

# North Georgia News

## Legal Notices for June 19, 2024

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Carroll Russell Herrick  
All creditors of the estate of Carroll Russell Herrick, 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 May, 2024.  
BY: Pamela Jean Herrick  
62 Snowberry Lane  
Blairsville, GA 30512  
ATTORNEY: Brett Bradshaw  
57 Sears Way  
Blairsville, GA 30512  
N(Jun19,26,Jul3,10)

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: Hailey Watkins  
Civil Action File No. 24-CV-1688L  
NOTICE OF PETITION TO CHANGE NAME  
Notice is hereby given that Hailey Watkins, the undersigned, filed petition to the Superior Court of Union County, Georgia on the 23 day of May, 2024, praying for a change in the name of Petitioner from Hailey Michelle Watkins to Hailey Michelle Martin. 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 23 day of May, 2024  
Hailey Watkins  
Petitioner  
N(May29,Jun5,12,19)

**NOTICE TO CREDITORS AND DEBTORS**  
IN RE: ESTATE OF Shirley Long McGinnis  
All creditors of the estate of Shirley Long McGinnis, 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 May, 2024.  
By: Douglas R. McGinnis  
111 Lowell Lane  
Blairsville, GA 30512  
Cynthia McGinnis Kirksey  
100 Old Sod Lane  
Blairsville, GA 30512  
Attorney: Barry L. McGraw  
1100 Peachtree St. NE, Suite 800  
Atlanta, GA 30309  
N(May29,Jun5,12,19)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Betty Jean Williams  
All creditors of the estate of Betty Jean Williams, 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 May, 2024.  
BY: Sheila Arrowood  
167 Lower River View Road  
Blairsville, GA 30512  
ATTORNEY: Cary D. Cox  
PO Box 748  
Blairsville, GA 30514  
N(May29,Jun5,12,19)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Lenora Ann Davis  
All creditors of the estate of Lenora Ann Davis, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.  
This 24th day of May, 2024.  
BY: Daniel J. Davenport  
PO Box 923  
Blairsville, GA 30514  
N(May29,Jun5,12,19)

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: Regina Barrera Whitener, A Minor Child  
Civil Action Case No: SUCV2024000060  
NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD  
Notice is hereby given that William Matthew Whitener filed a Petition to the Superior Court of Union County, Georgia, on the 26th day of February, 2024, praying for a change in the name of a minor child from Regina Barrera Whitener to Regina Pauline Whitener. Guadalupe Gardenia Barrera and any other party has the right to appear in this case and object. Final hearing in this matter is set for August 8, 2024, at 9:00 a.m. in the Superior Court of Union County, Georgia, Judge T. Buckley Levins, presiding.  
Julie McCollister  
McCollister Law, LLC  
PO Box 2525  
Blairsville, GA 30514  
jbmccollister@gmail.com  
706-745-0057  
N(Jun19,26,Jul3,10)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Andrew Lee Burnett  
All creditors of the estate of Andrew Lee Burnett, 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 13th day of June, 2024.  
BY: David Wayne Burnett  
906 Vickie Drive  
Cary, NC 27511  
N(Jun19,26,Jul3,10)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Opal Deyton  
All creditors of the estate of Opal Deyton, 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 June, 2024.  
BY: Dennis Deyton  
5557 Murphy Hwy.  
Blairsville, GA 30512  
N(Jun19,26,Jul3,10)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF William A. Cooper  
All creditors of the estate of William A. Cooper, 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 June, 2024.  
BY: Kim Rebecca Heath  
11501 Village Brook Drive  
Riverview, FL 33579  
ATTORNEY: Rebecca Kendrick  
PO Box 1286  
Blairsville, Ga 30514  
N(Jun19,26,Jul3,10)

**TRADE NAME REGISTRATION**  
Georgia, County  
To whom it may concern:  
Please be advised that, Anna M. Scudellari whose address is, and, whose address is 340 Misty Morning Dr., Blairsville, GA 30512 is/are the owner(s) of the certain business now being carried on at online sale, markets and fairs, products produced at 340 Misty Morning Dr., Blairsville, GA 30512 in the following trade name, to-wit: LAUGHING RAIN and that the nature of said business is Natural products home, health.  
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 4 day of June, 2024.  
N(Jun19,26)

