North Georgia News

Legal Notices for January 22, 2025

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGI/ Rose Mason, Plaintiff

John W. Mason, Jr., Defendant

Civil Action No. 25-CV-2-RG NOTICE OF SUMMONS - SERVICE BY PUBLICA-

NOTICE OF SUMMONS - SERVICE BY PUBLICA-TION To: John Mason, Jr., Defendant named above: You are hereby notified that the above-styled action seeking Divorce was filed against you in said court on November 25, 2024, and that by reason of an order for service of sum-mons by publication entered by the court on , 20, you are hereby commanded and required to file with the clerk of said court and serve upon Rose Adson plaintiff whose address upon Rose Mason, plaintiff, whose address is 26 Dogwood Dr, Blairsville, GA an answer to the complaint within sixty (60) days of the date of the order for service by publication. If you fail to do so, judgement by default will be taken against you for the relief demanded in the complaint

the complaint. the complaint. Witness the Honorable Raymond George, Judge of said Court This the 2nd day of January, 2025 Judy L. Odom Clerk of Superior Court

Union County

N(Jan22.29.Feb5.12)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Donna Dockery All creditors of the estate of Donna Dockery, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 10th day of January, 2025. RY: Shaonon Dockery

BY: Shannon Dockery 191 Sam Dye Road Young Harris, GA 30582 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514

N(Jan15,22,29,Feb5 NOTICE OF JUVENILE COURT of Union County To: William Alanson Scott

Address Unknown Address Unknown By Order of the Court for Service by Publication dated January 6, 2025, you are hereby notified that on May 24, 2024, KRISTIAN JILLIAN BURKS filed a Petition to Terminate Parental Rights. You are required to file with the Clerk of the Juvenile Court of Union County, and to serve upon Petitioner's Attorney Michelle Vaughan, P.O. Box 1657, 360 Highway 515 West, Blairs-ville, Georgia, 30514, an Answer in writing within sixty (60) days of January 6, 2025. N(Jan15.22.29.

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Dean Abbot Antalik All creditors of the estate of Dean Abbot An-talik, 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 in-debted to said estate are required to make immediate payment to the Personal Repre-

sentative. This 10th day of January, 2025. BY: Erik Antalik BY: Erik Antalik 5353 Keller Springs Road, Unit 1125 Dallas, TX 75248 ATTORNEY: Richard W. Sarrell II PO Box 517 Blairsville, GA 30514 N(Jan15,22,29,Feb5)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Grady Parker Beaver All creditors of the estate of Grady Parker Beaver, 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 in-debted to said estate are required to make immediate payment to the Personal Repre-

sentative. This 10th day of January, 2025. NY William Andrew Rhodes 713 Church Street Blue Ridge, GA 30513 ATTORNEY: Daniel J. Davenport of Akins & Davenport P.C. PO Box 923 Blairsville, GA 30514 N(Jan15,22,29,Feb5

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Emil F. Terranova All creditors of the estate of Emil F. Terranova, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate nayment to the Personal Representative payment to the Personal Representative. This 10th day of January, 2025. BY: Charlotte Ann Terranova 14 Saddle Ridge Drive Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514

N(Jan15,22,29,Fe NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Clara Bell Mathis All creditors of the estate of Clara Bell Mathis, deceased, late of Union County, Georgia, are hereby notified to render in their decryption

NOTICE TO DEBTORS AND CREDITORS NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Rondle Chancy Mathis All creditors of the estate of Rondle Chancy Mathis, deceased, late of Union County, Geor-gia, 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.

to make immediate payment to the Person Representative. This 10th day of January, 2025. BY: Larita Sadler Roberts *a/k/a* Rita Roberts 446 Skylark Boulevard Satellite Beach, FL 32937 ATTORNEY: Barry A. Lee 84 River Street Ellijay, GA 30540 5,22,29,Feb5)

NOTICE TO APPEAR

STATE OF GEORGIA COUNTY OF UNION IN THE SUPERIOR COURT OF UNION COUNTY. In the interest of Minor Children, T.C.L, S.A.L., and J.C.L.

