

North Georgia News

Legal Notices for July 9, 2025

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF JANICE MILDRED MARTIN DECEASED ESTATE NO. 2025-91 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

To whom it may concern:
Eric Christopher Martin has petitioned to be appointed administrator(s) of the estate of Janice Mildred Martin 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 July 28, 2025.

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

Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Jul25,Jul29,16)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Rebecca Jane Bryant All creditors of the estate of Rebecca Jane Bryant, 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 20th day of June, 2025. BY: Donald Keith Bryant 99 Bryant Rose Drive Blairsville, GA 30512 N(Jun25,Jul29,16)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Deward Edward Bowman All creditors of the estate of Deward Edward Bowman, 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 20th day of June, 2025. BY: Martha Jency Bowman 114 Lola Drive Blairsville, GA 30512 ATTORNEY: Clifford S. Lancey 15 North Avenue Ellijay, GA 30540 N(Jun25,Jul29,16)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Audrey Lee Owenby All creditors of the estate of Audrey Lee Owenby, 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. WITNESS, the Honorable William Maxwell, Judge of said Court, this 6th day of June, 2025. William Maxwell Honorable William Maxwell Associate Judge, Juvenile Court Union County, Georgia Enotah Judicial Circuit N(Jun18,25,Jul29,9)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Audrey Lee Owenby All creditors of the estate of Audrey Lee Owenby, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 4th day of July, 2025. BY: Susanne Ashmore 1029 Normanton Lane Murfreesboro, TN 37129 ATTORNEY: Janna D. Akins PO Box 923 Blairsville, GA 30514 N(Jul9,16,23,30)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Lillie M. Wargo All creditors of the estate of Lillie M. Wargo, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 4th day of July, 2025. BY: John W. Wargo, III 81 Wargo Drive Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(Jul9,16,23,30)

PUBLIC NOTICE FOR ROAD ABANDONMENT OF OLD IVYLOG ROAD Whereas, the Commissioner of Union County, Georgia has determined that Old Ivylog Road has ceased to be used by the public to the extent that no substantial public purpose is served by said road; and Whereas, Georgia Code requires that notice of such determination be published in the local legal organ once a week for a period of two (2) weeks; NOW, THEREFORE, this is NOTICE of the foregoing determination that all that portion of the old county road referred to as Old Ivylog Road shown as the tract totaling 0.55 acres, more or less, shown and described on the Plat of Survey completed by Cleveland and Cox Land Surveying, LLC and recorded in Plat Book 74 Page 164 on October 5, 2023 in the office of the Clerk of Superior Court of Union County, Georgia. The only portion of roadway subject to this abandonment is the portion of road that is located to the west and southeastern direction of Tax Map Parcel Number 052 027 and to the east of Tax Map Parcel Number 052 026. Maps and survey are also on file in the office of the Union County Commissioner located at 65 Courthouse Street, Suite 1, Blairsville, GA 30512 and may be reviewed along with any information by contacting Jennifer Mahan at 706-439-6000 or via email at executive@uniongov.com. N(Jul2,9)

NOTICE OF SALE Notice of sale under Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in storage unit belonging to Brittany Williams Unit 4. Sold to the highest bidder on July 10, 2025; 9:30 am at Able Mini Storage, 1370 Hwy 51SE, Blairsville, GA, 706-745-9834. Tenants have the right to redeem contents prior to sale. Able Mini Storage has the right to refuse any or all bids. N(Jul2,9)

NOTICE OF PETITION TO CHANGE NAME Notice is hereby given that EMILY JANE DUKE CHEEK has filed a Petition to Change her name with the Superior Court of Union County, Georgia on the 9th day of June, 2025 praying for a change in her name from EMILY JANE DUKE CHEEK to JANE DUKE CHEEK as she wishes to take back her maiden name. 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 file with said Court within 30 days of the filing of said Petition. This 26th day of June, 2025 N(Jul2,9,16,23)

IN THE JUVENILE COURT OF Union COUNTY STATE OF GEORGIA IN THE INTEREST OF: C.N. DOB: 07-26-2014 SEX: MALE case no. 144-25j-33A C.N. DOB: 02-27-2018 SEX: MALE case no. 144-25j-34A CHILDREN UNDER THE AGE OF EIGHTEEN NOTICE OF DEPENDENCY HEARING TO: RANDY NASH, putative father of the above-named child By Order for Service by Publication dated the 6th day of June, 2025, you are hereby notified that on the 15th day of May, 2025, 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 children, and this Court found it to be in the children's best interest that the Petition be filed. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General Stephany L. Garrett an answer in writing within sixty (60) days of the date of the Order for Service by Publication. 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 Temporary Custody (Dependency) may be obtained by you from the Clerk at the Union County Courthouse during business hours. This Court will conduct a provisional hearing upon the allegations of the Petition on the 3rd day of July, 2025 at 9:00 a.m. at the Towns County Courthouse, Hiawassee, Georgia. This Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 22nd day of August, 2025, at 1:00 p.m., at the Union County Courthouse, Blairsville, Georgia. The children 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 6th day of June, 2025. William Maxwell Honorable William Maxwell Associate Judge, Juvenile Court Union County, Georgia Enotah Judicial Circuit N(Jun18,25,Jul29,9)

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF UNION All creditors of the Estate of Betty Jones, Deceased, late of Union County, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me. This 11 day of June, 2025 J. Enrique Morales, Esq. Attorney to the Administrator of the Estate of Betty Jones, Deceased Deana Holbrook 76 Oak Tree Village Park Blairsville, GA 30512 N(Jun18,25,Jul29,16,23)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF JOHN MARK WEBB, DECEASED ESTATE NO. 2025-94 NOTICE OF PETITION TO FILE FOR YEAR'S SUP- PORT The petition of Brenda Gunter Webb, for a year's support from the estate of John Mark Webb, 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 August 4 2025, 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. Kristin Stephens Stanley PROBATE JUDGE By: Charla Dyer DEPUTY CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 Telephone Number N(Jul2,9,16,23)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF SONDRA DOTTOR-MCQUATE DECEASED ESTATE NO. 2014-73 NOTICE [For discharge from office and all liability] PROBATE COURT OF UNION COUNTY Re: PETITION OF JARRETT CHRISTIAN AARON DOTTOR FOR DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF SONDRA DOTTOR-MCQUATE, DECEASED. To: Nicholas Todd Dottor Victor Richard Dottor III 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 August 4, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Jul2,9,16,23)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF WENDY A. SPIVA DECEASED ESTATE NO. 2025-92 PETITION FOR LETTERS OF ADMINISTRATION NOTICE To whom it may concern: Geoffrey P. Spiva has petitioned to be appointed administrator(s) of the estate of Wendy A. Spiva 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 August 4, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Jul2,9,16,23)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF FRANKIE EVELYN SEABOLT DECEASED ESTATE NO. 2025-98 PETITION FOR LETTERS OF ADMINISTRATION NOTICE To whom it may concern: Tina Marie Turpin has petitioned to be appointed administrator(s) of the estate of Frankie Evelyn Seabolt 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 August 4, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Jul2,9,16,23)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF PATRICIA ANN BOSSE DECEASED ESTATE NO. 2025-95 PETITION FOR LETTERS OF ADMINISTRATION NOTICE To whom it may concern: James C. McEldowney has petitioned to be appointed administrator(s) of the estate of Patricia Ann Bosse 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 August 4, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Jul2,9,16,23)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF GENEVA RUTH BAILEY DECEASED ESTATE NO. 2025-57 PETITION FOR LETTERS OF ADMINISTRATION NOTICE To whom it may concern: Jeffery Wayne Kelley has petitioned to be appointed administrator(s) of the estate of Geneva Ruth Bailey 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 August 4, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Jul2,9,16,23)

NOTICE TO DEBTORS AND CREDITORS All creditors of the estate of Wenche A. Church late of Union County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment. This 24th day of June, 2025 Name: Todd Larsen, Esq. Title: Attorney for Administrator Address: 914 Church Street, Decatur, GA 30030 N(Jul2,9,16,23)

NOTICE OF PETITION TO CHANGE NAME Notice is hereby given that FRANCES CARMELL CORN DEAN has filed a Petition to Change her name with the Superior Court of Towns County, Georgia on the 18th day of June, 2025 praying for a change in her name from FRANCES CARMELL CORN DEAN to CARMELL CORN DEAN as she wishes to take back her maiden name. 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 file with said court within 30 days of the filing of said Petition. This 18th day of June, 2025. N(Jul2,9,16,23)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF VIRGIL QUITMANALLMOND All creditors of the estate of VIRGIL QUITMAN ALLMOND, 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 26th day of June 2025 BY: Sandra Jo Allmond 5005 Grand Concourse Sebring, FL 33875 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA, 30512 N(Jul2,9,16,23)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Ralph Holdsworth All creditors of the estate of Ralph Holdsworth, 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 27th day of June, 2025. BY: Kathy Lynn Keith Hill 175 Hill Drive Blairsville, GA 30512 ATTORNEY: Jack Lance Jr. 57 Sears Way Blairsville, GA 30512 N(Jul2,9,16,23)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Janeen Bell Aylor All creditors of the estate of Janeen Bell Aylor, 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 27th day of June, 2025. BY: Kevin L. Hardy 369 Pleasant Valley Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(Jul2,9,16,23)