**TRADE NAME REGISTRATION**  
Georgia, County  
To whom it may concern:  
Please be advised that, Paul Scudellari whose address is 340 Misty Morning Dr., Blairsville, GA 30512, and, whose address is is/are the owner(s) of the certain business now being carried on at 340 Misty Morning Dr., Blairsville, GA 30512 in the following trade name, to-wit: RIAPEX and that the nature of said business is Consulting.  
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 4th day of June, 2024.  
N(Jun19,26)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: HELEN MARIE KOBLIHA  
DECEASED  
ESTATE NO. 2023-33  
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT  
The petition of Richard Elton for a year's support from the estate of Helen Marie Koblaha 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 July 1, 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 preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.  
Dwain Brackett  
Judge of the Probate Court  
By: Kristin Stanley  
Clerk of the Probate Court  
65 Courthouse St., Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Jun5,12,19,26)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Kathryn Duckworth  
All creditors of the estate of Kathryn Duckworth, 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 31st day of May, 2024.  
BY: Marisa D. Crowley  
100 Gumlog Road  
Blairsville, GA 30514  
N(Jun5,12,19,26)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF R. L. Couch Jr.  
All creditors of the estate of R. L. Couch 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 31st day of May, 2024.  
BY: Vianne Couch  
2128 Gainesville Hwy.  
Blairsville, GA 30512  
ATTORNEY: Daniel J. Davenport  
PO Box 923  
Blairsville, GA 30514  
N(Jun5,12,19,26)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF PATRICIA ANN GARRETT  
All creditors of the estate of PATRICIA ANN GARRETT deceased, late of Union County, Ga., are hereby notified to render in their demands against said estate to the undersigned and all persons indebted to said estate are required to make immediate payment to the undersigned.  
This the 31st day of May, 2024.  
Randall Garrett, Executor  
c/o P. Andrew Lowman  
Attorney for Estate  
McCurdy & Lowman, Attorneys at Law, LLC  
12 North Main Street  
Jasper, Ga. 30143  
706-253-7701  
N(Jun5,12,19,26)

**NOTICE OF SUPERIOR COURT OF UNION COUNTY**  
TO: Karen Grissom  
Address Unknown  
By Order of the Court for Service by Publication dated May 1, 2024, you are hereby notified that on April 25, 2025, Thomas Grisson filed suit against you for divorce. You are required to file with the Clerk of the Superior Court, and to serve upon Plaintiffs' Attorney Michelle Vaughan, P.O. Box 1657, 360 Highway 515 West, Blairsville, Georgia, 30514, an Answer in writing within sixty (60) days of Mary 1, 2024.  
N(Jun5,12,19,26)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF LUCILLE M. DANIEL  
DECEASED  
ESTATE NO. 2024-76  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
To whom it may concern:  
Renee Annette Branyon and Mary Faye Fortenberry has petitioned to be appointed administrator(s) of the estate of Lucille M. Daniel deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, 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 24, 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(May29,Jun5,12,19)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Nicolus Luke Gaddis  
All creditors of the estate of Nicolus Luke Gaddis, 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 7th day of June, 2024.  
BY: Tony Levi Gaddis  
270 Salem Cemetery  
Blairsville, GA 30512  
ATTORNEY: Richard W. Sarrell II  
144 Cleveland Street  
Blairsville, GA 30512  
N(Jun12,19,26,Jul3)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Lucille Faye Bailey  
All creditors of the estate of Lucille Faye Bailey, 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 31st day of May, 2024.  
BY: Janie Sue Knight  
1110 Sharp Mountain Parkway  
Jasper, GA 30143  
ATTORNEY: Richard W. Sarrell II  
144 Cleveland Street  
Blairsville, GA 30512  
N(Jun12,19,26,Jul3)

**IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA**  
IN RE: ESTATE OF RICHARD LEON PATTERSON, DECEASED  
ESTATE NO. 2024-77  
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT  
The petition of Patricia Diane Patterson, for a year's support from the estate of Richard Leon Patterson, 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 July 8, 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 preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.  
Dwain Brackett  
PROBATE JUDGE  
By: Kristin Stanley  
PROBATE CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(Jun12,19,26,Jul3)

**IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA**  
IN RE: ESTATE OF RICHARD ROBERT LINDVIG, DECEASED  
ESTATE NO. 2024-84  
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT  
The petition of Virginia E. Lindvig, for a year's support from the estate of Richard Robert Lindvig, 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 July 8, 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 preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.  
Dwain Brackett  
PROBATE JUDGE  
By: Kristin Stanley  
PROBATE CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(Jun12,19,26,Jul3)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF GAIL ROMINE  
DECEASED  
ESTATE NO. 2024-79  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
To whom it may concern:  
Danielle Tomlin has petitioned to be appointed administrator(s) of the estate of Gail Romine 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 July 8, 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  
Blairville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Jun12,19,26,Jul3)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF LARRY LAMAR DANIEL a/k/a ROBERT LARRY DANIEL  
DECEASED  
ESTATE NO. 2024-75  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
To whom it may concern:  
Renee Annette Branyon and Mary Faye Fortenberry has petitioned to be appointed administrator(s) of the estate of Larry Lamar Daniel a/k/a Robert Larry Daniel 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 July 8, 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  
Blairville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Jun12,19,26,Jul3)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF LARRY LAMAR DANIEL a/k/a ROBERT LARRY DANIEL  
DECEASED  
ESTATE NO. 2024-75  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
To whom it may concern:  
Renee Annette Branyon and Mary Faye Fortenberry has petitioned to be appointed administrator(s) of the estate of Larry Lamar Daniel a/k/a Robert Larry Daniel 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 July 8, 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(Jun12,19,26,Jul3)

**STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER**  
Because of a default under the terms of the Security Deed executed by Kevin A. McManus and Tara McManus to Wells Fargo Bank, N.A. dated April 3, 2007, and recorded in Deed Book 701, Page 264, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, securing a Note in the original principal amount of \$50,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, July 2, 2024, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:  
All that tract or parcel of land being one acre of Land Lot #173 of the 9th District, 1st Section of Union County, Georgia, as shown on a plat of survey by Roy A. Terrell G.R.L.S. #1700, dated May 29, 1984, and recorded in the Office of the Clerk of Superior County of Union County, Georgia, in Plat Book T, page 182 and reference is heremade to said plat of survey for a full and complete description herein.  
Said property is known as 700 Mauney Cir, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.  
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, 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.  
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.  
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.  
The property is or may be in the possession of Kevin A. McManus and Tara McManus, successor in interest or tenant(s).  
US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust as Attorney-in-Fact for Kevin A. McManus and Tara McManus  
File no. 23-081030  
LOGS LEGAL GROUP LLP\*  
Attorneys and Counselors at Law  
211 Perimeter Center Parkway, N.E., Suite 130  
Atlanta, GA 30346  
(770) 220-2535  
https://www.logs.com/  
\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
N(May29,Jun5,12,19,26)

**STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER**  
Because of a default under the terms of the Security Deed executed by Kevin A. McManus and Tara McManus to Wells Fargo Bank, N.A. dated April 3, 2007, and recorded in Deed Book 701, Page 264, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, securing a Note in the original principal amount of \$50,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, July 2, 2024, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:  
All that tract or parcel of land being one acre of Land Lot #173 of the 9th District, 1st Section of Union County, Georgia, as shown on a plat of survey by Roy A. Terrell G.R.L.S. #1700, dated May 29, 1984, and recorded in the Office of the Clerk of Superior County of Union County, Georgia, in Plat Book T, page 182 and reference is heremade to said plat of survey for a full and complete description herein.  
Said property is known as 700 Mauney Cir, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.  
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, 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.  
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.  
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.  
The property is or may be in the possession of Kevin A. McManus and Tara McManus, successor in interest or tenant(s).  
US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust as Attorney-in-Fact for Kevin A. McManus and Tara McManus  
File no. 23-081030  
LOGS LEGAL GROUP LLP\*  
Attorneys and Counselors at Law  
211 Perimeter Center Parkway, N.E., Suite 130  
Atlanta, GA 30346  
(770) 220-2535  
https://www.logs.com/  
\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
N(May29,Jun5,12,19,26)

**STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER**  
Because of a default under the terms of the Security Deed executed by Kevin A. McManus and Tara McManus to Wells Fargo Bank, N.A. dated April 3, 2007, and recorded in Deed Book 701, Page 264, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, securing a Note in the original principal amount of \$50,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, July 2, 2024, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:  
All that tract or parcel of land being one acre of Land Lot #173 of the 9th District, 1st Section of Union County, Georgia, as shown on a plat of survey by Roy A. Terrell G.R.L.S. #1700, dated May 29, 1984, and recorded in the Office of the Clerk of Superior County of Union County, Georgia, in Plat Book T, page 182 and reference is heremade to said plat of survey for a full and complete description herein.  
Said property is known as 700 Mauney Cir, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.  
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, 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.  
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.  
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.  
The property is or may be in the possession of Kevin A. McManus and Tara McManus, successor in interest or tenant(s).  
US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust as Attorney-in-Fact for Kevin A. McManus and Tara McManus  
File no. 23-081030  
LOGS LEGAL GROUP LLP\*  
Attorneys and Counselors at Law  
211 Perimeter Center Parkway, N.E., Suite 130  
Atlanta, GA 30346  
(770) 220-2535  
https://www.logs.com/  
\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
N(May29,Jun5,12,19,26)