and J.C.L. File number: JP-24A-12-11. TO: Justine DeeMarie Lackey, whereabouts unknown. GREETINGS: You are hereby notified that a Pe-tition for Adoption and a Motion for Termina-tion of Rights of the Mother were filed in this Court by prospective adoptive parents, by and through their attorney, Judy D. Sartain, alleg-ing that the whereabouts of the mother are unknown, and asking that the Court terminate the rights and obligations of the mother with the rights and obligations of the mother with respect to the children, and of the children arising to them from the parental relationship, including the right to inheritance, and that the children be committed to the custody of the children be committed to the custody of the adoptive parents, with the right to proceed for adoption by the Petitioners. You may obtain a copy of the Petition for Adoption by contacting

copy of the Petition for Adoption by contacting the attorney listed below. Pursuant to 0.C.G.A. § 19-8-10 (a) and (b) et. seq., you may appear in the pending adoption action and show cause why your rights to the children sought to be adopted in this action should not be terminated by an adoption. The Petitioners have alleged that you have: (1) abandoned the Child or (2) that you have failed to exercise proper parental care or control due to misconduct or inability, as set out in paragraph (3). (4), or (5)

parental care of control due to miscolinuct of inability, as set out in paragraph (3), (4), or (5) of subsection (a) of Code-Section 15-11-310; Additionally, the Petitioners have alleged that you have significantly failed: (1) To communicate or make a bona fide at-tempt to communicate with that child in a magnicipation uncostic second by the paragraphic of the paragraphic second by the paragraphic secon

meaningful, supportive, parental manner, or (2) To provide for the care and support of that child as required by law or judicial decree. You are ordered to appear before the Honor-able Joy R. Parks in the Superior Court of Union County on March 19, 2025, at 8:45 a.m., then and there to show why the relief sought by the Petitioners should not be granted. If you fail to appear following receipt of this notice, your parental rights to the Children shall be terminated. This the 14th day of January, 2025.

Judy D. Sartain Attorney for the Petitioners 291 SE Alexander Street Marietta, GA 30060 (770) 426-1148 122,29,Feb5)

NOTICE TO APPEAR

STATE OF GEORGIA COUNTY OF UNION IN THE SUPERIOR COURT OF UNION COUNTY. In the interest of Minor Children, T.C.L, S.A.L., and J.C.L.

File number: JP-24A-12-11. TO: Travis Cory Lackey, whereabouts unknown. GREETINGS: You are hereby notified that a Pe-tition for Adoption and a Motion for Terminatition for Adoption and a Motion for Termina-tion of Rights of the Father were filed in this Court by prospective adoptive parents, by and through their attorney, Judy D. Sartain, alleg-ing that the whereabouts of the father are unknown, and asking that the Court terminate the rights and obligations of the father with respect to the children, and of the children arising to them from the parental relationship, including the right to inheritance, and that the children be committed to the custody of the adoptive parents, with the right to proceed for adoption by the Petition for Xdoption by contacting copy of the Petition for Adoption by contacting

copy of the Petition for Adoption by contacting the attorney listed below. Pursuant to 0.C.G.A. § 19-8-10 (a) and (b) et. seq., you may appear in the pending adoption action and show cause why your rights to the children sought to be adopted in this action chevid net be termined by an adoption

children sought to be adopted in this action should not be terminated by an adoption. The Petitioners have alleged that you have: (1) abandoned the Child or (2) that you have failed to exercise proper parental care or control due to misconduct or inability, as set out in paragraph (3), (4), or (5) of subsection (a) of Code-Section 15-11-310; Additionally, the Petitioners have alleged that you have significantly failed: (1) To communicate or make a bona fide at-tempt to communicate with that child in a meaningful, supportive, parental manner; or

meaningful, supportive, parental manner; or

(2) To provide for the care and support of that child as required by law or judicial decree. You are ordered to appear before the Honor-able Joy R. Parks in the Superior Court of Union County on March 19, 2025, at 8:45 a.m., then and there to show why the reliaf courts he wite and there to show why the relief sought by the Petitioners should not be granted.

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF CHARLES EDWARD BREEDLOVE All creditors of the estate of CHARLES ED-WARD BREEDLOVE, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undesigned 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 Decrementation

to make immediate payment Representative. This 13 day of January, 2025 BY: Cynthia Leigh Alverson 4412 Whitetail Path Cove Gainesville, GA. 30506 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA. 30512 N(Jan22,29,Feb5,12)

NOTICE OF SUPERIOR COURT OF UNION COUNTY TO: THOMAS VICKNAIR

Address Unknown By Order of the Court for Service by Publica-tion dated December 4, 2024, you are hereby notified that on March 8, 2024, Cassie Rober-son filed suit against you for Divorce. You are required to file with the Clerk of the Superior Court and the cornor unce Divisitific Atherany Court, and to serve upon Plaintiff's Attorney Michelle Vaughan, P.O. Box 1657, 360 High-way 515 West, Blairsville, Georgia, 30514, an Answer in writing within sixty (60) days of December 4, 2024. N(Jan8.15.22.29)

