North Georgia News

Legal Notices for September 4, 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 Schröder 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 head 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 Baireville. GA 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 Ann or aword deceased, of deceased is (initial child(ren)), having been duly filed, all interest-ed persons are hereby notified to show cause, if 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 ware should be public of before a product 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 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, Georgoines, ucceased, late of offiold County, lefor-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 Personentitie

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)

NOTICE TO DEBTORS AND CREDITORS NR 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 payment to the Personal Representative. This 23rd day of August, 2024.

BY: Peter Silva 60 Milburn Circle Palm Harbor, FL 34683 ATTORNEY: Daniel J. Davenport 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 said estate are required to make immediate payment to the Personal Representative. This 23rd day of August, 2024. BY: Mark Barrentine BY: Mark Barrentine 223 Cold Spring Lane Blairsville, GA 30512 ATTORNEY: Cary D. Cox 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 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 N(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, 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

sentative. This 23rd day of August, 2024. BY: Camelia Adams 341 Crawley Gap Rd. Blairsville, GA 30512

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Stephen Douglas Gooch Sr. All creditors of the estate of Stephen Doug-All creations 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 Bearcecartities Representative. This 23rd day of August, 2024. BY: Jeffery Scott Gooch 422 Tarheel West Dr. Murphy, NC 28906

NOTICE TO DEBTORS AND CREDITORS

N(Aug28,Sept4,11,18)

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 per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 32rd day of August 2024 This 23rd day of August, 2024. BY: Jeffery Scott Gooch 422 Tarheel West Dr. Murphy, NC 28906

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 persons indebted to cald active are remulared to make immediate to said estate are required to make immediate payment to the Personal Representative. This 23rd day of August, 2024. BY: Debra Robert 255 Tommie Alexander Drive Blairsville, GA 30512 N(Aug28,Sept4,11,18)

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Lela M. Burnett Stephens, 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: Michael Anthony Stephens J. Craig Stephens 248 Forest Dr. Blairsville, GA 30512 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 RIGHT, ITLE OR INTEREST IN THE PROPERTY BELOW. RE: FORECLOSURE OF EQUITY OF REDEMPTION COD TAY SALE DEED (OC CA & SALA 45, of

FOR TAX SALE DEED (O.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

Ine 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 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

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 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.

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-drese:

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 Snuara, PO. Box 923 P.O. Box 923 80 Town Square, P.O. Box 923 Blairsville, GA 30514 (706) 745-0032 N(Aug28,Sept4,11,18)

NOTICE OF FORECLOSURE

NUTICE OF FORECLOSORE 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-ESESOEV DICLY TITL OD UNTEDEST IN THE SESSORY RIGHT, TITLE 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

property, to wit:

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 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

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 07 degrees 36' 12" W 75.20 feet to a point; thence S 27 degrees 32' 22" E 87.70 feet to a point; thence S 35 degrees 38' 54" E 50.23 feet to a point; thence S 36 degrees 38' 54" E 44' 07" W 25.86 feet to a point; thence 20 de grees 36' 23" W 42.02 feet to a point; thence S 24 degrees 25' 44" W 26.27 feet to a point; thence S 14 degrees 56' 25" E 21.12 feet to a of Loving Road; thence leaving the southern thence S 21 degrees 50 44 W 20.27 refet to a point; thence S 21 degrees 50° 25° E 21.12 feet to a point; thence S 13 degrees 37° 40° W 9.97 feet to a point; thence S 13 degrees 37° 40° W 40.12 feet to a point; thence S 15 degrees 19° 55° E 19.27 feet to a point; thence S 24 degrees 26° 45° W 30.26 feet to a point; thence S 27 degrees 24° 46° 56° S0 feet to a point; thence S 27 26' 45' W 30.25 teet to a point; thence S 27 degrees 34' 46'' E 25.39 feet to a point; thence S 03 degrees 14' 43'' W 28.65 feet to a point; thence 30 degrees 02' 09'' E 44.65 feet to a point; thence S 07 degrees 52' 14'' W 11.69 feet to a point; thence S 01 degrees 39' 46'' E 40.53 feet to a axle found; thence leaving said hence hence following other the old henced 40.53 feet 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 fence 60 degrees 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 \$ 70 degrees 31' 22" W 145.03