NOTICE OF PETITION TO CHANGE NAME Notice is hereby given that BRITTANY LEE HODGKINS has filed a Petition to Change her name with the Superior Court of Union County, Georgia on the 26th day of June, 2025 praying for a change in her name from BRITTANY LEE HODGKINS to BRITTANY LEE HUNTER as she wishes to take back her maiden name. 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 file with said court within 30 days of the filing of said Petition. This 26th day of June, 2025. N(Jul2,9,16,23)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Sandra Lynn Hogsed All creditors of the estate of Sandra Lynn Hogsed, 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 27th day of June, 2025. BY: Arthur William Carl 1040 Blairrizz St. NW Palm Bay, FL 32907 ATTORNEY: Janna D. Akins, Esq. Akins & Davenport, P.C. PO Box 923 Blairsville, GA 30514 N(Jul2,9,16,23)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF John Milton Penney All creditors of the estate of John Milton Penney, 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 27th day of June, 2025. BY: John W. Penney 17625 SW 90th Ave. Palmetto Bay, FL 33157 Cathy P. Biggs 306 Oak Street, Apt T6 Ridgewood, NJ 07450 ATTORNEY: Richard W. Sarrell II PO Box 517 Blairsville, GA 30514 N(Jul2,9,16,23)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Patricia E. Penney All creditors of the estate of Patricia E. Penney, 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 27th day of June, 2025. BY: John W. Penney 17625 SW 90th Ave. Palmetto Bay, FL 33157 Cathy P. Biggs 306 Oak Street, Apt T6 Ridgewood, NJ 07450 ATTORNEY: Richard W. Sarrell II PO Box 517 Blairsville, GA 30514 N(Jul2,9,16,23)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company, Petitioner, v. A TRACT OF LAND LYING AND BEING IN LANDS LOTS 59 & 86 OF THE 8th LAND DISTRICT, 1ST SECTION, UNION COUNTY GEORGIA, BEING LOT 42 OF HARBIN WOODS SUBDIVISION, PHASE II, CONTAINING 1.16 ACRES, MORE OR LESS; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: DENISE CAMPBELL, HARBIN WOODS PROPERTY OWNERS ASSOCIATION, INC. AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents. Civil Action No. 23-CV-000315 RG NOTICE OF SUMMONS TO: ALL PERSONS OR PARTIES, KNOWN OR UNKNOWN, AND ALL THE WORLD, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY and All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that Tract of Land Lying and Being in the 8th District, 1st Section of Union County, Georgia, being Lot 42 of Harbin Woods Subdivision, Phase II, containing 1.16 acres, more or less, being more particularly described as follows: All that tract or parcel of land lying and being in Land Lot 59 of the 8th Land District, 1st Section, Union County Georgia, being Lot 42, Harbin Woods Subdivision, Phase II, containing 1.16 acres, more or less, as shown in Plat Book 59, Page 172, Union County, Georgia Records, the description contained therein being incorporated herein by this reference. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on October 2, 2023, and that by reason of an Order for Service by Publication entered by the Court on June 24, 2025, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within sixty (60) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b). Witness the Honorable Raymond E. George, Judge of said Court. This 25th day of June, 2025. Judy L. Odom Clerk of Superior Court, Union County N(Jul2,9,16,23)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA TAMARA STANLEY TURNER, Plaintiff, vs. RENEE FRANKLIN, Defendant. CIVIL ACTION NO. SUCV2022000343 NOTICE OF PUBLICATION By Order of the Court, you are hereby notified that on 06/24/2025 the Superior Court of Union County, Georgia, Judge James Cornwell, issued an Order of Sale, for the Property as follows: TO: All persons All that tract or parcel of land lying and being in Land Lot 312, 9th District, 1st Section, Union County, Georgia consisting of 1.00 acre, and being more particularly described as follows: Beginning at a point on the Northwest corner where this property joins that of J.C: Thence, running back, S 81° W, a distance of 240 feet, to a point where iron pin is set; Thence, running N 21° E, a distance of 210 feet, to a point where iron pin is set; Thence, running N 81° E, a distance of 240 feet, to a point where iron pin is set; Thence, running South, parallel with the Old Blue Ridge Road, to the beginning point. This conveyance is made subject to all zoning ordinances, easements and restrictions of record. Tax Parcel No. 071A 051 Address: 21 River Ridge Rd, Blairsville, GA 30512 Hereinafter referred to as the "Property Based upon O.C.G.A. § 44-6-167, et seq., involving the Equitable Partition of the above Property (in the record title of the above parties), the Court has ordered the sale of the Property which shall take place on the first Tuesday in the month, to-wit: 08/05/2025, and shall be at the place of public sales in the Union County, Georgia, which is where in the Property is located. A Notice of Publication shall be advertised in the local news organ for Union County, Georgia, to-wit: North Georgia News, once a week for four weeks preceding the sale of the Property on 08/05/225. The provisions of the Order for Sale shall apply to this Notice of Publication. The Property shall be sold at public outcry to the highest bidder for cash. The highest bidder shall make payment by certified funds to the Clerk of the Superior Court of Union County, Georgia. Said funds shall be placed into the Registry of the Clerk of the Superior Court of Union County, Georgia, as set forth in the Order for Sale, until further Order of the Court. Witness the HONORABLE JAMES CORNWELL, Judge of the Superior Court of Union County, Georgia. This 24th day of June, 2025. JUDY ODOM UNION COUNTY SUPERIOR COURT CLERK, ENOTAH JUDICIAL CIRCUIT N(Jul9,16,23,30)