# **North Georgia News**

## Legal Notices for August 28, 2024

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF JOEY E. BRUCE

DECEASED ESTATE NO. 2024-122 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: Any Unknown Heirs of Joey E. Bruce and to whom it may concern: Timothy Schroeder

Imothy Schröeder has petitioned for the County Administrator to be appointed administrator(s) of the estate of Joey E. Bruce deceased, having cause of ac-tion in said county for sole purpose of making it possible to commence or continue a lawsuit against the estate of said decedent. If the peti-ties is corrected the County Administrates shall to be the bound of the county Administrator shall be relieved by the County Administrator shall duties and obligations otherwise imposed on the administrator of an estate, including by not limited to the marshaling of assets, the pub-lication of notice to creditors, the filing of an incation or notice to creations, the filing of an inventory, the filing of returns, and the post of a separate bond, except for these duties and obligations directly related to the acceptance of service and process and qualification as administrator and other duties directly related to the lawsuit All interested parties are hereby notified to show cause by 10:00 a.m. on or before September 9, 2024 why said petition should not be granted. BE NOTIFIED FURTHER: All objections to the

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. Con-tact probate court personnel for the required amount of filing fees. If any objections are filed a hearing will be scheduled at a later amount of filing tees. 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 Bairevillo. CA 20512

Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Aug14,21,28,Sept4)

# IN THE PROBATE COURT OF UNION COUNTY State of Georgia In Re: Kimberly ann crawford

DECEASED ESTATE NO. 2024-117

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT The petition of Timothy Allen Crawford for a year's support from the estate of Kimberly Ann Crawford deceased, for decedent's (minor And of aword deceased, for deceased, of any they have, by 10:00 a.m. on or before September 9, 2024, why said petition should

September 9, 2024, why said petition should not be granted. All objections to the petition must be in writ-ing, 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 fil-ing fore must be fored with unre phone public of before a probate court clerk, and in-ing fees must be tendered with your objec-tions, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a loter det. How objective are filed the activity 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 Addr

(706) 439-6006 Telephone Number N(Aug14,21,28,Sept4)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Virgil Raymond Watkins All creditors of the estate of Virgil Raymond Watkins, 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 August, 2024. BY: Deborah A. Deaver a/k/a Debra Ann Deaver PO Box 1724 Blairsville, GA 30514 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514 N(Aug14,21,28,Sept4

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Kathryn Ann Jones All creditors of the estate of Kathryn Ann Jones, deceased, late of Union County, Geor gia, 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 Personal

Representative. This 9th day of August, 2024.

BY: Terry Charles Jones Blairsville, GA 30512 James Michael Jones 1144 Bend Creek Tr. Suwanee, GA 30024 N(Aug14,21,28,Sept4)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF ORLANDO U LARA NOYOLA DECEASED

ESTATE NO. 2023-25 NOTICE

IFOR discharge from office and all liability] PROBATE COURT OF UNION COUNTY Re: PETITION OF LUIS LARA FOR DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF ORLANDO U LARA NOYOLA. 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 September 9,

BE NOTIFIED FURTHER: All objections to the BE NOTHED 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 must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact 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

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 Num mber

IN THE PROBATE COURT OF UNION COUNTY **STATE OF GEORGIA** 

IN RE: ESTATE OF RALPH JACKSON EDMONDSON DECEASED ESTATE NO. 2023-153

N(Aug28)

NOTICE NUTICE [For discharge from office and all liability] PROBATE COURT OF UNION COUNTY Re: PETITION OF RONALD MORRIS EDMONDSON FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF RALPH JACKSON EDMONDSON, DECEASED. To When it more concentration

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 September 9, 2024

2024. BE NOTIFIED FURTHER: All objections to the Be NOTIFIED FURTHER: An objections to the petition must be in writing, setting forth the 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. Con-tact probate court personnel for the required amount of filing fees If any objections are

tact probate court personner 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

NOTICE OF SALE Be advised that the personal property listed below, presently at 3502 Blue Ridge Highway LLC., dba Summit Mini Storage, 3502 Blue Ridge Highway, Blairsville, GA 30512, (762) 525-0900, will be sold at public auction on 9/11/2024, at 10:00 am to the highest bid-der. The auction will be held on www.lock-erfox.com and will start 8/28/2024, & close 9/11/2024 at 10:00 am Said property will be 9/11/2024, at 10:00 am. Said ro/20/2024, & close 9/11/2024, at 10:00 am. Said roporty will be sold to recover outstanding charges in accor-dance with the leasing agreements executed between 3502 Blue Ridge Highway LLC and the below-named parties. The property and the lo-cation of the same are as follows:

cation of the same are as follows: Unit #C07 – Jones Douglass- Misc Household Items Unit #C14 – Paige Thurman- Misc Household Items Unit #C16 – Josh Cheek- Misc Household Items Unit #C16 – Brian Sherman- Misc Household Items Unit #D05 – George Hernandez- Misc Household Items Unit #D36 - Roger Norton- Misc Household Items Unit #D39 – Katelyn Byers - Misc Household Items