NOTICE OF FORECLOSURE

NOTICE OF FORELOSSINE OF EQUITY OF REDEMENTION 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, ITLE OR INTEREST IN THE PROPERTY BELOW. RE: FORECLOSURE OF EQUITY OF REDEMPTION CON CAS ON ED EDEM OF CAS ON A 45 CH

FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et

seq.). TAKE NOTICE THAT: This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax

Sale Deed.

The right to redeem the following described property, to wit: All that tract or parcel of land lying and being in 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 Brenzberged being further described on the Branch, and being further described as follows:

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 to an other 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 beared on each of the Ochever 1 0021

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 follows:

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 had: 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 explicition of social

An observations 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 was filed on October 2, 2023, and that by present of on October Service by Dublication 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, Blarsville, Georgia, an answer to the Peti-tion within sixty (60) days of the date of the Order for Service by Publication pursuant to O.C.GA. 23-3-65(b). Witness the Honorable Joy R. Parks, Judge of ceid Court

said Court. ___, 2024 This _____ _ day of ___

NOTICE OF FORECLOSURE

NOTICE OF FORECLUSUME 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 DOFENU CAL AND OTHER 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 (O.C.G.A. § 48-4-45, et

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Susan Alice Wilson

All creditors of the estate of Susan Alice Wilson.

All creations of the estate of susan Alice Wilson, 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

by sature state are required to make mini-payment to the Personal Representative. This 16th day of August, 2024. BY: Bethany Kaye Wilson 516 Honeysuckle Lane Blairsville, GA 30512 ATTORNEY: Rebecca Kendrick Plairsville, GA 20514

IN THE SUPERIOR COURT OF UNION COUNTY

Sean Patrick Rice, Petitioner Civil 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 Britage Live Rice

Brithey Elyse Rice. Any interested party has the right to appear in this case and file objections within 30 days af-ter the Petition was filed. Dated August 12, 2024 Sean Patrick Rice, Petitioner

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

The petition of Melva Lynn K. Patton, for a year's support from the estate of E. Rex Patton, de-ceased, for decedent(s) surviving spouse, hav-ing been duly filed, all interested persons are

hereby notified to show cause, if any they have nereby notified to show cause, if any they have, by 10:00 a.m. on or before September 16, 2024, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objec-tions, and must be filed on or before the time

tions, and must be filed on or before the time stated in the proceeding sentence. All objec-tions 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 date. If no objections are filed, the petition may be granted without a hearing. Dwain Brackett PROBATE JUDGE By: Kristin Stanley

3003 Scott Road

N(Aug21,28,Sept4,11)

Marietta, GA 30066

Blairsville, GA 30514

STATE OF GEORGIA

Britney Elyse Rice.

N(Aug21,28,Sept4,11)

COUNTY OF UNION

STATE OF GEORGIA

IN RE: ESTATE OF E. REX PATTON, DECEASED

By: Kristin Stanley

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

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Heather Tisha Lively to Mortgage Electronic Registra-tion Curtone Inc. or granted as a maximum for

tion Systems, Inc., as grantee, as nominee for MORTGAGE FINANCIAL GROUP, INC., its suc-

tion Systems, Inc., as grantee, as nominee for MORTGAGE FINANCIAL GROUP, INC., its suc-cessors and assigns, dated February 16, 2016 recorded in Deed Book 1030, Page 227, Union County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 1117, Page 91, Union County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assign-ment recorded in Deed Book 1154, Page 105, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWO THOUSAND AND 0/100 DULARS (\$102,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2024, the following described property. SEE EXHIBT "A" ATACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Secu-rity Deed. The debt remaining in default, this cole will be mode for the numeroer da varier the

PROBATE CLERK

N(Aug21.28.Sept4.11)

