

# North Georgia News

## Legal Notices for May 29, 2024

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF NICOLUS LUKE GADDIS DECEASED

ESTATE NO. 2024-58  
PETITION FOR LETTERS OF ADMINISTRATION NOTICE  
To whom it may concern:  
Tony Levi Gaddis has petitioned to be appointed administrator(s) of the estate of Nicolus Luke Gaddis 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 3, 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  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
(N/May15,22,29)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF DIANE GERACI DECEASED  
ESTATE NO. 2023-48  
NOTICE  
[For discharge from office and all liability]  
PROBATE COURT OF UNION COUNTY  
Re: PETITION OF MADELINE GERACI FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF DIANE GERACI, 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 June 10, 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  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
(N/May29)

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

STATE OF GEORGIA  
COUNTY OF UNION  
The undersigned does hereby certify that Elenor Jane Krohn conducting a business as ETC in the City of Blairsville, County of Union in the State of Georgia, under the name of ETC and that the nature of the business is General Merchandise, Antiques, Smoking Accessories, CBD, Kratom, and that the names and address of the persons, firms or partnership owning and carrying on said trade or business are:

Elenor Jane Krohn  
3734 Gainsville Hwy  
Blairsville, GA 30512  
(N/May8,22,29)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Diane A. Comerford  
All creditors of the estate of Diane A. Comerford, 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 May, 2024.  
BY: Timothy Callander  
11645 Carolina Street  
Crown Point, IN 46037  
ATTORNEY: Daniel J. Davenport  
PO Box 923  
Blairsville, GA 30514  
(N/May8,15,22,29)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Claude Thomas  
All creditors of the estate of Claude Thomas, 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 May, 2024.  
BY: John F. Jones  
701 Beaver Dam Road  
Washington, GA 30673  
ATTORNEY: Cary D. Cox  
PO Box 748  
Blairsville, GA 30514  
(N/May8,15,22,29)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Carroll Russell Herrick  
All creditors of the estate of Carroll Russell Herrick, 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 24th day of May, 2024.  
BY: Pamela Jean Herrick  
62 Snowberry Lane  
Blairsville, GA 30512  
ATTORNEY: Brett Bradshaw  
57 Sears Way  
Blairsville, GA 30512  
(N/May8,15,22,29)

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: Hailey Watkins  
Civil Action File No. 24-CV-1688L  
NOTICE OF PETITION TO CHANGE NAME

Notice is hereby given that Hailey Watkins, the undersigned, filed petition to the Superior Court of Union County, Georgia on the 23 day of May, 2024, praying for a change in the name of Petitioner from Hailey Michelle Watkins to Hailey Michelle Martin. 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 30 days of the filing of said petition.

This 23 day of May, 2024  
Hailey Watkins  
Petitioner  
(N/May29,Jun5,12,19)

**NOTICE TO CREDITORS AND DEBTORS**  
IN RE: ESTATE OF Shirley Long McGinnis  
All creditors of the estate of Shirley Long McGinnis, 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 24th day of May, 2024.  
By: Douglas R. McGinnis  
111 Lowell Lane  
Blairsville, GA 30512  
Cynthia McGinnis Kirksey  
100 Old Sod Lane  
Blairsville, GA 30512  
Attorney: Barry L. McGraw  
1100 Peachtree St. NE, Suite 800  
Atlanta, GA 30309  
(N/May29,Jun5,12,19)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Betty Jean Williams  
All creditors of the estate of Betty Jean Williams, 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 24th day of May, 2024.  
BY: Sheila Arrowood  
167 Lower River View Road  
Blairsville, GA 30512  
ATTORNEY: Cary D. Cox  
PO Box 748  
Blairsville, GA 30514  
(N/May29,Jun5,12,19)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Lenora Ann Davis  
All creditors of the estate of Lenora Ann 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 24th day of May, 2024.  
BY: Daniel J. Davenport  
PO Box 923  
Blairsville, GA 30514  
(N/May29,Jun5,12,29)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF LUCILLE M. DANIEL DECEASED

ESTATE NO. 2024-76  
PETITION FOR LETTERS OF ADMINISTRATION NOTICE  
To whom it may concern:  
Renee Annette Branyon and Mary Faye Fortenberry has petitioned to be appointed administrator(s) of the estate of Lucille M. Daniel deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, 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 24, 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  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
(N/May29,Jun5,12,19)

**IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN THE INTEREST OF:  
HAROLD DAKOTA ROGERS  
DOB: 12-04-2022  
SEX: MALE  
CHILD UNDER THE AGE OF EIGHTEEN

case no. 144-24J-29a  
NOTICE OF DEPENDENCY HEARING  
TO: Elizabeth Logan and the putative father Ryan Rogers

By Order for Service by Publication dated the 10 day of May 2024, you are hereby notified that on the 2nd day of May, 2024, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named child alleging the child is dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General William Mercer an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

The Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 15 day of August, 2024 at 1:00 p.m. at the Union County Courthouse, 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 or the officer of this Court handling this case know that you want a lawyer immediately.