### NOTICE OF SALE

NOTICE OF SALE Be advised that the personal property listed below, presently at 45 Dyer Ridge Road LLC., dba Ridge Mini Storage, 45 Dyer Ridge Road, Blairsville, GA 30512, (762) 525-0900, will be sold at public auction on 9/11/2024, at 10:00 am to the highest bidder. The auction will be held on www.lockerfox.com and will start 8/28/2024, & close 9/11/2024, at 10:00 am. Said property will be could to recover outstand. 8/28/2024, & close 9/11/2024, at 10:00 am. Said property will be sold to recover outstand-ing charges in accordance with the leasing agreements executed between 45 Dyer Ridge Road LLC and the below-named parties. The property and the location of the same are as follows

Toilows: Unit #03 - Bethany Rosado- Misc Household Items, Assorted Boxes and Totes Unit #18 - Steven Watson- Misc Household Items, Assorted Boxes and Totes Unit #20 - Angela Thornley -Misc Household Items Assorted Boxes and Totes Unit #20 - Angela Thornley -Misc Household Items Assorted Boxes and Totes

Unit# 25 - Amelia Brickey-Misc Household

Unit #27 - Alertian Dickey-inite Household Items, Assorted Boxes and Totes Unit #27 - Gordon Morrow- Misc Household Items, Assorted Boxes and Totes Unit #32 - Gordon Morrow- Misc Household Items, Assorted Boxes and Totes Unit #33 - Catherine Pena- Misc Household Items, Assorted Boxes and Totes Unit #35 - Michael Rogers- Misc Household Items, Assorted Boxes and Totes Unit# 53 - Judy Espositi- Misc Household Items, Assorted Boxes and Totes Unit# 53 - Judy Espositi- Misc Household Items, Assorted Boxes and Totes Unit #61 - Jennifer Barker - Misc Household Items, Assorted Boxes and Totes

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Lela M. Burnett Stephens All creditors of the estate of Lela M. Burnett Stephens, deceased, late of Union County, Georgia, are hereby notified to render in their 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 August, 2024. BY: Michael Anthony Stephens 210 Pleasant Hill Cir.

irsville, GA 30512 J. Craig Stephens 248 Forest Dr. Blairsville, GA 30512 N(Aug28,Sept4,11,18)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Raymond L. Fiore Sr. All creditors of the estate of Raymond L. Fiore Sr., deceased, late of Union County, Georgia, Sr. deceased, late of Union County, deorgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Representative.

This 23rd day of August, 2024. BY: Christine A. Seager 1307 E. Elm Street Tampa, FL 33604 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(Aug28,Sept4,11,18

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Clifford Gibson All creditors of the estate of Clifford Gibson, An creations of the estate of Uniou cluston, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate how most the Demand Deveneentation payment to the Personal Representative. This 23rd day of August, 2024. BY: Paul Gibson 3805 Smyrna Road Young Harris, GA 30582 Doug Gibson 203 Smyrna Ridge Road Young Harris, GA 30582 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(Aug28.Sept4.11.18)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Ruby H. Neil All creditors of the estate of Ruby H. Neil, deceased, late of Union County, Georgia, are hereby notified to render in their demands to hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 23rd day of August, 2024. BY: Donald C. Neil 040 (Libbe Deced 984 Gibbs Road Blairsville, GA 30512 ATTORNEY: Cary D. Cox DO Boy 749

PO Box 748 Blairsville, GA 30514 N(Aug28,Sept4,11,18) NOTICE OF FORECLOSURE

NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION TO: LARRY GREEN, ESTATE OF LARRY GREEN, HEIRS KNOWN OR UNKNOWN, WANDA GREEN, ESTATE OF WANDA GREEN, HEIRS KNOWN OR UNKNOWN, DEWAYNE GREEN, DENISE LONG AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POS-SECORDY DICHT TITLE OR UNTERST. IN THE SESSORY RIGHT, THILE OR INTEREST IN THE PROPERTY BELOW. RE: FORECLOSURE OF EQUITY OF REDEMIPTION FOR TAX SALE DEED (0.C.G.A. § 48-4-45, et

seq.). TAKE NOTICE THAT:

This is a Notice pursuant to 0.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.

The right to redeem the following described

The right to redeem the following described property, to wit: All that tract or parcel of land lying and be-ing in the 8th District and 1st Section of Union County, Georgia and being a part of Land Lot No. 87, containing 0.998 acres of land, more or less, and being completely described on a plat

and survey by Rochester and Associates, Inc., R.S. No. 2653 for Dewey and Helen Crowder Dated May 22, 1998 and recorded in Plat Book 41, Page 160 of Union County Records. Said plat is incorporated herein by reference there-to, for full and complete description of above described torgardy.

to, for full and complete description of above described property. As described in Deed Book 396, Page 486. Fur-ther described as Map & Parcel 006113. will expire and be forever foreclosed and barred on and after October 1, 2024. The tax deed to which this notice relates is

The tax deed to which this notice relates is dated the 2nd day of May, 2023, and is re-corded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1350 at Pages 569-570. The property may be redeemed at any time before October 1, 2024, by payment of the re-demption price as fixed and provided by law to the undersigned name at the following ad-dress:

Akins & Davenport, PC P.O. Box 923

Blairsville, GA 30514 PLEASE BE GOVERNED ACCORDINGLY.

