

North Georgia News

Legal Notices for April 30, 2025

NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75.00

Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that on January 15, 2025 said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia.

- Item
1. Heritage rough rider .22 cal. Pistol sn: V45xxx
 2. Ruger SR9c 9mm pistol. sn: 334-82xxx
 3. Springfield army xd-9 9mm pistol. sn: XD288xxx
 4. Ruger LCR pistol .22 cal. Sn: 1540-06xxx
 5. Ruger single six revolver .22cal. with holste. Sn: 816xxx
 6. Diamondback .380 cal. Pistol. sn: zh3xxx
 7. Spartan .410 shotgun model 3PR310. Sn: 720-87xxx
 8. Winchester model 74 .22 cal rifle. Sn 79xxx
 9. Remington 870 shotgun. 12 gauge. Sn: AB2948xxx
 10. Tristar Hunter EXLT 20 gauge shotgun. Sn: AR20005xxx
 11. Winchester model 37 16 gauge shotgun. sn: xxxxxx
 12. Ruger model 77/17 .17 cal rifle. Sn: 720-87xxx
 13. Stoeger Coachgun 12 gauge. Sn: C66236xxx
 14. Wards Hercules model 11 12 gauge. sn: A929xxx
 15. Titan .25 cal. Pistol. sn: xxxxxx
 16. Taurus 709 9mm pistol. sn: TKN04xxx
 17. RG .22 cal. Revolver. Sn :T650xxx
 18. Walther p22. .22 cal. Pistol. Sn: L185xxx
 19. Springfield Army xd .45 cal. Pistol. sn: S3267xxx
 20. RC40 .38cal. revolver. sn: xxx
 21. Taurus ultra lite revolver. .38 cal. Sn: XD81xxx
 22. Colt Challenger .22 cal. Pistol sn: 384xx-x
 23. Smith and Wesson model 49 revolver. .38 cal. Revolver. sn: ADW2xxx
 24. Glock model 23 .40 cal. TMExxx
 25. Ruger Security six revolver .357 cal. Sn: 15045xxx
 26. Smith and Wesson model 686-4 revolver. sn: CAU5xxx
 27. Smith and wesson model 27-2 sn: 41xxx
 28. Colt Huntsman .22 cal. Pistol sn: 13xxx
 29. Mossberg 12 gauge shotgun sn: P249xxx
 30. Misc gun cleaning equipment
 31. Misc ammunition
 32. Shotgun shell sling
 33. Single point sling

Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The serial numbers numbers to the above listed items have been partially hidden, owner must be able to prove which case the items were seized from or have valid proof of purchase indicating the complete vin number.

Todd Smith Deputy Sheriff
Shawn Dyer, Sheriff
Union County, Ga
378 Beasley Street
Blairsville, Ga. 3051
(706)439-6066

(N/Apr9,16,23,30)

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME

STATE OF GEORGIA

COUNTY OF UNION

The undersigned hereby certifies that it is conducting a business in the City of Blairsville, County of Union, State of Georgia, under the name: Appalachian Dementia Care and the nature of the business is: Provide Healthcare Services under the Medicare Guide Program and that said business is composed of the following firm: Appalachian Hospice, LLC, 1346 Pat Haralson Drive, Blairsville, GA 30512. This affidavit is made in compliance with O.C.G.A. § 10-1-490. Sworn to and subscribed before me.

This 11th day of April in the year 2025.

(N/Apr23,30)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Bryan A. Mascoe

All creditors of the estate of Bryan A. Mascoe, 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 4th day of April, 2025.
BY: Wendy L. Mascoe
973 Beaver Run Road
Blairsville, GA 30512
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514

(N/Apr9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Michael Paul Beaulieu

All creditors of the estate of Michael Paul Beaulieu, 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 4th day of April, 2025.
BY: Patricia Quattrucci
1929 S Moorings Drive
Wilmington, NC 28405
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514

(N/Apr9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Ronald Lee Romine-Fox
All creditors of the estate of Ronald Lee Romine-Fox, 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 4th day of April, 2025.
BY: Martin Romine-Fox
5100 S. Osage Creek Road
Rogers, AR 72758
ATTORNEY: Kim H. Stroup
James-Bates-Brannan-Groover-LLP
231 Riverside Drive
Macon, GA 31201

(N/Apr9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Joanne Marguerite Swenson late of Union County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 4th day of April, 2025.
BY: Jefferson John Nix
246 John Nix Road
Blairsville, GA 30512
ATTORNEY: Rebecca Kendrick
PO Box 1286
Blairsville, GA 30514

(N/Apr9,16,23,30)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF WILLIAM H. CANNADY JR.
DECEASED
ESTATE NO. 2022-57
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF SCOTT W. CANNADY FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF WILLIAM H. CANNADY JR., DECEASED.
To Whom it may concern:
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before May 12, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number

(N/Apr30)

NOTICE OF JUVENILE COURT

OF UNION COUNTY

TO: WILLIAM ALANSON SCOTT
By Order for Service by Publication dated the 6th day of January, 2025, you are hereby notified that on the 24th day of May, 2024, Kristian Julian Burks, mother of J.R.S., a minor child, filed a Petition for Termination of Parental Rights against you as to the above-named child and this Court found it to be in the child's best interest that the Petition be filed. This notice is being sent to you pursuant to the provisions of O.C.G.A. § 15-11-281 and 282. A copy of the Petition for Termination of Parental Rights may be obtained by you from the Clerk at the Union County Courthouse during business hours. The hearing on the Petition for Termination of Parental Rights is for the purpose of terminating your parental rights.

