North Georgia News

Legal Notices for January 29, 2025

IN THE SUPERIOR COURT OF UNION COUNTY 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 Mason 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

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 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 January, 2025.
RY: Shanpon Dockery.

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

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.

NOTICE TO DEBTORS AND CREDITORS

IN RE: 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 51: EII K AIII. 5353 Keller Springs Road, Unit 1125 Dallas, TX 75248 ATTORNEY: Richard W. Sarrell II PO Box 517 Blairsville, GA 30514

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Grady Parker Beaver All creditors of the estate of Grady Parker Beaare 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 Representative. This 10th day of January, 2025.

BY: 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

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Emil F. Terranova All creditors of the estate of Emil F. Terranova, An creations of the estate of Emin F. retraitova, 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 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,Feb5)

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 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

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, 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 impediate awayeant to the Personal Representative. This 10th day of January, 2025. BY: Larita Sadler Roberts a/k/a Rita Roberts

446 Skylark Boulevard Satellite Beach, FL 32937

84 River Street Ellijay, GA 30540 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: IP-24A-12-11 The Indiniber 37-24A-12-11.
TO: Justine DeeMarie Lackey,
whereabouts unknown.
GREETINGS: You are hereby notified that a Pe-

tition for Adoption and a Motion for Termina-

tition for Adoption and a motion for letrimia-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 respect to the children, and of the children 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 Petitioners. You may obtain a copy of the Petition for Adoption by contacting the attorney listed below.

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 (1) abandoned the Child or (2) that you have failed to exercise proper

Pursuant to O.C.G.A. § 19-8-10 (a) and (b) et.

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 attempt to communicate with that child in a meaningful supportive parental manner; or rental care or control due to misconduct or

meaningful, supportive, parental manner; or (2) To provide for the care and support of that child as required by law or judicial decree. required by law or judicial decree. A 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

and there to show why the releas 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

Z31 3E Alexander S Marietta, GA 30060 (770) 426-1148

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.,

File number: IP-24A-12-11

rile number: JP-24A-12-11. TO: Travis Cory Lackey, whereabouts unknown. GREETINGS: You are hereby notified that a Pe-GREE INGS: You are hereby notified that a Petition for Adoption and a Motion for Termination of Rights of the Father were filed in this Court by prospective adoptive parents, by and through their attorney, Judy D. Sartain, alleging 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 Petitioners. You may obtain a

acopy 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 behalf at the terminate by a department.

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 attempt 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 Honorable 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

and there to 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

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Patrick Gearon All creditors of the estate of Patrick Gearon, 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 Representative.

This 24th day of January, 2025

BY: Michael James Gearon

5550 Fallebrook Trace 5559 Fallsbrook Trace Acworth, GA 30101

NOTICE TO DEBTORS AND CREDITORS In Re: Estate of Daniel Wayne Bright IN HE: ESTAIE UP DANIEL WAYNE BRIGHT
All creditors of the estate of DANIEL WAYNE
BRIGHT, 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
Representative

to make immediate payment to Representative. This 22ND day of January,2025 BY: Mary Doneen Lapointe 64 Sharon Drive Blairsville, GA. 30512 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA. 30512

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF David Billy Patterson
All creditors of the estate of David Billy Patterson, 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 said estate are required to make immediate nawment to the Personal Representations. immediate payment to the Personal Repre-This 24th day of January, 2025. BY: Johnny Gurley Patteson 71 Patterson Lane Morganton, GA 30560

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF JAMES WILLIAM SHARROCK, JR.
All creditors of the estate of JAMES WIL-LIAM SHARROCK, JR., deceased, late of Union LIAM SHARROCK, JR., 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 Jaw, and all persons indebted to Jaw, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 21 ST day of January, 2025 BY: Todd R. Sharrock 209 Cambridge Trace Canton, GA. 30115 Sean Sharrock 8530 Hightower Ridge ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA. 30512

IN THE SUPERIOR COURT OF HINION COUNTY STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,

A TRACT OF LAND IN LAND LOT 64, 10th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 1.00 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: NOVA-RESPECTIVE INTERESTS WHAT AFFEAR: NOWA-STAR MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS, AND OTHER PARTIES KNOWN OR UN-KNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,

Respondents. Civil Action No. 18-CV-137-BL NOTICE OF SUMMONS

NOTICE OF SUMMONS
TO: Novastar Mortgage, Inc.
All persons or parties, known or unknown, who
may claim adversely to Petitioner's title to all
that tract or parcel of land lying and being in
Land Lot 64 of the 10th District, 1st Section, Union County, Georgia, being more particularly described as follows:

described as follows:
The following described property located in
the County of Union, State of Georgia: 1.00
acre, more or less, of Land Lot #64, of the 10th District, 1st Section, of Union County, Georgia District, 1st Section, or Union County, Georgia and being Lot F-7, of Hidden Lake Subdivision, as shown on a plat of survey made by Jack Stanley, Union County, Georgia Surveyor, as recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Plat Book "L", Folio 139 and reference is heremade to said plat of survey for a full and complete lescription berein.