NOTICE OF INTENT TO INCORPORATE

Notice is given that Articles of Incorporation, which will incorporate Coosa Valley Inc., have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 313 Coosa Valley Rd, Union Co., Blairsville, GA, 30512, and its initial registered agent at such address is Log Titte is Lee Tufte. N(Jan22,29)

PUBLIC NOTICE

The Blairsville Airport Advisory Board will have regular meetings in the year 2025 on Jan 23, Feb 20, Mar 20, Apr 17, May 15, June 19, Jul 17, Aug 21, Sept 18, Oct 16, Nov 20, Dec 18 at 12:00pm in the conference room at 579 Airport Terminal Rd, Blairsville, GA 30512,

NOTICE

NUTICE The Annual Membership Meeting of the Hu-mane Society Mountain Shelter will be held Monday, February 17, at 9:00 am at Hiawassee City Hall. Articles of Incorporation and Bylaw revisions will be discussed. For purposes of at-tending our 2025 Membership Meeting, mem-barchip will be available for purposes through bership will be available for purchase through February 5th at 4pm. Membership question should be sent to membership@mtnshelte shelter

NT(Jan22) TRADE NAME REGISTRATION

IKADE NAME REMAINING Georgia, Union County To whom it may concern: Please be advised that A. Angelo whose ad-dress is PO Box 1343, Blairsville, GA 30514 and N/A whose address is N/A is/are the owner(s) of the acticit business new being carried on N/A whose address is N/A is/are the owner(s) of the certain business now being carried on at Blairsville, Union County, GA in the follow-ing trade name, to-wit: Altitude Custom Homes and that the nature of said business is: Custom Home Builder. This statement is made in conformity with 0.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 7 day of January, 2025 N(Jant522)

N(Jan15,22)

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA In re the Name Change of: David Cruz, Petitioner Civil Action Case Number: 24-CV-389-JP NOTICE OF PETITION TO PLANCE NAME OF ADULT CHANGE NAME OF ADULT David Joseph Cruz filed a petition in the Union County Superior Court on December 27th, 2024 to change the name from: David Joseph Cruz to David Joseph Sowers. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed was filed. Dated: 12/27/24 David Cruz, Pro se PO Box 746 Blairsville, GA 30514

N(Jan1,8,15,22)

NOTICE

NOTICE Notice is given that Articles of Amendment which will change the name of Majestic Moun-tain Getaways, Inc. to Adwelling, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The registered office of the corporation is located at 1417 Lakeside Rd, Unit 702, Hiawassee GA 30546

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Alicia A George to Mortgage Electronic Registra-tion Systems, Inc., as grantee, as nominee for Mountain Lakes Mortgage Inc, its suc-cessors and assigns dated December 9, 2019, recorded in Deed Book 1176, Page 653, Union County, Georgia Records, and as modified by that certain Loan Modification Agreement re-corded in Deed Book 1379. Page 176. Union that certain Loan Modification Agreement re-corded in Deed Book 1379, Page 176, Union County, Georgia Records, as last transferred to First Reliance Bank by assignment re-corded in Deed Book 1397, Page 162, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TEN THOUSAND EIGHT HUNDRED AND 0/100 DUI JABC (\$110.800.000, with interest thoreas) DOLLARS (\$110,800.00), 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 February, 2025, the follow-ing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A DADT HEREFOR

A PART HEREOF

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 Secu-rity 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 at-torney's fees (notice pursuant to 0.C.G.A. ŧ 13-1-11 having been given).

13-1-11 having been given). Said property will be sold subject to any out-standing 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 prop-erty, 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 representa-tion, warranty or recourse against the above

on an as-is basis without any representa-tion, warranty or recourse against the above-named or the undersigned. First Reliance Bank is the holder of the Secu-rity Deed to the property in accordance with OCGA ŧ 44-14-162.2. The entity that has full authority to negotiate, mend and media will be markness.

amend, and modify all terms of the mortgage with the debtor is:

with the debtor is: First Reliance Bank, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268. Note, however, that such entity is not required by law to negotiate, amend or modify the

by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party in possession of the property is Alicia A George or a tenant or tenants and said property is more commonly known as 4159 State Highway 325, Blairsville, GA 30512. Should a conflict arise between the property address and the legal description the legal de-scription will control. The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. First Reliance Bank

A status of the status of the status of the iolar with the holder of the security deed. First Reliance Bank as Attorney in Fact for Alicia A George McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Rd Roswell, GA 30076 www.foreclosurehotline.net 22-005866 EXHIBIT "A" All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 200, Union County, Georgia, containing 2.62 arcs, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated February 10, 1993 and recorded in Plat Book 29, Page 38, Union County records. LESS & EXCEPT All that tract or parcel of land lying and being

LESS & EXCEPT All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 200, Union County, Georgia, containing 1.27 acres, more or less, as shown on a plat of survey by Tim Cable and Associates, dated May 31, 2004 and recorded in Plat Book 54, Page 166, Union County records.