If the Court at the trial finds that the facts set out in the Petition to Terminate Parental Rights are true and that termination of your rights will serve the best interests of your child, the Court can enter a judgment ending your rights to your child.

If the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or make any decisions affecting your child or your child's earnings or property. You will not thereafter be entitled to notice of proceedings for the adoption of the above-named child by another, nor will you have any right to object to the adoption or otherwise to participate in the proceedings. Your child will be legally freed to be adopted by someone else.

Even if your parental rights are terminated:
1) You will still be responsible for providing financial support (child support payments) for your child's care unless and until your child is adopted;
2) Your child can still inherit from you unless and until your child is adopted; and
3) Your child can still pursue any civil action against you.

This Court will conduct a final hearing upon the Petition for Termination of Parental Rights on the 27th day of June, 2025, AT 1:00 P.M. IN THE UNION COUNTY COURTHOUSE, LOCATED IN BLAIRSVILLE, GEORGIA.

The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court handling this case know that you want a lawyer immediately.

(N/Apr30,May7,14,21)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF AUDREY LEE OWENBY DECEASED
ESTATE NO. 2025-62
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern:
Gedgitt Davis has petitioned to be appointed administrator(s) of the estate of Audrey Lee Owenby deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before June 2, 2025.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number

(N/Apr23,30,May7,14)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF James Foster Crawford
All creditors of the estate of James Foster Crawford, 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 18th day of April, 2025.
BY: Lindsay Nicole Crawford
127 Country View Lane
Blairsville, GA 30512

(N/Apr23,30,May7,14)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Rheta M. Priem
All creditors of the estate of Rheta M. Priem, 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 25th day of April, 2025.
BY: Lance E. Priem
275 Covey Road SW
Milledgeville, GA 31061
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514

(N/Apr30,May7,14,21)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Otis Crett Dyer
All creditors of the estate of Otis Crett Dyer, 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 25th day of April, 2025.
BY: Kimberly Dyer Lochbaum
3865 High View Court
Cumming, GA 30041
ATTORNEY: Janna D. Akins
PO Box 923
Blairsville, GA 30514

(N/Apr30,May7,14,21)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Martha Jean Sims
All creditors of the estate of Martha Jean Sims, 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 18th day of April, 2025.

BY: Dena Westbrook
PO Box 603
Hayesville, NC 28904
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514

(N/Apr23,30,May7,14)

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA

Petitioner: Alayna Marie Bruce
Respondent: Joshua Kyle Bruce
Civil Action File No. 25-CV-136-BL
Notice of Publication
To: Joshua Kyle Bruce
25 Green Lane
Blairsville, GA 30512
By Order for Service by Publication dated 31st day of March, 2025, You are hereby notified that on the 11th day of April, 2025, the Petitioner filed suit against you for Complaint for Divorce.

You are required to file with the Clerk of the Superior Court of Union County, and to serve upon the Petitioner Alayna Marie Bruce at this address 44 Tanyard Court, Apt. 20, Blairsville, GA 30512 an answer to the complaint within sixty (60) days of the date of the first publication of the notice.

Witness the Honorable T. Buckley Levins Judge of this Court.
This 15th day of April, 2025
Judy L. Odom,
Clerk, Superior Court of Union County

(N/Apr23,30,May7,14)

NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75.00

Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that as of March 26, 2025 said property was located in the evidence room of the Blairsville Police Department, of Blairsville, Union County, Georgia.

- Item (s)
- Stevens Model 320 12 Gauge Pump Shotgun; 172xxxx
 - Ruger .22 Cal. Pistol; 13-3xxxx
 - Kreienstein .22 Short Revolver; 245xxx
 - Phoenix Arms Model Raven.25 Auto Pistol; 314xxxx
 - Sundance Model a-25 .25 Cal. Pistol; 075xxx
 - Ruger 10/22 22.22 Rifle w/ Simmons Scope; 0006-xxxxx
 - Hi-Point Model JCP .40 S&W Pistol; x70xxxx
 - Marlin Ranger M34 22 LR Rifle; no serial number
 - Mossberg 20 gauge Pump Shotgun; P46xxxx
 - Rossi .44 Magnum Lever Action Rifle; M023xxx

Any party claiming an interest in said property listed above is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- 5-54 within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The serial numbers on the above listed items have been partially hidden, the respective owner must be able to provide proof of which case the item/items were seized from, or have valid proof of purchase indicating the complete serial number.

