

North Georgia News

Legal Notices for June 15, 2022

NOTICE TO DEBTORS AND CREDITORS

IN RE: Estate of Riley Mac Dyer a/k/a RM Dyer
All creditors of the estate of Riley Mac Dyer a/k/a RM Dyer, deceased, late of Union County, Georgia, are hereby notified to render tin 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 20th day of May, 2022

BY: Shirley Faye Saine
153 Padgett Cove
Blairsville, GA 30512
Attorney: Richard Sarrell II
144 Cleveland St.
Blairsville, GA 30512

N(May25,Jun1,8,15)

STATE OF GEORGIA

COUNTY OF UNION

IN RE: ESTATE OF THOMAS EDWARD BAKER, DECEASED

NOTICE TO CREDITORS

All creditors of the Estate of Thomas Edward Baker, deceased, late of Union County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me at 108 Blue Ridge Hwy Ste 6, Blairsville, GA 30512.

This 20 day of May, 2022

David E. Barrett

Estate of Thomas Edward Baker, deceased

N(May25,Jun1,8,15)

IN THE PROBATE COURT

COUNTY OF UNION

STATE OF GEORGIA

IN RE: ESTATE OF

JACQUELYN COLLINS HUTSON, DECEASED

ESTATE NO. 22-71

NOTICE OF PETITION TO FILE FOR YEAR'S SUP- PORT

The petition of Billy M. Hutson, for a Year's Support from the estate of Jacquelyn Collins Hutson, deceased, for decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before June 20, 2022, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett

PROBATE JUDGE

By: Kristin Stanley

PROBATE CLERK

65 Courthouse St., Ste. 8

Blairsville, GA 30512

(706) 439-6006

N(May25,Jun1,8,15)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

LINDA HARRISON O'NEILL

DECEASED

ESTATE NO. 22-69

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

TO: Joseph O'Neill

and to whom it may concern:

Jessica O'Neill has petitioned for Letters of Administration to be appointed administrator(s) of the estate of Linda Harrison O'Neill, deceased, of said county. 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 on or before June 20, 2022.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett

Judge of the Probate Court

By: Kristin Stanley

Clerk of the Probate Court

65 Courthouse St., Suite 8

Blairsville, GA 30512

Address

(706) 439-6006

Telephone Number

N(May25,Jun1,8,15)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Richard W. Davis

All creditors of the estate of Richard W. 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 3rd day of June, 2022.

BY: Wendy Carlin

63 Pat Colwell Rd.

Blairsville, GA 30512

ATTORNEY: Cary D. Cox

PO Box 748

Blairsville, GA 30514

N(Jun8,15,22,29)

STATE OF GEORGIA

COUNTY OF UNION

IN RE: ESTATE OF ROSEMARY TURNER DE-
CEASED

NOTICE TO CREDITORS

All creditors of the Estate of Rosemary Turner, deceased, late of Union County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me at 108 Blue Ridge Hwy., Ste 6, Blairsville, GA 30512.

This 2nd day of June, 2022.

David E. Barrett

Rosemary Turner, Deceased

David E. Barrett, LLC

Attorney at Law

108 Blue Ridge Highway, Suite 6

Blairsville, GA 30512

706-745-0250

N(Jun8,15,22,29)

GEORGIA, UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of Edwin Bryan Strout, deceased of Union County, Georgia are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.

Karin S. Gaither, as Executor of the

Estate of Edwin Bryan Strout, deceased

Estate No. 22-62

c/o Anna A. Orkins

Stewart, Melvin & Frost, LLP

P.O. Box 3280

Gainesville, GA 30503

N(Jun8,15,22,29)

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA

CECILIA MCWHIRTER,

Plaintiff,

V.

HILLARY MCWHIRTER,

Defendant,

CAFN: 2021CV0325

NOTICE AND SUMMONS OF COMPLAINT FOR DIVORCE

TO: HILLARY MCWHIRTER, whose address is unknown: You are hereby notified that on October 22, 2021, a Complaint for Divorce was filed in the Superior Court of Union County, Georgia, CAFN: 2021CV0325. On May 23, 2022 an Order for Service by Publication was signed and then filed on June 8, 2022.

NOTICE AND SUMMONS TO HILLARY MCWHIRTER: You are hereby summoned and required to file with the Clerk of said court and serve upon the Plaintiff's attorney, whose name and address is: Rosalind N. Henderson, Rosalind Henderson Law, P.O. Box 2132, Blairsville, Georgia 30514 . an answer to the complaint which is herewith served upon you, within 60 days after the Order for Publication was entered by Order of the Honorable Joy Parks, Judge Union County Superior Court, Enotah Judicial Circuit..

This 9th day of June 2022.

Clerk of Superior Court, Judy L. Odom

ROSALIND HENDERSON LAW

P.O. Box 2132

Blairsville, Georgia 30514

(706) 897-4946

rosalind@rosalindhendersonlaw.com

N(Jun15,22,29,Jul6)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

MARTHA POSS WILLIAMS

DECEASED

ESTATE NO. 22-75

NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed.

TO: Jamie Williams

This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before June 27, 2022.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett

Judge of the Probate Court

By: Kristin Stanley

Clerk of the Probate Court

65 Courthouse St., Suite 8

Blairsville, GA 30512

Address

(706) 439-6006

Telephone Number

N(Jun1,8,15,22)

NOTICE TO DEBTORS AND CREDITORS

IN RE: Estate of Lelia Gibson Waldroup

All creditors of the estate of Lelia Gibson Waldroup, deceased, late of Union County, Georgia, are hereby notified to render tin 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 27th day of May, 2022

BY: James Ray Waldroup

PO Box 5

Young Harris, GA 30582

N(Jun1,8,15,22)

STATE OF GEORGIA

COUNTY OF UNION

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Dawn E. Doucette-Schultz and Troy R. Schultz, wife and husband to Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Freedom Mortgage Corporation dated November 23, 2009, and recorded in Deed Book 820, Page 94-103, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$108,974.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, July 5, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

ALL THAT TRACT OR PARCEL OF LAND 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 NOTLEY SUBDIVI-

SION, AS SHOWN ON A PLAT OF SURVEY MADE

BY JACK STANLEY, UNION COUNTY SURVEYOR,

DATED APRIL 15, 1980 AND RECORDED IN THE

OFFICE OF THE CLERK OF THE SUPERIOR COURT

OF UNION 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 COL-

WELL ROAD; THENCE S 3 DEGREES 58 MINUTES

E 284.9 FEET; THENCE N 81 DEGREES 08 MIN-

UTES 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.

Said property is commonly known as 186 Lakeside Drive, Blairsville, GA 30512, a/k/a 3097 Robin Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property is known as 186 Lakeside Drive a/k/a 3097 Robin Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.

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

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.

The property is or may be in the possession of Dawn E. Doucette-Schultz, a/k/a Dawn E. Shultz-Doucette a/k/a Dawn E. Doucette a/k/a Dawn E. Shultz a/k/a Dawn E. Schultz-Doucette a/k/a Dawn E. Schultz, successor in interest or tenant(s).

Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Dawn E. Doucette-Shultz and Troy R. Shultz, wife and husband

File no. 16-062108

LOGS LEGAL GROUP LLP*

Attorneys and Counselors at Law

211 Perimeter Center Parkway, N.E., Suite 300

Atlanta, GA 30346

(770) 220-2535/GR

https://www.logs.com/

*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

N(May25,Jun1,8,15,22,29)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Charles Raymond Amara III

All creditors of the estate of Charles Raymond Amara III, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 3rd day of June, 2022.

BY: Julie Anne Amara

48 Collins Nursery Ln.

Blairsville, GA 30512

ATTORNEY: Kenya L. Patton, P.C.

44 Blue Ridge St., Suite B

Blairsville, GA 30512

N(Jun8,15,22,29)

IN THE PROBATE COURT

COUNTY OF UNION

STATE OF GEORGIA

IN RE: ESTATE OF

ELLEN COWGILL

DECEASED

ESTATE NO. 22-70

PETITION FOR LETTERS OF ADMINISTRATION

AMENDED NOTICE

Karen Bucolo has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Ellen Cowgill, 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 on or before July 5, 2022.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett

PROBATE JUDGE

By: Kristin Stanley

PROBATE CLERK

65 Courthouse St., Ste. 8

Blairsville, GA 30512

(706) 439-6006

N(Jun8,15,22,29)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF

WILLIAM KEITH DYER

DECEASED

ESTATE NO. 22-77

NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed.

TO: Davina Kay Fairchild Dyer

This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before July 5, 2022.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett

Judge of the Probate Court

By: Kristin Stanley

Clerk of the Probate Court

65 Courthouse St., Suite 8

Blairsville, GA 30512

Address

(706) 439-6006

Telephone Number

N(Jun8,15,22,29)

NOTICE OF SALE UNDER POWER

By virtue of a Power of Sale contained in that certain Security Deed and Agreement from Karen Brendle and Kenneth Brendle (collectively "Grantor") to Appalachian Community Bank dated October 3, 2007, and recorded in Deed Book 730, Page 42-46, Union County, Georgia Records, given to secure a note in the original principal amount of Seventy-Seven Thousand Nine Hundred and 00/100 DOLLARS (\$77,900.00), said Security Deed having been last modified by that Modification of Security Deed between Grantor and Bank OZK (formerly known as Bank of the Ozarks), as successor by merger to Community & Southern Bank, as successor in interest to FDIC, as Receiver for Appalachian Community Bank, dated November 26, 2018, filed and recorded in Deed Book 1133, page 620, Union County Georgia Records, there will be sold by Bank OZK, as the holder of said Security Deed and the indebtedness secured thereby, at public outcry to the highest bidder for cash before the courthouse door of (or at such other place designated by law for the conduct of Sheriff's sales within) UNION COUNTY, Georgia, within the legal hours for sale on the first Tuesday in July, 2022, all property described in said Security Deed, including, but not limited to, the following described property:

The 10th District, 1st Section, Land Lot 68 of Union County, Georgia, and being Lot 28 of Grandview Subdivision, containing 0.70 acres, more or less, as shown on a plat of survey by North Georgia Surveyors, dated November 10, 1986, and recorded in Union County Records in Plat Book U, page 203. Said plat is incorporated herein by reference hereto for a full and complete description of the above-described property.