVISED 7/25/02 AND RECORDED IN PLAT BOOK 50, PAGE 190, AND SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF, THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS RECORDED IN DEED BOOK 278, PAGE 118, UNION COUNTY RECORDS.

THE PROPERTY IS SUBJECT TO THE POWERLINE EASEMENT TO BLUE RIDGE MOUNTAIN EMC RECORDED IN DEED BOOK 278, PAGE 165, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY GRANTED TO UNION COUNTY, RECORDED IN DEED BOOK 358, PAGE 90, UNION COUNTY RECORDS.  
BEING THE SAME PROPERTY CONVEYED FROM EDWIN B. BUTLER AND JOIN F. STRONG TO ARTHUR C. JOHNSTON, JR AND SHARON H. JOHNSTON, AS JOINT TENANTS WITH SURVIVORSHIP, AS DESCRIBED IN BOOK 428, PAGE 113, DATED 08/13/2002, RECORDED 08/19/2002, IN UNION COUNTY RECORDS.  
Said property being known as: 231 FALL LN BLAIRSVILLE, GA 30512  
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are SHARON H. JOHNSTON 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