J. Seth Dyer, Evidence Custodian –
Blairsville Police Department
Michael Baxter, Chief of Police –
Blairsville Police Department
96 Blue Ridge Street
Blairsville, GA 30512
(706)835-1692

(N/Apr23,30,May7,14)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF James Foster Crawford
All creditors of the estate of James Foster Crawford, 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 18th day of April, 2025.
BY: Lindsay Nicole Crawford
127 Country View Lane
Blairsville, GA 30512

(N/Apr23,30,May7,14)

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME, PARTNERSHIP, OR OTHERS

STATE OF GEORGIA

COUNTY OF UNION

The undersigned does hereby certify that Dr. Andre Baron & Associates P.A. conducting a business as Blairsville Eye Care in the City of Blairsville, County of Union, State of Georgia under the name of Blairsville Eye Care and that the nature of the business is Optometry and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are: Andre Baron, 178 Brackets Way, Suite 9, Blairsville, GA 30512.

(N/Apr30,May7)

TRADE NAME REGISTRATION

Georgia, Union County
To whom it may concern:
Please be advised that Pollock Construction Inc. whose address is Registrants Address 330 Lazy Springs Road, Blairsville, GA 30512, USA, and, whose address is ; is/are the owner(s) of the certain business now being carried on at 330 Lazy Springs Road, Blairsville, GA 30512, USA the following trade name, to-wit: Valhalla Homes and the nature of said business is: Construct new residential properties
This statement is made in conformity with O.C.G.A. § 10-1-490 et seq. requiring the filing of such statement with the Clerk of Superior Court of this county.
This is the 12th day of March, 2025.

(N/Apr30,May7)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Estie L. Davis
All creditors of the estate of Estie L. Davis, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 11th day of April, 2025.
BY: John R. Davis
705 Jackson Street
Rockmart, GA 30153
Donald Davis
3557 Brownlee Rd.
Forsyth, GA 31029
ATTORNEY: Rebecca Kendrick
PO Box 1286
Blairsville, GA 30514

(N/Apr16,23,30,May7)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Joel R. Peney
All creditors of the estate of Joel R. Peney, 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 11th day of April, 2025.
BY: Todd Martin Peney
5213 Trackrock Gap Road
Blairsville, GA 30512

(N/Apr16,23,30,May7)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Michael Lynn Goss
All creditors of the estate of Michael Lynn Goss, 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 11th day of April, 2025.
BY: Karen Dianne Pico
409 Happy Valley Lane
Morganton, GA 30560
ATTORNEY: William H. Mone
PO Box 1549
Blue Ridge, GA 30513

(N/Apr16,23,30,May7)

NOTICE OF ENFORCEMENT OF LIEN WITHOUT JUDICIAL INTERVENTION.

The contents of the listed leased space(s) located at Mission Self Storage, 323 GA-325, Blairsville, GA 30512 will be placed for Public Auction and Sale to the highest bidder to be held online at www.storageauctions.com on May 21st, 2025, bidding ends at 10 AM. A \$50 refundable deposit is required on each winning bid. Units may include Furniture, Antiques, Electronics, Household items, Office items, Clothes, Toys, Baby items, Tools, Automobiles, Trailers, etc. The units, descriptions, and customer names included in this Auction are;
214, 5x10, Debra King.

(N/Apr30,May7)

STATE OF GEORGIA

COUNTY OF UNION

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by CHRISTOPHER E. SPRY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR UNITED COMMUNITY MORTGAGE SERVICES, INC., in the original principal amount of \$181,000.00 dated March 23, 2007, and recorded in Deed Book 699, Page 200, Union County records, said Security Deed being last transferred to FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2024-1 in Deed Book 1404, Page 493, Union County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on May 06, 2025, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 152 OF UNION COUNTY, GEORGIA, CONTAINING 0.944 ACRE, MORE OR LESS, AND BEING SHOWN AS LOT THREE (3) OF WILDWOOD SUBDIVISION, ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED 2/23/98 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 41 PAGE 33, AND SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE PROPERTY. SUBJECT TO A ROADWAY EASEMENT AS SHOWN ON SAID PLAT.

SUBJECT TO THE RESTRICTIONS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 217 PAGE 55.

SUBJECT TO A RIGHT OF WAY EASEMENT TO UNION COUNTY, GEORGIA, RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 161 PAGE 534.

Said property being known as: 53 HOLLOW HILL SPUR, BLAIRSVILLE, GA 30512

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are CHRISTOPHER E. SPRY or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119
800-635-9698

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2024-1, as Attorney-in-Fact for

CHRISTOPHER E. SPRY
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 24-255737 - DoP

(N/Apr9,16,23,30)