Being the same property conveyed to Oris Fabian Smith by Deed from Theodore L. Smith and Robin B. Smith, recorded 04/17/2001, in Deed Book 370, Page 656. As described in Deed Book 669, Page 195. Fur-

As described in Deed Book obs, Page 195. Fur-ther described as Map & Parcel 057A064. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on May 23, 2018, and that by reason of an Order for Service by Publication reason of an order for Service by Publication entered by the Court on January 16, 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 T. Buckley Levins,
Judge of said Court.
This 21st day of January, 2025. Judy L. Odom

Clerk of Superior Court, Union County

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,

A TRACT OF LAND LYING AND BEING IN THE A IHACI UF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 13.301 ACRES, AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: ESTATE OF BONNIE MCCOLLUM, BY AND THROUGH ITS ADMINISTRATOR STEPHEN D. GREEN TRUSTEE OF UNION TRUST #3 UT/IO D. GREEN TRUSTEE OF UNION TRUST #3 U7/D 4/16/2016; ESTATE OF OTIS MCCOLLUM, HEIRS KNOWN OR UNKNOWN; ESTATE OF WILLIAM LARRY WEAVER, HEIRS KNOWN OR UNKNOWN, AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORYRIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents

RESPONDENT PROPERTY,
RESPONDENTS.
CIVII ACTION NO. 23-CV-195-JP
NOTICE OF SUMMONS
TO: OTIS MCCOLLUM, ESTATE OF OTIS MCCOLLUM, HEIRS KNOWN AND UNKNOWN
WILLIAM LARRY WEAVER, ESTATE OF WILLIAM
LARRY WEAVER, HEIRS KNOWN AND UNKNOWN
ALL PERSONS OR PARTIES, KNOWN OR UNKNOWN, AND ALL THE WORLD, WHO HAVE OR
CLAIM ANY ADVERSE OR PIOSSESSORY RIGHT CLAIM ANY ADVERSE OR POSSESSORY RIGHT. CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESONDENT PROP-ERTY and All persons or parties, known or unknown, who may claim adversely to Peti-tioner's title to all that Tract of Land Lying and Being in the 10th District, 1st Section of Union County, Georgia, being a tract of 13.301 acres, more or less, being more particularly described as follows:

All that tract or parcel of land lying and being in the 10th District and 1st Section, Land Lot 24 of Union County, Georgia, containing 13.301 acres, more or less, as shown on a plat of survey for Youngstown Group, LLC, by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. No. 2763, dated June 14, 2019 and filed of record in Plat Book 71, Page 297, Union County Georgia Records County, Georgia Records.

County, Georgia Records. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on June 20, 2023, and that by reason of an Order for Service by Publication entered by the Court on January 17, 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 Joy R. Parks, Judge of

said Court.
This 21st day of January, 2025. Judy L. Odom Clerk of Superior Court, Union County

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF WILMA F. ROPER DECEASED DECEASED
ESTATE NO. 2024-195
NOTICE
IN RE: The Petition to Probate Will in Solemn
Form in the above-referenced estate having
been duly filed.

TO: Erin Roper This is to notify you to file objection, if there

is any, to the petition to probate will in solemn form, in this Court by 10:00 a.m. on or before February 24, 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 must be tendered with your objections, unless 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

Kristin Stephens Stanley Judge of the Probate Court By: Charla Dyer Deputy Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address

(706) 439-6006 Telephone Numb N(Jan29,Feb5,12,19)

IN THE PROBATE COURT

COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF
CHARLENE A. PUCKETT,
a/k/a CHARLENE A. MCCREADIE DECEASED ESTATE NO. 2024-196

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-The petition of Gary Puckett, for a year's sup-port from the estate of Charlene A. Puckett a/k/a Charlene A. McCreadie, 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 February 24, 2025, why said petition should not be granted.

All objections to the petition must be in writ-

ing, setting forth the grounds of any such objections, and must be filed on or before the objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objecunless you qualify to file as an indigent nons, unless you qualify to line as an integent party. Contact probate court personnel for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing. