

# North Georgia News

## Legal Notices for April 24, 2024

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF HOYT KING  
DECEASED  
ESTATE NO. 2024-36  
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS  
NOTICE

Linda King has/have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. 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 April 29, 2024.

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

Dwain Brackett  
Judge of the Probate Court  
By: Kristin Stanley  
Clerk of the Probate Court  
65 Courthouse Street, Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Apr3,10,17,24)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF LORETTA PEARL HILSINGER ABBOTT  
DECEASED  
ESTATE NO. 2022-103  
NOTICE

[For discharge from office and all liability]  
PROBATE COURT OF UNION COUNTY  
Re: PETITION OF DEBORAH ABBOTT LANDERS FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF LORETTA PEARL HILSINGER ABBOTT,  
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 6, 2024. **BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

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Telephone Number  
N(Apr24)

**NOTICE OF SERVICE BY PUBLICATION**  
SUPERIOR Court of Union County, Case No. SUCV2023000272  
Robert Wilson Jr., Plaintiff v. Patricia Thompson Jones, et al., Defendants  
To: Jennifer Brown; John Does as Unknown Heirs and Successors of Tina L. Thompson, deceased; John Does as Unknown Heirs and Successors of Thomas Elijah Thompson Jr. a/k/a Thomas "Tommy" Thompson, deceased; In Rem: Against Real Property Having Union County Tax Parcel ID 035 140 A ("Property"); and All Persons Known or Unknown Who Claim or Might Claim an Interest in the Property Adversely to Plaintiff

By Second Order Granting Service by Publication dated 03/27/2024 entered on 03/27/2024, you are hereby notified that on August 22, 2023 Plaintiff Robert Wilson Jr. filed a Petition to Quiet Title in the Superior Court of Union County, Case No. SUCV2023000272. The subject matter of the Petition to Quiet Title is that Plaintiff seeks to quiet title to and cancel any interest you may have to the property commonly known as 0 Cobb Mountain Road, and more particularly described in the Petition to Quiet Title which is available for you to review in the office of the Clerk of the Superior Court of Union County.

You are commanded to be and appear at the court in which the action is pending within 60 days of the Second Order Granting Service by Publication. You are further commanded to file with the Clerk of the Superior Court of Union County and to serve upon Plaintiff's attorney, James R. Fletcher II, Fletcher Law Firm LLC, 328 SE Alexander Street, Suite #10, Marietta, GA 30060 an Answer to the Petition to Quiet Title in writing within sixty (60) days of the date of the Second Order Granting Service by Publication.

This 28th day of March 2024  
WITNESSE, Judge T. Buckley Levins, Judge of the Superior Court of Union County  
Signed: Judy L. Odum  
CLERK, Superior Court of Union County  
N(Apr3,10,17,24)

**NOTICE OF LEGAL ACTION**  
The Chambers County, Alabama, Department of Human Resources filed a petition to terminate the parental rights of a man bearing the initials R.A.Mc. And a woman bearing the initials A.M.C., to their child who was born on December 12, 2017, whose initials are C.A.Mc. Ethers both parents must file an answer to the petition to terminate the parent's parental rights, filed in the Juvenile Court of Chambers County, Alabama within thirty (30) days of service, or after that a default judgment or a judgment after a hearing may be rendered terminating all of either or both parents' parental rights to this child.

Lisa M. Burdette  
Circuit Clerk  
N(Apr3,10,17,24)

**NOTICE OF SUPERIOR COURT OF UNION COUNTY**  
TO: CHASE AMBURY  
Address Unknown  
By Order of the Court for Service by Publication dated March 5, 2024, you are hereby notified that on December 18, 2023, Robert and Susan Webber filed suit against you for custody. You have, by 10:00 a.m. on or before May 20, 2024, are required to file with the Clerk of the Superior Court, and to serve upon Plaintiff's Attorney Michelle Vaughan, P.O. Box 1657, 360 Highway 515 West, Blairsville, Georgia, 30514, an Answer in writing within sixty (60) days of March 5, 2024.

N(Apr3,10,17,24)

**TRADE NAME REGISTRATION**  
Georgia, Union County  
To whom it may concern:  
Please be advised that, NR Auto Store 27, LLC, whose address is 191 Peachtree Street NE, STE 2650, Atlanta, GA 30303, and, whose address is, is/are the owners(s) of the certain business now being carried on at 2307 Murphy Hwy, Blairsville, GA 30512 in the following trade name, to-wit: Shook Automotive and that the nature of said business is: Automotive and Tire Repair.

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 the day of April 4th 2024  
N(Apr17,24)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF: Joan Ella Upperman  
All creditors of the estate of Joan Ella Upperman, 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 12th day of April 2024.  
BY: Leslie Kloss  
282 Kingtown Street  
Covington, GA 30055  
ATTORNEY: Laura M. Crawford  
PO Box 930  
Ducktown, TN 37326  
N(Apr17,24,May1,8)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Marjorie Anita Hetterick  
All creditors of the estate of Marjorie Anita Hetterick, 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 5 th day of April, 2024.  
BY: Joyce Claire Sullivan  
235 Floyd's Way  
Blairsville, GA 30512  
ATTORNEY: Kenya L. Patton  
44 Blue Ridge Street, Suite B  
Blairsville, GA 30512  
N(Apr10,17,24,May1)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Barbara Anne McLaughlin  
All creditors of the estate of Barbara Anne McLaughlin, 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 April, 2024.  
BY: Deborah Lynn Spiegel  
181 Crane Creek  
Young Harris, GA 30582  
ATTORNEY: Jack Lance, Jr.  
57 Sears Way  
Blairsville, GA 30512  
N(Apr10,17,24,May1)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Dorothy Mary Roberts Lamb  
All creditors of the estate of Dorothy Mary Roberts Lamb, 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 19th day of April, 2024.  
BY: Mary Lamb Discher  
16659 Lakeview Court  
Lakeville, MN 55044  
N(Apr24,May1,8,15)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF THOMAS ELLIJAH THOMPSON JR.  
DECEASED  
ESTATE NO. 2021-48  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

To whom it may concern:  
Patricia Thompson Jones has petitioned for Andrew Loman, Attorney at Law to be appointed administrator(s) of the estate of Thomas Elijah Thompson Jr., 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 May 20, 2024.

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

Dwain Brackett  
Judge of the Probate Court  
By: Kristin Stanley  
Clerk of the Probate Court  
65 Courthouse St., Suite 8  
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Telephone Number  
N(Apr24,May1,8,15)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF KATHRYN DUCKWORTH  
DECEASED  
ESTATE NO. 2024-46  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

To whom it may concern:  
Marisa D. Crowley has petitioned to be appointed administrator(s) of the estate of Kathryn Duckworth (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 May 20, 2024.

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

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N(Apr24,May1,8,15)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF JEFFREY ALLEN KOVACH  
DECEASED  
ESTATE NO. 2024-43  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

To whom it may concern:  
David George Kovach has petitioned to be appointed administrator(s) of the estate of Jeffrey Allen Kovach (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, if any they have, by 10:00 a.m. on or before May 20, 2024, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before May 13, 2024. **BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett  
PROBATE JUDGE  
By: Kristin Stanley  
PROBATE CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(Apr24,May1,8,15)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF R. L. COUCH JR.  
DECEASED  
ESTATE NO. 2024-49  
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS  
NOTICE

Vianne Couch has/have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. 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 May 20, 2024.

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

Dwain Brackett  
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Address  
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Telephone Number  
N(Apr24,May1,8,15)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Mary Elizabeth Passmore  
All creditors of the estate of Mary Elizabeth Passmore, 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 19th day of April, 2024.  
BY: George Alton Passmore  
98-512 Kaonog St., Apt. #4  
Donoluit, HI 96701  
ATTORNEY: Daniel J. Davenport  
PO Box 923  
Blairsville, GA 30514  
N(Apr17,24,May1,8,15)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF MARY C. MONTGOMERY,  
DECEASED  
ESTATE NO. 2024-27  
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-  
PORT

The petition of Wayne H. Montgomery, for a year's support from the estate of Mary C. Montgomery, 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 May 13, 2024, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the 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 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(Apr17,24,May1,8)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF BETTY JEAN WILLIAMS  
DECEASED  
ESTATE NO. 2024-11  
NOTICE

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

TO: Allen Dyer  
[List here all heirs having unknown addresses to be served by publication]

This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court by 10:00 a.m. on or before May 13, 2024.

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

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Telephone Number  
N(Apr17,24,May1,8)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF JEFFREY ALLEN KOVACH  
DECEASED  
ESTATE NO. 2024-43  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

To whom it may concern:  
David George Kovach has petitioned to be appointed administrator(s) of the estate of Jeffrey Allen Kovach (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, if any they have, by 10:00 a.m. on or before May 20, 2024, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before May 13, 2024. **BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

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N(Apr17,24,May1,8)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF JOHN ANTHONY CHITWOOD  
DECEASED  
ESTATE NO. 2024-30  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

To whom it may concern:  
Daniel Anthony Chitwood has petitioned to be appointed administrator(s) of the estate of John Anthony Chitwood 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 May 13, 2024.

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

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Telephone Number  
N(Apr17,24,May1,8)

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: The Name Change Of: PAMELA JEAN EKEBERG  
CAF#: 24-CV-000113 BL  
NOTICE

Notice is hereby given that PAMELA JEAN EKEBERG filed her Petition to Change Name with the Superior Court of Union County, Georgia on the 12th day of April, 2024, praying for a change of her name from PAMELA JEAN EKEBERG to PAMELA JEAN PHILLIPS. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within thirty (30) days of the filing of said Petition.

