

North Georgia News

Legal Notices for January 19, 2022

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Karen Jo Jones
All debtors and creditors of the estate of Karen Jo Jones, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 24th day of December, 2021
By: Franklin Larry Jones
456 Jewell Mason Rd.
Blairsville, GA 30512
N(Jan19,26,Feb2,9)

**IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
DARREN CURTIS GROVES, DECEASED**
ESTATE NO. 21-161
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Cheli Collins has petitioned to be appointed Administrator of the estate of Darren Curtis Groves deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before January 24, 2022. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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(Jan19,26,Feb2,9)

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
CHARLES ALLEN DUNCAN, DECEASED**
ESTATE NO. 21-169
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Jerri Duncan Gill has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Charles Allen Duncan, 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 on or before February 14, 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(Jan19,26,Feb2,9)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Margie Fay Metcalf
All debtors and creditors of the estate of Margie Fay Metcalf, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 14th day of January, 2022
By: Jennifer Metcalf Elder
476 Piney Point Rd.
Blairsville, GA 30512
N(Jan19,26,Feb2,9)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Sandra Harbuck
All debtors and creditors of the estate of Sandra Harbuck, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 14th day of January, 2022
By: Michael Lewis Harbuck
6107 Bay Brook Trace
Hoschton, GA 30548
N(Jan19,26,Feb2,9)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Henrietta Martin Ledford
All debtors and creditors of the estate of Henrietta Martin Ledford, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 14th day of January, 2022
By: Nancy Ledford Tipton
137 George Sorrells Rd.
Hayesville, NC 28904
N(Jan19,26,Feb2,9)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Barbara Jean Lewis
All debtors and creditors of the estate of Barbara Jean Lewis, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 14th day of January, 2022
By: Christine Ann Lorence
320 Impala Ln.
Lampasas, TX 76550
N(Jan19,26,Feb2,9)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Jesse Freddie McGaha
All debtors and creditors of the estate of Jesse Freddie McGaha, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 14th day of January, 2022
By: Katherine Susie Cheek
387 Town Mountain Rd.
Blairsville, GA 30512
N(Jan19,26,Feb2,9)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Lee E. Roberson
All debtors and creditors of the estate of Lee E. Roberson, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 14th day of January, 2022
By: Sally Gassaway Roberson
226 Roberson Rd.
Blairsville, GA 30512
N(Jan19,26,Feb2,9)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Charles Edward Garrett, Jr.
All debtors and creditors of the estate of Charles Edward Garrett Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 31st day of December, 2021
By: Charles Edward Garrett Sr.
26 Lesters Hill
Suches, GA 30572
N(Jan5,12,19,26)

**IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
CLINTON WILLIAM MCCOLLUM, DECEASED**
ESTATE NO. 21-164
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The petition of Alice Eulane Collins McCollum, for a Year's Support from the estate of Clinton William McCollum, 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 January 31, 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(Jan5,12,19,26)

**NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF UNION**
Under and by virtue of the power of sale contained in that certain Security Deed and Construction Loan Rider, from Margaret Masters Moale ("Grantor"), to and in favor of MERS as nominee for Flagstar Bank, FSB ("Original Lender"), dated March 3, 2020, recorded March 5, 2020 at Deed Book 1186, Page 110-131, Union County, Georgia records, as subject to that Planned Unit Development Rider, recorded at Deed Book 1186, Page 132, aforesaid Georgia records; as assigned to Flagstar Bank, FSB ("Lender"), by virtue of that certain Corporate Assignment, recorded October 26, 2020 at Deed Book 1221, Page 180, aforesaid Georgia records (the "Security Deed") securing that certain Note, dated March 3, 2020 in the original principal amount of \$320,000.00 (the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door or any other officially designated area for such foreclosure sales in Union County, Georgia, on the first Tuesday in February, 2022, the following described property (the "Premises") to wit:
All that tract or parcel of land lying and being in Land Lots 220, 221, 248 & 249, 9th District, 1st Section, Union County, Georgia, being Lot 121 containing 2.50 acres, more or less, as shown on a final plat for Northshore dated 7/13/2014 by Blue Ridge Mountain Surveying, Inc., RS #3007, and recorded in Plat Book 66 pages 242-243 Union County, GA, records, which description on said plat is incorporated herein by reference and made a part hereof.
The property is subject to the Sandy Lake 60' Access & Utility Easement as shown on the aforesaid plat. The property is subject to the TVA 1785 Lake Notely Contour Easement as shown on the aforesaid plat. The property is subject to the road easement as shown on the aforesaid plat. The property is subject to the easement to Blue Ridge Mountain EMC as recorded in Deed Book 978 page 41-42 Union County, GA, records.
The property is subject to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Northshore as recorded in Deed Book 978 pages 43-62, as amended in Deed Book 981 pages 116-117 Union County, GA, records and any amendments thereto. The property is subject to the Supplemental Declaration of Covenants, Restrictions Property Owners Association and Limitations for Northshore as recorded in Deed Book 981 pages 118-120 Union County, GA, records.
The property is subject to the Road License Agreement as recorded in Deed Book 399 page 201 and in Deed Book 432 page 81 Union County, GA, records. The property is subject to the Transmission Line Easement as recorded in Deed Book 351 page 49 Union County, GA, records. The property is subject to the Right of Way Agreement as recorded in Deed Book 534 page 82 Union County, GA, records. The property is subject to the Flowage Easement as recorded in Deed Book EE page 544 Union County, GA, records. The property is subject to the mineral/mining rights reserved in Deed Book MM page 37 and in Deed Book N page 590 and in Deed Book Q page 453 Union County, GA records. The property is subject to all setbacks and other matters on aforesaid plat. Grantor grants to Grantee access for all ingress and egress from Pat Colwell Road to the above property as shown on aforesaid plat.
Property Address : 557 Sandy Lake Lane, Blairsville, Georgia 30512 (Union County)
PARCEL ID: 038 077 A121
FURTHER LESS AND EXCEPT that property, if any, released of record.
The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed.
The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto.
The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Flagstar Bank, FSB, Jennifer M. Stout, 5151 Corporate Drive, Troy, MI 48098; (248) 312-5329; jennifer.stout@flagstar.com. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party in possession of the Premises is Grantor Margaret Masters Moale's heirs, successors, estate or assigns, or a tenant or tenants and said property is more commonly known as 557 Sandy Lake Lane, Blairsville, Georgia 30512.
Flagstar Bank, FSB
as Attorney-in-Fact for
Margaret Masters Moale
Lisa A. Frank
McCalla Raymer Leibert, Pierce, LLC
1544 Old Alabama Road
Roswell, Georgia 30076
(678) 281-6503
Lisa.Frank@mccalla.com
N(Jan5,12,19,26)