NOTICE OF FORECLOSURE

NOTICE OF FOLLOSSINE OF EQUITY OF REDEMINITION TO: LARRY GREEN, ESTATE OF LARRY GREEN, HEIRS KNOWN OR UNKNOWN, WANDA GREEN, ESTATE OF WANDA GREEN, HEIRS KNOWN OR UNKNOWN, DEWAYNE GREEN, DENISE LONG AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POS-SESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW. RE: FORECLOSURE OF EQUITY OF REDEMPTION COD TAY SALE DEED (OC CA & SALA ESA.)

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

Ine right to redeem the following described property, to wit: All that tract or parcel of land lying and being in the 8th District and 1st Section, Land Lot 87 of Union County, Georgia, containing 1.0 acre more or less, located on the Dooly road near the Branch, and being further described as

The Draitin, and being taking the follows: Beginning at the public road near the home of George and Mattie Pope at an iron state corner between the property o Mattie Pope and Cliff Raper; thence 70 years East to an iron stake on said Road; thence South 70 yards to an-other iron stake corner; thence 70 yards West to another iron stake corner adjoining the land of Cliff Raper; thence North to the beginning corner. Grantors also grant to grantee a non-exclusive

perpetual easement for the use of the roads for ingress and egress to the above described

property. As described in Deed Book 720, Page 739, Fur-ther described as Map & Parcel 006115. will expire and be forever foreclosed and

Will expire and be forever horedesed and barred on and after October 1, 2024. The tax deed to which this notice relates is dated the 2nd day of May, 2023, and is re-corded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1350 at Pages 573-574. 1350 at Pages 573-574. The property may be redeemed at any time before October 1, 2024, by payment of the re-demption price as fixed and provided by law to the undersigned name at the following ad-

dress: 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(Aug28,Sept4,11,18)

### IN THE SUPERIOR COURT OF UNION COUNTY **STATE OF GEORGIA**

YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company, Petitioner.

V. A TRACT OF LAND LYING AND BEING IN LAND LOT 21 OF THE 7th DISTRICT, 1ST SECTION, UNION COUNTY GEORGIA, CONTAINING ONE (1) ACRE, MORE OR LESS; AND AS THEIR RESPEC-TIVE INTERESTS MAY APPEAR: DAVID CARL GOLD AND OTHER PARTIES KNOWN OR UN-KNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,

Respondents. Civil Action No. 23-CV-00316-RG

NOTICE OF SUMMONS TO: DAVID CARL GOLD, ESTATE OF DAVID CAR-

OL GOLD, ALL HEIRS KNOWN AND UNKNOWN

OL GOLD, ALL HEIRS KNOWN AND UNKNOWN, Last Known Address: 3908 S. Ocean Boulevard, Unit TH1 Highland Beach, FL 33487 ALL PERSONS OR PARTIES, KNOWN OR UN-KNOWN, AND ALL THE WORLD, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESONDENT PROP-ERTY being all that Tract of Land Lying and Being in the 7th District, 1st Section of Union County, Georgia, being a tract of 1.0 acre. more County, Georgia, being a tract of 1.0 acre, more or less, being more particularly described as follow

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 bit ess, and being shown as inact two (2) of 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 refer-ence and made a part hereof. This Deed is given subject to all easements and experiment for a first subject to all easements

An estrictions of record. As described in Deed Book 806, Page 540, Fur-ther described as Map & Parcel 0240671. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title use filed as 0.6446 20202 and that bu Title was filed on October 2, 2023, and that by rule was line of occupier 2, 2023, and that by reason of an Order for Service by Publication entered by the Court on August 16, 2024, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 020 Deleviewille Coversion on convert the Deti 923, Blairsville, Georgia, an answer to the Peti-tion within sixty (60) days of the date of the Order for Service by Publication pursuant to 0.C.G.A. 23-3-65(b). Witness the Honorable Joy R. Parks, Judge of ceid Court

said Court. , 2024 This \_\_\_\_\_ \_ day of \_\_\_

NOTICE TO DEBTORS AND CREDITORS

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY By virtue of a Power of Sale contained in that certain Security Deed from NIKITA S ROSS and KATHY E ROSS to MORTGAGE ELECTRONIC

KATHY E ROSS to MORTGAGE ELECTRONIC RATHY E ROSS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR HOMESTAR FINANCIAL CORP. dated March 9, 2020, recorded March 10, 2020 in Deed Book 1186, Page 547, Union County Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Three Thousand Two Hundred Seventy-Nine and 00/100 dollars (\$93,279.00), with interest thereon as provided for therein, said Secu-rity Deed having been last sold, assigned and transferred to Planet Home Lending, LLC, there will be sold at public outcry to the highest bid-der for cash at the Union County Courthouse, within the legal hours of sale on the first Tues-day in September, 2024, all property described in said Security Deed including but not limited to the following described property:

to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING

ALL INAL TRACTOR PARCEL OF LAND LINK AND BEING IN THE 10TH DISTRICT, IST SEC-TION, LAND LOT 27 OF UNION COUNTY, GEOR-GIA, CONTAINING 0.93 ACRES, MORE OR LESS, AND BEING LOT 4 AS SHOWN ON A SURVEY BY DOULDEDED A CORCUMETO NUO ADATE