This 12th day of April, 2024.  
Janna D. Akins, Esq.  
Attorney for Petitioner  
AKINS & DAVENPORT, P.C.  
P.O. Box 923  
Blairsville, GA 30514  
(706) 745-0032  
N(Apr17,24,May1,8)

**SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
IN re: Civil Action File Number: 24-CV-95-JP  
Melanie Rosales  
Petitioner

NOTICE OF PETITION TO CHANGE NAME OF ADULT  
Melanie Rosales filed a petition in the Union County Superior Court on April 1, 2024 to change the name from: Melanie Dawn Rosales to Melonie Dawn Rosales. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Dated April 1, 2024  
Melanie Rosales, Petitioner pro se  
Address: 34 Pauls Court  
Blairsville, Georgia 30512  
8132304195  
melonierosales@gmail.com  
N(Apr10-May1)

**NOTICE OF SALE UNDER POWER 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 Mortgage Electronic Registration Systems, Inc., as assignee 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 assigned to Nationstar Mortgage, LLC d/b/a Mr. Cooper by assignment that is or to be recorded in the Union County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Union County Courthouse within the legal hours of sale on the first Tuesday in May, 2024, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Lane Lot 175 of Union County, Georgia, containing 1.7 acre, more or less, and being Lot #216 of Lake Nottely Subdivision, 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 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. Tax ID: 037B 097

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 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 law, including attorney's fees (notice of intent to collect attorney's fees having been given). Nationstar Mortgage, LLC d/b/a Mr. Cooper holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Nationstar Mortgage, LLC d/b/a Mr. Cooper is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Nationstar Mortgage, LLC d/b/a Mr. Cooper may be contacted at: (833) 685-2565 or by writing to 350 Highland Drive, Lewisville, TX 75067. Please note that, pursuant to O.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 undersigned, the party/parties in possession of the subject property known as 186 LAKESIDE DRIVE, BLAIRSVILLE, GA 30512 is/are: Dawn E. Doucette-Shultz or tenant/tenants. Said property 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 matters 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. The sale will be conducted subject to (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 loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain proceedings 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 preceding paragraph. Funds used at sale shall be in certified funds and payable to "Bell Carrington Price & Gregg, LLC". Nationstar Mortgage, LLC d/b/a Mr. Cooper 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 & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File:24-41211  
N(Mar27Apr3,10,17,24,May1)

**NOTICE OF SALE UNDER POWER, UNION COUNTY**  
Pursuant to the Power of Sale contained in a Security Deed given by Douglas Alan Dowdy and Sara A. Dowdy to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee WMC Mortgage Corp., its successors and assigns dated 2/28/2005 and recorded in Deed Book 569 Page 585 Union County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Series 2005-HE1, conveyed the after-described property to secure a Note in the original principal amount of \$327,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 7, 2024 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lot 250, 9th District, 1st Section, Union County, Georgia, being shown as Lot Fifteen (15) containing 1.0 acre and Lot Sixteen (16) containing 1.0 acre, on a plat of survey by Learned Engineering and Development, Inc., dated 3/17/89 and recorded in Plat Book W page 63 Union County records, which description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to the road easement as shown on said plat.

The property is subject to the restrictions recorded in Deed Book 142 pages 28-31, amended in Deed Book 365 page 477 Union County records. The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 168 page 499 Union County records. 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 Security Deed. The debt remaining 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 law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 1212 South Ridge Court, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Dowdy Family Home Trust or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PHH Mortgage Corporation 1661 Worthington Rd Suite 100  
West Palm Beach, FL 33409 (800) 750-2518

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

Said property 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 matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial 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 immediately above.

U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Series 2005-HE1 as agent and Attorney in Fact for Douglas Alan Dowdy and Sara A. Dowdy

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.  
1017-6716A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 017-6716A  
N(Apr10,17,24,May1)

**NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY**  
Under and by virtue of the Power of Sale contained in a Security Deed given by Joshua K. Kruce and Alysia Bruce or a tenant or tenants and to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Vandershilt Mortgage and Finance, Inc. DBA Silvertown Mortgage, its successors and assigns, dated September 17, 2019, recorded in Deed Book 1164, Page 458, Union County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 1359, Page 226, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-THREE THOUSAND SIX HUNDRED THIRTY-SIX AND 0/100 DOLLARS (\$163,636.00), 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 May, 2024, the following described property:

SEE EXHIBIT "A" ATTACHED 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 Security Deed. The debt remaining 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 law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet 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 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 undersigned.

Nationstar Mortgage LLC is the holder 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: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

Note, however, that such entity is