PORT

2098 Pleasant Grove Rd Blairsville, Georgia 30512

IN THE PROBATE COURT

In re the Name Change of:

N(Aug21,28,Sept4,11)

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 said estate are required to make immediate payment to the Personal Representative. This 16th day of August, 2024. BY: James Steven Towe

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

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 Lote

BEGINNING at the intersection of Land Lots 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 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 97.66 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 N 83 degrees 59' E 37.87 feet to an iron pin; thence N 83 degrees 10' E20.69 feet to high constraints and the set of t centerline of a road; thence along said center-line; S 42 degrees 20' E 206.12 feet to the TRUE POINT OF BEGINNING. will expire and be forever foreclosed and barred on and after October 1, 2024. The tax deed to which this notice relates is deted the 2nd day of Mey 2022 are is excerd

dated the 2nd day of May 2023, and is record-ed in the Office of the Clerk of the Superior ed in the Uffice 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-dress:

Akins & Davenport, PC PIO. Box 923 Blairsville, GA 30514 PLEASE BE GOVERNED ACCORDINGLY. PLEASE BE GOVENNED ACCOMDINGLT. 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 (796) 745-0022

NOTICE TO DEBTORS AND CREDITORS

(706) 745-0032 ug28,Sept4,11,18)

IN RE: ESTATE OF Ronald Kevin Weintraub All creditors of the estate of Ronald Kevin All creditors of the estate of Honaid 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 to make immediate payment a Representative. This 23rd day of August, 2024. BY: Kimberly Ann Carr 571 South Sunnydale Way Hendersonville, NC 28792 ATTORNEY: Brett Bradshaw 57 Soare 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 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 Representative. This 2nd day of August, 2024. BY: Colleen Harper Collins 12 Lazy River Lane Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(Aug21,28,Sept4,11) IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA Enotah Judicial Circuit STATE OF GEORGIA, ex rel Jeffrey Langley DISTRICT ATTORNEY.

Enotah JUDICIAL CIRCUIT,

Plaintiff

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Jack J. Harrell All creditors of the estate of Jack J. Harrell, An cleanary of the estate of back 3. Initial, 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 personection. 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. This 9th day of August, 2024 BY: Jennifer Chitwood Newman BY: Jennifer Chitwood Newm 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 IN RE: ESTATE OF Norman Lee Fletcher

All creditors of the estate of Norman Lee All creations of the estate of worthan the Fletcher, 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 Bearceantative Representative. This day of

Representative. This _____ day of August, 2024. BY: Kayla Lynn Wheeler c/o The Beck Law Firm, LLC 2090 Sugarloaf Pkwy, Suite 135 Lawrenceville, GA 30045 N(Sept4,11,18,25)

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, rate of officit 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. Sentanve. 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

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Clifford Gibson All creditors of the estate of Clifford Gibson, 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 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 (Aug28.Sept4.11.18)

NOTICE TO DEBTORS AND CREDITORS

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 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 984 Gibbs Road 984 Gibbs Road Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(Aug28.Sept4.11.18)

feet to a point; thence \$ 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 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

by Warranty Deed Book 95, Page 96, recorded in Plat Book F, Page 69, Union County, Georgia

And And All that tract or parcel of land lying and be-ing in the 8th District, 1st Section, Land Lot 87 of Union County, Georgia containing 1.0 acre, more or less, as shown on a survey and plat by Jack Stanley, dated July 1976 and recorded in the Union County Records in Plat Book F, Page 69, and said plat is included in this instrument by reference hereto for a complete and accuby reference hereto for a complete and accu-rate description of said property. As described in Deed Book 307, Page 286 & Deed Book 95, Page 96. Further described as Map & Parcel 006114. 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 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 by reference hereto for a complete and accu-

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 address: Akins & Davenport, PC P.O. Box 923 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 90 Tarum Scurey D.O. Dev 022 80 Town Square, P.O. Box 923 Blairsville, GA 30514

(706) 745-0032 N(Aug28,Sept4,11,18) Clerk of Superior Court, Union County N(Aug28,Sept4,11,18)

Armory CA 15 rifle, Serial# AA95286 Defendant in rem. **RE PROPERTY OF** David Bruce Merkle, Purported Owner(s)/Interest Holders CIVIL ACTION NO. SUCV2024000264 NOTICE OF PROCEEDINGS To: David Merkle and all unk wn owners and interest holde

vs 2009 Toyota Highlander, VIN# JTEE-S42A892136290, Blue in color, and Combat

interest holders You are hereby notified that the above-styled action seeking the forfeiture of the above-described property was filed in the Superior Court of Union County on the 29th day of Au-gust, 2024, pursuant to 0.C.G.A.§ 9-16-12. Said action alleges that you nay have an in-terest in the above-described defendant prop-erty. You are hereby commanded and required to file with the Clerk of said Court and serve upon Ruster Landreau Assistant District Atto file with the Clerk of said Court and serve upon Buster Landreau, Assistant District At-torney, Enotah Judicial Circuit, 65 Courthouse St. Box 6, Blairsville Ga 30512 an answer to the complaint within thirty (30) days of the date of final publication, that is to say within thirty (30) days of the second publication. If you fail to do so, judgment pursuant to 0.C.G.A> § 9-16-12(e) shall be taken against you for the relief demanded In the complaint. This 29th day of August, 2024 Clerk, Union County Superior Court Enotah Judicial Circuit Wiept4.11) N(Sept4,11)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Terry R. Rogers All creditors of the estate of Terry R. Rogers, An oregroups of the estate of Terry K. Hogers, 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 16th day of Aurure 2024 This 16th day of August, 2024. BY: Geraldine Crowe Rogers PO Box 754 Blairsville, GA 30514 N(Aug21,28,Sept4,11)

NOTICE TO DEBTORS AND CREDITORS

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 make immediate payment to the Personal Representative. This 5th day of June, 2024. BY: Karren L. Humphrey 39 Waycaster Cir. Dahlonega, GA 30533 ATTORNEY: Richard W. Sarrell II PO Box 517 Blairsville, GA 30514 N(Aug21,28,Sept4,11)

same and all expenses of this sale, as provided in the Security Deed and by law, including at-

rity Deed. The debt remaining in default, this sale will be made for the purpose of paying the

tomeys rees (notice pursuant to 0.0.0.4. y to-1-11 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). which are a lien, but not yet due and payable), the right of redemption of any taxing author-ity, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the un-dersigned.

dersigned. Freedom Mortgage Corporation is the holder of

Freedom Morgage Corporation is the noider of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corpo-ration, 11988 Exit 5 Pkwy Bldg 4, Fishers, IN Accord Ref 200 Ecolo 46037 855-690-5900

Note, however, that such entity is not required by law to negotiate, amend or modify the terms

of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Heather Tisha Lively or a tenant or tenants and said property is more commonly known as 952 Old Gumlog Road, Blairsville, Georgia 30512. Should a conflict arise between the property address and the legal description the tend deneratives will control. legal description will control

legal description will control. The sale will be conducted subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the status of the loan with the holder of the security deed. Freedom Mortgage Corporation as Attorney in Fact for Heather Tisha Lively McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.forcelosurebotting net www.foreclosurehotline.net EXHIBIT "A"

EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 170 of Union County, Georgia, containing 2.0 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated January 31, 2009 and recorded in Union County Georgia records in Plat Book 61, Page 198. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described orogentv. described property. Subject to restrictions as recorded in Union

County, Georgia records in Deed Book 648, Pages 254-255. Subject to an easement to Plue Pider March 1

Subject to an easement to Blue Ridge Mountain EMC as recorded in Union County, Georgia re-cords in Deed Book 132, Pages 310-311. Subject to the 100 foot spring buffer as shown Subject to the too too spring purier as shown on aforesaid plat. Subject to riparian rights to branch as shown on aforesaid plat. MR/ca 10/1/24 Our file no. 24-15473GA - FT17

N(Sept4,11,18,25)