ROCHESTER & ASSOCIATES, INC, DATED JULY 24, 1996 AND RECORDED IN UNION COUNTY

PLAT IS INCORPORATED HEREIN BY REFER-ENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED

THE PROPERTY IS SUBJECT TO AND BENEFITS

THE PROPERTY IS SUBJECT TO AND BENEFITS FROM MATTERS AS SHOWN IN THE ABOVE REF-ERENCED PLAT OF SURVEY. THE PROPERTY IS SUBJECT TO AND BENEFITS FROM A PRIVATE ROAD MAINTENANCE AGREE-MENT AND EASEMENT AGREEMENT AS RE-CORDED IN DEED BOOK 844, PAGE 626, UNION COUNTY REFORDS.

CONTROLOGIE IN DEED BOOK 844, PAGE 626, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO EASEMENTS TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 279, PAGE 42 AND DEED BOOK 279, PAGE 44, UNION COUNTY RECORDS.

PAGE 44, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO A RIGHT-OF-WAY TO UNION COUNTY AS RECORDED IN DEED BOOK 126, PAGE 67, UNION COUNTY RECORDS. Said legal description being controlling, how-ever the grouperty is more commonly known.

ever the property is more commonly known as 71 GOLDEN RIDGE RD, BLAIRSVILLE, GA 30512

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remain-ing in default, this sale will be made for the

purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed

Security Deed. Said property will be sold on an "as-is" ba-

sis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the

dersigned. The sale will also be subject to the following items which may affect the title: 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

payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assess-ments; liens; encumbrances; restrictions; covenants, and any other matters of record

To the best of the knowledge and belief of the undersigned, the owner and party in posses-sion of the property is NIKITA S ROSS, KATHY E ROSS, or tenants(s). The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under

The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Plaget

Ameno or moonly all terms of the loan (al-though not required by law to do so) is: Planet Home Lending, LLC, Loss Mitigation Dept., 321 Research Parkway Suite 303, Meriden, CT 06450, Telephone Number: 855-884-2250. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortrane instrument

PLANET HOME LENDING, LLC as Attorney in Fact for NIKITA S ROSS, KATHY E ROSS THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PHL-22-02906-8

PHL-22-02906-8 Ad Run Dates 08/07/2024, 08/14/2024, 08/21/2024, 08/28/2024 rlselaw.com/property-listing

NOTICE OF SALE UNDER POWER

mortgage instrument. PLANET HOME LENDING, LLC

N(Aug7,14,21,28)

Georgia records.

aforesaid Plat.

The property is conveyed subject to the set-

backs, easements and all matters shown on

zoning ordinances, restrictions, covenants, and matters of record superior to the Security

and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of Grantee, the above described property is in the posses-sion of Luis F. Arbona and Omarlig J. Torres, or a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or as-sessments, if any. Lakewood Capital Group, LLC As Attorney in Fact for

As Attorney in Fact for Luis F. Arbona and Omarlig J. Torres

N(Aug7,14,21,28)

PROPERTY.

IN RE: ESTATE OF Terry R. Rogers All creditors of the estate of Terry R. Rogers, deceased, late of Union County, Georgia, are hereby notified to render in their demands to hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 16th day of August, 2024. **BY: Geraldine Crowe Rogers** 

NOTICE TO DEBTORS AND CREDITORS

Representative. This 5th day of June, 2024. BY: Karren L. Humphrey 39 Waycaster Cir.

PO Box 517 Blairsville, GA 30514 N(Aug21,28,Sept4,11)

Dahlonega, GA 30533 ATTORNEY: Richard W. Sarrell II

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Judy Ann Raper, All creditors of the estate of Judy Ann Raper, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to esid exter are new indication to make immediate

to said estate are required to make immediate

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Susan Alice Wilson All creditors of the estate of Susan Alice Wil-

son, deceased, late of Union County, Georgia son, deceased, late of Union County, deorgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Repre-

IN THE SUPERIOR COURT OF UNION COUNTY

Seal Patrick Rice, returned found action Case Number 24-CV-253-JP Notice of Petition to Change Name of Adult Sean Patrick Rice filed a petition in the Union County Superior Court on August 12, 2024, to change the name from Sean Patrick Rice to Patriane Theo Place

Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Dated August 12, 2024 Sean Patrick Rice, Petitioner 2009 Placeast Course Let

ECASED ESTATE NO. 2024-133 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT The petition of Melva Lynn K. Patton, for a year's support from the estate of E. Rex Patton, 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 September 16, 000 where it and the show dates the membed

2024, why said petition should not be granted. All objections to the petition must be in writ-ing, 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 objec-tions, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objec-tions or filed a bacimum will be obscheded at

tions are filed, a hearing will be scheduled at

a later date. If no objections are filed, the peti-tion may be granted without a hearing. Dwain Brackett PROBATE JUDGE

By: Kristin Stanley PROBATE CLERK

(Aug21,28,Sept4,11)

65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

**NOTICE OF SALE UNDER POWER** 

payment to the Personal Representative. This 16th day of August, 2024.

BY: James Steven Towe 3003 Scott Road Marietta, GA 30066

N(Aug21,28,Sept4,11)

sentative.

N(Aug21,28,Sept4,11)

Britney Elyse Rice.

2098 Pleasant Grove Rd Blairsville, Georgia 30512

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA

IN RE: ESTATE OF

E. REX PATTON,

PORT

Sentarive. This 16th day of August, 2024. BY: Bethany Kaye Wilson 516 Honeysuckle Lane Blairsville, GA 30512 ATTORNEY: Rebecca Kendrick Blairsville, GA 30514

STATE OF GEORGIA In re the Name Change of: Sean Patrick Rice, Petitioner

IN RE: ESTATE OF Walter Hobert Lunsford

All creditors of the estate of Walter Hobert Lunsford, 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 medic immediate numerate the Demand

to make immediate payment to the Personal

PO Box 754 Blairsville, GA 30514 N(Aug21,28,Sept4,11)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Jack J. Harrell All creditors of the estate of Jack J. Harrell, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate navment to the Personal Representative. payment to the Personal Representative. This 9th day of August, 2024. BY: Bruce Gray 36 Jamie Gray Lane Blairsville, GA 30512 ATTORNEY: Daniel J. Davenport Do Daw 000

PO Box 923 Blairsville, GA 30514

N(Aug14,21,28,Sept4

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF WILLIAM DEAN CHITWOOD All creditors of the estate of WILLIAM DEAN CHITWOOD, deceased, late of Union County, Genryia, are hereby notified to render in their demands to the undesigned 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 Devrocention Representative.

Representative. This 9th day of August, 2024 BY: Jennifer Chitwood Newman 502 Highland Circle Richmond Hill, GA. 31324 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA. 30512 N(Aug14,21,28,Sept4)

### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF UNION

Re: Estate of THOMAS ELIJAH THOMPSON, JR. All creditors of the estate of THOMAS ELIJAH THOMPSON, JR., deceased, late of Union Coun-ty, Ga., are hereby notified to render in their de-mands against said estate to the undersigned and all persons indebted to said estate are

required to make immediate payment to the undersigned. This the 1st day of August, 2024. Andrew Lowman, Administrator 12 North Main Street Jasper, Ga. 30143 706-253-7701 N(Aug7,14,21,28)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Gail Romine All creditors of the estate of Gail Romine, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate navment to the Personal Representative payment to the Personal Representative. This day of July, 2024. BY: Danielle Tomlin

4226 Covey Trail Oakwood, GA 30566 ATTORNEY: Rebecca Davies 301 Green St., NW Suite 100B Gainesville, GA 30503

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Nola Mae Hemphill All creditors of the estate of Nola Mae Hemp-All created with the estate of wola wate neinp-hill, 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 in-debted to said estate are required to make immediate payment to the Personal Repre-centative

sentative. This 2nd day of August, 2024. BY: Daniel Keith Hemphill

PO Box 185 Blairsville, GA 30514

### N(Aug7,14,21,28)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Nina Glynn Morris All creditors of the estate of Nina Glynn Morris, deceased, late of Union County, Georgia, are hereby notified to render in their demands to hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 2nd day of August, 2024. BY: Wade Garrett Morris 1103 Coastal Hammock Ave.

Ruskin, FL 33570 ATTORNEY: Rebecca Kendrick PO Box 1286 Blairsville, GA 30514 N(Aug7,14,21,28)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Geraldine S. Elmore All creditors of the estate of Geraldine S. El-more, 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 in-debted to said estate are required to make immediate payment to the Personal Representative. This 2nd day of August, 2024.

BY: William Michael Elmore 627 Steeplechase Road Tuscaloosa, AL 35406 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514

N(Aug7,14,21,28

NOTICE TO DEBTORS AND CREDITORS

N(Aug21,28)

IN RE: ESTATE OF Roger Seaton Francis All creditors of the estate of Roger Seaton Francis, 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 narment to the Personal to make immediate payment to the Personal to make immediate payment to Representative. This 23rd day of August, 2024. BY: Peter Silva 60 Milburn Circle Palm Harbor, FL 34683 ATTORNEY: Daniel J. Davenport PO Roy 023 PO Box 923 Blairsville, GA 30514 N(Aug28,Sept4,11,18)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Jo Ann Barrentine All creditors of the estate of Jo Ann Barrentine, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to acid octhe or norwing to here to immediate sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 23rd day of August, 2024. BY: Mark Barrentine 223 Cold Spring Lane Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 PO Box 748 Blairsville, GA 30514

N(Aug28,Sept4,11,18) NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Ronald B. Westfall All creditors of the estate of Ronald B. Westfall, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted Solis indebide to raw, and an persons indebide to said estate are required to make immediate payment to the Personal Representative. This 23rd day of August, 2024. BY: Jelaine A. Westfall 241 Hood Acres Rd. Blairsville, GA 30512 Aug28,Sept4,11,18)

# NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Berry Mac Harkins All creditors of the estate of Berry Mac Har-

kins, deceased, late of Union County, Georgia, Aris, deceased, rate of offinit county, deorga, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Representative. This 23rd day of August, 2024. BY: Camelia Adams

341 Crawley Gap Rd. Blairsville, GA 30512 N(Aug28.Sept4.11.18)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Stephen Douglas Gooch Sr. All creditors of the estate of Stephen Doug-las Gooch Sr., 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 August, 2024. BY: Jeffery Scott Gooch

422 Tarheel West Dr. Murphy, NC 28906 (Aug28,Sept4,11,18)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Nancy C. Gooch All creditors of the estate of Nancy C. Gooch, 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 active are remuted to make immediate to said estate are required to make immediate by a development of the Personal Representative. This 23rd day of August, 2024. BY: Jeffery Scott Gooch 422 Tarheel West Dr. Murphy, NC 28906 N(Aug28,Sept4,11,18)

## NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Rita F. Robert All creditors of the estate of Rita F. Robert, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 23rd day of August, 2024. BY: Debra Robert DEF commission Alexandre Drive 255 Tommie Alexander Drive Blairsville, GA 30512

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(Aug28,Sept4,11,18)

NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION TO: LARRY GREEN, ESTATE OF LARRY GREEN, HEIRS KNOWN OR UNKNOWN, WANDA GREEN, ESTATE OF WANDA GREEN, HEIRS KNOWN OR UNKNOWN, DEWAYNE GREEN, DENISE LONG AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POS-SESSORY DIGHT TITLE OD INTERPET. IN THE SESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW. RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (0.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

Ine right to redeem the following described property, to wit: All that tract or parcel of land lying and being in Land Lot 87 of the 8th District, 1st Section of Union County, Georgia, containing 4.07 acres, more or less, as shown on a plat of survey re-corded in Plat Book 42, Page 55, Union County, Georgia records, being more particularly de-scribed as follows: To find the true point of begin plan.

Context in Field Stock 42, Fage 35, Ohino County, Georgia records, being more particularly de-scribed as follows: To find the true point of beginning, begin at the intersection of Jonica Gap Road and Loving Road; thence N 86 degrees 45' 51' W 461.85 feet to a point on the southern right-of-way of Loving Road; thence leaving the southern right-of-way of Loving Road and following the branch the following courses and distances: S 18 degrees 52' 10" E 30.24 feet to a point; thence S 08 degrees 36' 12" W 75.20 feet to a point; thence S 35 degrees 38' 54" E 50.23 feet to a point; thence S 36 degrees 38' 54" E 50.23 feet to a point; thence S 15 degrees 38' 54" E 50.23 feet to a point; thence S 15 degrees 08' 49" E 45.55 feet to a point; thence C 2 de-grees 36' 23" W 42.02 feet to a point; thence S 24 degrees 55' 25" E 21.12 feet to a point; thence S 13 degrees 37' 40" W 9.07 feet to a point; thence S 15 degrees 19' 55" E 19.27 feet to a point; thence S 27 degrees 34' 46" E 25.39 feet to a point; thence S 03 degrees 14' 43" W 28.25 feet to a point; thence S 03 degrees 14' 43" W 28.85 feet to a point; thence S 07 degrees 52' 14" W 11.69 eet to a point; thence S 10 degrees 36' 46" E 40.53 feet to a axle found; thence leaving said branch and following along the old barbed wire fence S 69 degrees 41' 10" W 30.25 feet to a 40.53 teet to a axie found; thence leaving said branch and following along the old barbed wire fence S 69 degrees 41' 10" W 63.25 feet to a point; thence S 40 degrees 12' 26" W 114.89 feet to a point; thence S 53 degrees 31' 05" W 61.33 feet to a point; thence S 57 degrees 29' 35" W 55.09 to a point; thence S 69 degrees 30' 31" W 51.41 feet to an iron pin set THIS BEING THE TRUE POINT OF BEGINNING; thence follow-ing along the barbed wire fance R0 degrees THE TRUE POINT OF BEGINNING; thence follow-ing along the barbed wire fence 69 degrees 30' 31" feet W 61.51 feet to a point; thence S 71 degrees 37' 56" W 137.70 feet to a point; thence S 66 degrees 18' 46" W 109.70 feet to a point; thence S 70 degrees 31' 22" W 145.03 feet to a point; thence S 75 degrees 08' 44" W 117.68 feet to a 36" Double Oak; thence N 02 degrees 08' 19" E 375.84 feet to an iron pin found; thence leaving said fence N 71 degrees 02' 24" E 197.67 feet to an iron pin found; thence N 01 degrees 41' 50" E 35.12 feet to an iron pin found; thence N 44 degrees 01' 28" E thence N 01 degrees 41° 50° E 35.12 reet to an iron pin found; thence N 44 degrees 01′ 28° E 156.62 feet to an iron pin found; thence S 29 degrees 43′ 25° E 460.61 feet to an iron pin set and the Point of Beginning. Less and Except that tract of land conveyed by Warranty Deed Book 95, Page 96, recorded in Plat Book F, Page 69, Union County, Georgia Records.

Records.

The tax deed to which this notice relates is dated the 2nd day of May, 2023, and is re-corded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1350 at Pages 571-572. The property may be redeemed at any time before October 1, 2024, by payment of the re-demption price as fixed and provided by law to the undersigned name at the following ad-dress:

Akins & Davenport, PC P.O. Box 923 Blairsville, GA 30514 PLEASE BE GOVERNED ACCORDINGLY. PLEASE BE GOVERNED ACCORDINGLY Daniel J. Davenport Akins & Davenport, PC Attorney for Youngstown Group, LLC Georgia Bar No. 821237 80 Town Square, PO. Box 923 Blairsville, GA 30514 (706) 745-0032

Clerk of Superior Court, Union County N(Aug28,Sept4,11,18)

### NOTICE OF FORECLOSURE

NOTICE OF FORECLOSORE OF EQUITY OF REDEMPTION TO: DOUGLASS F. BRENNER, ESTATE OF DOUGLASS BRENNER, ANY AND ALL HEIRS KNOWN AND UNKNOWN; DOMINICK JOSEPH SALAMONE, ESTATE OF DOMINICK JOSEPH SALAMONE, ANY AND ALL HEIRS KNOWN AND DOMINICAL MONT SALAMONE, ANY AND ALL HEINS KNOWN AND UNKNOWN, JOSEPH SALAMONE, 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 (0.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

The right to redeem the following described property, to wit: All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 86 of Union County, Georgia, containing 2.13 acres, more or less, as shown on a plat of survey by North Georgia Land Surveyors, Reg. No. 1700 dated 2/1/83, recorded in Plat Book N at Page 35, Union County Records and more particu-larly described as follows: BEGINNING at the intersection of Land Lots 58, 59, 86 and 87; thence S 30 degrees 35' 30" W 2,475.3 feet to an iron pin in the centerline of a road and the TRUE POINT OF BEGINNING; thence S 68 degrees 30' W 11.23 feet to the

W 2,475.3 feet to an iron pin in the centerine of a road and the TRUE POINT OF BEGINNING; thence S 68 degrees 30' W 11.23 feet to the right-of-way line of Owl Town Gap Road; thence along the right-of-way line of Owl Town Gap Road N 59 degrees 58' W 139.13 feet; N 55 degrees 12' 30'' W 70.66 feet; N 52 degrees 49' 15'' W 391.65 feet to an iron pin; thence leaving the right-of-way line of Owl Town Gap Road, N 26 degrees 28' 45'' E 66.21 feet to an iron pin; thence S 69 degrees 59' E 37.87 feet to an iron pin; thence N 83 degrees 01' E 220.69 feet to an iron pin; thence S 87 degrees 02' E 157.32 feet to an iron pin; thence S 11 degrees 07' W 158.23 feet to an iron pin; thence S 11 degrees 36' W 88.32 feet to an iron pin; thence S 11 degrees 36' W 29.72 feet to an iron pin in the centerline of a road; thence along said center-line; S 42 degrees 20' E 206.12 feet to the TRUE POINT OF BEGINNING.

POINT OF BEGINING. will expire and be forever foreclosed and barred on and after October 1, 2024. The tax deed to which this notice relates is dated the 2nd day of May 2023, and is record-ed in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1350 at Pages 579-580. The property may be redeemed at any time before October 1, 2024 by payment of the re-demption price as fixed and provided by law to the undersigned name at the following ad-drese:

dress: Akins & Davenport, PC P.O. Box 923 Blairsville, GA 30514 PLEASE BE GOVERNED ACCORDINGLY. Daniel J. Davenport Akins & Davenport, PC 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 g28,Sept4,11,18)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Ronald Kevin Weintraub All creditors of the estate of Ronald Kevin Weintraub, 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 August, 2024. BY: Kimberly Ann Carr 571 South Sunnydale Way Hendersonville, NC 28792 ATTORNEY: Brett Bradshaw 57 Saare Way

57 Sears Way Blairsville, GA 30512 N(Aug28,Sept4,11,18)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Anita Hebble Lippmann All creditors of the estate of Anita Hebble An creations of the estate of Anita Hebble Lippmann, 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 Reoresentative.

This 2nd day of August, 2024. BY: Colleen Harper Collins 12 Lazy River Lane Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Roy 748 PO Box 748 Blairsville, GA 30514 N(Aug21,28,Sept4,11

**STATE OF GEORGIA, COUNTY OF UNION** Under and by virtue of the Power of Sale contained in a Security Deed given by Dawn E. Doucette-Shultz and Troy R. Shultz to Mort-gage Electronic Registration Systems, Inc., as nominee for Freedom Mortgage Corporation (the Secured Creditor), dated November 23, 2009, and Recorded on December 4, 2009 as Book No. 820 and Page No. 94, Union County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$108,974.00, with interest at the rate specified therein, as last interest at the rate specified therein, as last assigned to Nationstar Mortgage, LLC by as-signment that is or to be recorded in the Union County, Georgia Records, there will be sold by the undersigned at public outcry to the high-est bidder for cash at the Union County Court-burds with the level house of call on the