WITNESS, the Honorable William Maxwell, Judge of said Court, this the 10 day of May 2024.

William Maxwell  
Honorable William Maxwell  
Judge, Juvenile Court  
Union County, Georgia  
Enotah Judicial Circuit  
(N/May15,22,29,Jun5)

**NOTICE**  
ANDREW L. BRUNSON as Administrator  
of the Estate of David Randall Brunson, Petitioner  
v.  
ALL THE WORLD

CAFN: SUCV 2023000383  
ACTION TO QUIET TITLE  
TO: ALL OTHER PERSONS WHOM IT MAY CONCERN BEING MORE PARTICULARLY DESCRIBED AS ALL PERSONS KNOWN OR UNKNOWN WHO MIGHT CLAIM ADVERSELY TO PETITIONER'S TITLE IN AND TO LOT 42 OF THE CECIL THOMAS SUBDIVISION LOCATED IN LAND LOT 201 9TH DISTRICT OF UNION COUNTY GEORGIA.

You are hereby notified that the above-stated action seeking to quiet title in favor of Petitioner to real property and improvements located at 310 LL Kellie Dr Blairsville Georgia also known as Parcel No. 084A029 according to the records of the Union County Tax Assessor, was filed on December 23, 2023, in the Superior Court of Union County, Georgia, Enotah Judicial Circuit, Civil Action File No. 2023000383.

If you believe that you have a claim adverse to the Petitioner's Quiet Title Action Against All the World, you are hereby commanded to make yourself known and file an objection at the Clerk's Office of the Superior Court of Union County within thirty (30) days from April 19, 2024, which is the date of the Court of Union County's Order for Service by Publication for the purpose of appearing in the case.

Further, by virtue of the Court of Union County's Order for Service by Publication, any person with a claim adverse to Petitioner's Quiet Title Action is required to file with the Clerk of Union County Superior Court and serve upon Barry A. Lee, ESQ., 84 River Street, Ellijay Georgia 30540, any pleadings desired within thirty (30) days of the final publication of this notice in accordance with O.C.G.A. § 23-3-65(a)-(c).

The legal description for the property that is subject to the instant quiet title action can be found in Deed Book 592, Page 572, of the Union County Real Estate Records, more particularly described as follows:  
Land Lot 201 of the 9th District of Union County, Georgia, being Lot 42 of the Cecil Thomas Subdivision, according to a plat of survey recorded in Plat Book C Page 173 of aforesaid records:

WITNESS, the Hon Buck Levins., Judge of the Superior Court of Union County.  
(N/May15,22,29,Jun5)

**NOTICE OF INTENT TO INCORPORATE**  
Notice is given that Articles of Incorporation for UNION COUNTY VOLUNTEER FIRE DEPARTMENT STATION #3, INC., will be delivered to the Secretary of State for filing in accordance with the Georgia Non-Profit Corporation Code. The initial registered office of the Corporation will be located at 51 Jason Lane, Blairsville, Georgia 30512, and its registered agent at such address is George Holland.

(N/May29,Jun5)  
**NOTICE OF PETITION TO CHANGE NAME STATE OF GEORGIA COUNTY OF UNION**

Notice is hereby given that HERMAN LYLE WORLEY, the undersigned, filed his petition to the Superior Court of Union County, Georgia on the 1st day of May, 2024, praying for a change in the name of Petitioner from HERMAN LYLE WORLEY to HERMAN TERRY WORLEY. 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 30 days of the filing of said petition.