County records. The property is subject to matters as shown in the above referenced plat of survey. The property is subject to and benefits from easements to Blue Ridge Mountain EMC as re-corded in Deed Book 484, Page 84, Deed Book 881, Page 64 & Deed Book 885, Page 716, Union County records. MR / February 4, 2025 Our file no. 22-09058GA-FT18 22-09058GA Nulma 15.22 29 N(Jan8,15,22,29)

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION By virtue of a Power of Sale contained in that certain Security Deed from Betty B. Myers to Park Place Reverse Mortgage, Inc., dated March 12, 2017 and recorded on March 21, 2017 in Deed Book 697, Page 722, in the Office of the Clerk of Superior Court of Union County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Thirty-One Thousand and 00/100 dollars (\$231,000.00) with interest thereon as provided therein, as last transferred to Secretary of Housing and Urban Development, recorded in Deed Book 1015, Page 264, aforesaid records, 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 has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tues-day in February, 2025, all property described in said Security Deed Including but not limited to day in February, 2025, all property described in said Security Deed including but not limited to

said Security Deed including but not limited to the following described property: All that tract or parcel of land lying and be-ing in the 7th District and 1st Section of Union County, Georgia and being a part of Land Lot No. 52 and being more particularly described as Tract One (1), containing 1.179 acres as shown by that certain plat for David Allbritton dated March 2, 1992, by Rochester & Associ-ates, B.K. Rochester, Jr., G.R.L.S. No. 1534. Said plat recorded on July 24, 1992, in Book 28, Folio 33, in the Office of the Clerk of the Supe-rior Court, Union County, Georgia. Pursuant to rolio 33, in the office of the clerk of the supe-rior Court, Union County, Georgia. Pursuant to said recorded plat for the purpose of incorpo-rating same herein for a more complete metes and bounds description of the property herein conveyed. Said property is conveyed subject to all easements, restrictions, and rights of way as eat forth on eair created plat or as anneaas set forth on said recorded plat or as appear ing of record. Said property

Said property may more commonly be known as 2450 Herbert Drive, Blairsville, GA

30512. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including

same and all expenses of this sale, including attorney's fees (notice of intent to collect at-torney's fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is LLACG COMMUNITY INVESTMENT FUND, 314 S Franklin St., Second Floor PO Box 517 Titusville PA 16354, 281-788-1009. Said property will be sold on an "as-is" ba-sis 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: a) zoning ordinances; b) matters which would a) zonig ordinances; b) matters which may affect the due: a) zonig ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which con-stitute liens upon said property whether or not now due and payable; d) special assessments; a) the right of redemption of ant taxing author. Strutte liens upon said property whether or not now due and payable; (1) special assessments; e) the right of redemption of any taxing author-ity; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record supe-rior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Betty B. Myers and or tenant(s). 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. LLACG COMMUNITY INVESTMENT FUND as Attorney-in-Fact for Betty B. Myers Contact: Padgett Law Group; 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 01/08/2025; 01/15/2025 01/22/2025; 01/29/2025;

,01/22/2025 ,01/29/2025 ; 24-014962

N(Jan8, 15, 22, 29)

the undesigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 10th day of January, 2025 BY: Stanley Dean Mathis 48 Salt Marsh Dr. Midway, GA 31320 N(Jan15.22.29.Feb5)

If you fail to appear following receipt of this notice, your parental rights to the Children shall be terminated. This the 14th day of January, 2025. Judy D. Sartain Attorney for the Petitioners 291 SE Alexander Street 291 SE Alexander S Marietta, GA 30060 (770) 426-1148 N(Jan22.29.Feb5)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Carol Warren All creditors of the estate of Carol Warren, 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 January, 2025. BY: Keith Warren 419 Calumet Farms Drive Lebannon, OH 45036 ATTORNEY: G. William Little III 4805 Old Highway 76 Blue Ridge, GA 30513 N(Jan22 29 Feb5 12)