Tax ID: 037 097 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains 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 Jaw. including attorney's fees (notice of intent sale, as provided in the security beed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Nationstar Mortgage, LLC holds the duly en-dorsed Note and is the current assignee of the Security Deed to the property. Nationstar Mort-gage, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. the loan.

the loan. Pursuant to 0.C.G.A. §44-14-162.2, Nationstar Mortgage, LLC may be contacted at: (833) 685-2665 or by writing to 350 Highland Drive, Lew-isville, TX 75067. Please note that, pursuant to 0.C.G.A. §44-14-

162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the un-dersigned, the party/parties in possession of the subject property known as 186 LAKESIDE DRIVE, BLAIRSVILLE, GA 30512 is/are: Dawn E. Deutetts Deute at securit/teractic for any E.

The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. §9-13-172.1, which al-

Pursuant to 0.C.G.A. 99-13-172.1, which ar-lows for certain procedures regarding the rescission of judicial and nonjudicial 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 in the pre-ceding negarargh

and payable to "Bell Carrington Price & Gregg LLC".

N(Jul31.Aug7.14.21.28)

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from Luis F. Arbona and Omarlig J. Torres ("Grantor") dated August 7, 2020, recorded September 10, 2020, in Deed Book 1212, Page 639, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Thirty-Ome Thousand Four Hundred Thirty and 00/100 (\$31,430.00), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid has become in default as to the principal and interest and the holder thereof has declared by the said deed to secure debt aroresaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be sold by the undersigned at public out-cry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in September, 2024, the following described real property to wit: All that tract or parcel of land lying and being in Land Lot 280, 281, 296 & 297, 9th District. Ist Section, Union County, Georgia and being Io Land Lot 280, 281, 296 & 297, 9th District. Ist Section, Union County, Georgia and being Io Lon Hundred Twenty-Five (125) of High-land Park Subdivision, Phase III, oontaining 1.20 acres, more or less, as shown on the Final Plat for Highland Park, Phase III, by Blue Ridge Mountain Surveying, Inc. dated 5/31/19, last revised 07/18/19, and being recorded in Plat Book 71, Page 255-258, Union County, Georgia records, which description is incorporated herein by reference and made a part hereof. The property is conveyed with and subject to the road easement as shown on aforesaid Plat The property is conveyed subject to the Dec-laration of Covenants, Restrictions, Property Owners Association and Limitations for Highland Park Subdivision as recorded in Deed Book 1110, Pages 232-327, Union County, Georgia records, and the Second Amendment to the Declaration of Covenants, Restrictions, Froperty Owners Association and Limitations for Highland Park Subdivision as recorded in Deed Book 1142, Pages 567-569, Union County, Georgia records. The property is conveyed subject to the set-backs easements and all matters shown on

est bidder för cash åt the Union County Court-house within the legal hours of sale on the first Tuesday in September, 2024, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 175 of Union County, Georgia, containing 1.0 acre, more or less, and being Lot #216 of Lake Not-tely Subdivision, as shown on a plat of survey made by Jack Stanley, Union County Surveyor, dated April 15, 1980 and recorded in the Of-fice of the Clerk of the Superior Court of Union County, Georgia in Plat Book J, Page 110, said plat reading as follows:

County, Georgia in Plat Book J, Page 110, said plat reading as follows: To reach the True Point of Beginning, start at the original land lot corner common to Land Lots 150, 151, 174 & 175; thence S 3 degrees 36 minutes W 537.7 feet to an iron pin to the True Point of Beginning; said iron pin being located in the West right-of-way line of Wayne Colwell Road; thence S 3 degrees 58 minutes E 284.9 feet; thence N 81 degrees 08 minutes W 220.0 feet to an iron pin; thence N 18 degrees 50 minutes E 245.6 feet to an iron pin; thence N 81 degrees 24 minutes E 119.7 feet to the True Point of Beginning. Point of Beginning. Tax ID: 037B 097

aforesaid Plat. The property is being conveyed subject to all easements, covenants, restrictions, agree-ments, permits, rights of ways, government regulations, zoning ordinances and all matters of record affecting subject property. This Deed is given subject to all easements and restrictions of record, if any. The debt secured by the Security Deed has been and is hereby declared due because of among other possible events of default, failure to comply with the terms of the Note and Seamong other possible events of default, latter to comply with the terms of the Note and Se-curity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees (notice of intent to collect at-termoral foce bruits here mixed). attorneys' fees (notice of intent to collect at-torneys' fees having been given). Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, coning ordinances, restrictions courants

DRIVE, BLAIRSVILLE, GA 30512 is/are: Dawn E. Doucette-Shultz or tenant/tenants. Said prop-erty will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

covenants, etc. The sale will be conducted subject to (1) con-

ceding paragraph. Funds used at sale shall be in certified funds

LLC". Nationstar Mortgage, LLC as Attorney in Fact for Dawn E. Doucette-Shultz and Troy R. Shultz. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Grego, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 24-43253