This 29th day of April, 2024  
HERMAN LYLE WORLEY  
aka HERMAN TERRY WORLEY  
Cary D. Cox  
Attorney of Petitioner  
PO Box 748  
Blairsville, Georgia 30514  
(N/May15,22,29,Jun5)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Wanda Louise Hollis  
All creditors of the estate of Wanda Louise Hollis, 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 10th day of May, 2024.  
BY: Robert James Hollis  
370 Raburn Rd.  
Blairsville, GA 30512  
Karen McCard  
1743 Crossroads Dr.  
Mountain City, TN 37683  
(N/May15,22,29,Jun5)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Brandon Howard Baba  
All creditors of the estate of Brandon Howard Baba, 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 8th day of May, 2024.  
BY: Cassidy Baba  
595 Brinson Colquitt Road  
Brinson, GA 39825  
ATTORNEY: Tabitha Payne  
108 S Broad Street  
Bainbridge, GA 39817  
(N/May15,22,29,Jun5)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Hoyt King  
All creditors of the estate of Hoyt King, 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 10th day of May, 2024.  
BY: Linda King  
385 Dorrell Plott Road  
Young Harris, GA 30582  
ATTORNEY: Janna D. Akins  
PO Box 923  
Blairsville, GA 30514  
(N/May15,22,29,Jun5)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Charles Caleb Boomer  
All creditors of the estate of Charles Caleb Boomer, 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 10th day of May, 2024.  
BY: Michael C. Boomer  
55 Highway Drive  
Youngsville, NC 27596  
(N/May15,22,29,Jun5)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF TERRY ALAN CRUTCHER DECEASED

ESTATE NO. 2024-69  
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS NOTICE  
Kristin Henry 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 on or before June 17, 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/May22,29,Jun5,12)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF John Anthony Chitwood  
All creditors of the estate of John Anthony Chitwood, 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 17th day of May, 2024.  
BY: Daniel Anthony Chitwood  
732 Tomahawk Trl  
Blairsville, GA 30512  
ATTORNEY: Jack Lance Jr.  
57 Sears Way  
Blairsville, GA 30512  
(N/May22,29,Jun5,12)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Beverly Jean Moore  
All creditors of the estate of Beverly Jean Moore, 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 17th day of May, 2024.  
BY: Michael Lee Smith  
357 Meadowood Lane  
Blairsville, GA 30512  
ATTORNEY: William H. Mone  
PO Box 1549  
Blue Ridge, GA 30513  
(N/May22,29,Jun5,12)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Kathryn O. Lancaster  
All creditors of the estate of Kathryn O. Lancaster, 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 17th day of May, 2024.  
BY: Lynn Wagner  
2209 N. Forest Trail  
Atlanta, GA 30338  
(N/May22,29,Jun5,12)

**IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN THE INTEREST OF:  
BRAXTON KENNETH NEWTON  
DOB: 11-16-2022  
SEX: MALE  
CHILD UNDER THE AGE OF EIGHTEEN

case no. 144-24J- 15A  
NOTICE OF DEPENDENCY HEARING  
TO: BREANNA CLIFTON AND DAVID BRYAN NEWTON

By Order for Service by Publication dated the 15 day of May 2024, you are hereby notified that on the 22 day of March, 2024, the Union County Department of Family and Children Services, Georgia Department of Human Services, 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 are adopted;

2) Your child can still inherit from you unless and until your child are adopted; and  
3) Your child can still pursue any civil action against you.

As to DAVID BRYAN NEWTON, under the provisions of O.C.G.A. § 15-11-260, et seq., and in accordance with O.C.G.A. § 15-11-283 you have not surrendered your parental rights to the above named child and you were named by the mother as the biological father and named on the child's birth certificate as the biological father. In accordance with O.C.G.A. § 15-11-283(a)(2) your identity is known to the Petitioner or the Petitioner's attorney.

In accordance with O.C.G.A. § 15-11-283(b) this notice is advising you the biological father who is not the legal father that you may lose all rights to the child named in this petition brought pursuant to O.C.G.A. § 15-11-260, et seq., and will not be entitled to object to the termination of your rights to such child unless, within 30 days of receipt of this notice, you file:

1. A petition to legitimate such child; and  
2. Notice of the filing of the petition to legitimate with the Court in which the termination of parental rights proceeding is pending.

In accordance with O.C.G.A. §15-11-283(d). If the putative father fails to comply with O.C.G.A. § 15-11-283(b)(1) and (b)(2) then the Court may enter an order terminating all the parental rights of a biological father, including a right to object thereafter to such proceedings:

1. Who failed to file a timely petition to legitimate the child named in this petition brought pursuant to Title 15 Chapter 11 Article 4and notice in accordance with O.C.G.A. § 15-11-283(b);

2. Whose petition to legitimate is subsequently dismissed for failure to prosecute; or  
3. Whose petition to legitimate does not result in a court order finding that he is the legal father of the child named in a petition brought pursuant to Title 15 Chapter 11 Article 4.

AS TO BOTH PARTIES this Court will conduct a final hearing upon the Petition for Termination of Parental Rights on the AUGUST 1st 2024 AT 1:00PM IN THE UNION COUNTY COURTHOUSE 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 or the officer of this Court handling this case know that you want a lawyer immediately.

WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 15 day of May, 2024.

Jeremy Clough  
Honorable Jeremy Clough  
Judge, Juvenile Court  
Union County, Georgia  
Enotah Judicial Circuit  
(N/May22,29,Jun5,12)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Esther D. Harley  
All creditors of the estate of Esther D. Harley, 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 14th day of May, 2024.  
BY: Carolyn Boyd  
115 Peterson Court  
Holly Hill, FL 32117  
ATTORNEY: Rebecca Kendrick  
PO Box 1286  
Blairsville, GA 30514  
(N/May22,29,Jun5,12)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Andrew Z. Linal  
All creditors of the estate of Andrew Z. Linal, 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 17th day of May, 2024.  
BY: Mary L. Brennan  
1683 Liberty Church Road  
Blairsville, GA 30512  
ATTORNEY: Cary D. Cox  
PO Box 748  
Blairsville, GA 30514  
(N/May22,29,Jun5,12)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Rosemary Landrum Entz  
All creditors of the estate of Rosemary Landrum Entz, 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 17th day of May, 2024.  
BY: Nicole Toledo  
Georgia-Cumberland Association  
Seventh-Day Adventist Church  
PO Box 12000  
Cathoun, GA 30703  
ATTORNEY: Janna D. Akins  
PO Box 923  
Blairsville, GA 30514  
(N/May22,29,Jun5,12)

**NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY**

By virtue of a Power of Sale contained in that certain Security Deed from EVA S BOWERS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR URBAN FINANCIAL GROUP, dated May 25, 2010, recorded June 1, 2010, in Deed Book 834, Page 431-443, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Thirty-One Thousand Five Hundred and 00/100 dollars (\$331,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to GITSIT Solutions LLC, there will be sold 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 June, 2024, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND CONTAINING 1.72 ACRES IN LAND LOTS 62 & 83, 10TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, AND BEING LOT ELEVEN (11) OF COOSA VALLEY SUBDIVISION AS SHOWN ON A PLAT OF SURVEY MADE BY B. KEITH ROCHESTER & ASSOCIATES, INC., DATED 6/6/87 AND RECORDED IN PLAT BOOK U PAGE 2 UNION COUNTY RECORDS, WHICH DESCRIPTION ON SAID PLAT IN INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS RECORDED IN DEED BOOK 152 PAGES 740-741 UNION COUNTY RECORDS.

THE PROPERTY IS SUBJECT TO A RESERVATION BY PREVIOUS GRANTORS OF A ROAD AND UTILITY EASEMENT THIRTY (30) FEET IN WIDTH AS SHOWN ON SAID PLAT, WHICH EASEMENT SAID GRANTORS RESERVE THE RIGHT TO CONVEY TO UNION COUNTY, GEORGIA, FOR DEDICATION AS A COUNTY ROAD. THE PROPERTY IS SUBJECT TO THE RIGHTS OF WAY GRANTED TO UNION COUNTY, GEORGIA, RECORDED IN DEED BOOK 164 PAGE 684 AND IN DEED BOOK 339 PAGE 693

UNION COUNTY RECORDS.  
Said legal description being controlling, however the property is more commonly known as 312 COOSA VALLEY ROAD, BLAIRSVILLE, GA 30512.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is EVA S BOWERS, ESTATE AND/OR HEIRS-AT-LAW OF EVA S BOWERS, or tenants(s).

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 holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: GITSIT Solutions, LLC f/k/a Kondaur Capital, LLC, Loss Mitigation Dept., 333 South Anita Drive, Suite 400, Orange, CA 92668, Telephone Number: 888-566-3287. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

GITSIT SOLUTIONS LLC as Attorney in Fact for EVA S BOWERS

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC  
3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071  
Telephone Number: (877) 813-0992 Case No. KCP-24-00650-1  
Ad Run Dates 05/08/2024, 05/15/2024, 05/22/2024, 05/29/2024  
rslaw.com/property-listing  
(N/May8,15,22,29)

STATE OF GEORGIA  
COUNTY OF UNION  
**NOTICE OF SALE UNDER POWER**

Because of a default under the terms of the Security Deed executed by Kevin A. McManus and Tara McManus to Wells Fargo Bank, N.A. dated April 3, 2007, and recorded in Deed Book 701, Page 264, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, securing a Note in the original principal amount of \$50,000.00, 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 2, 2024, 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: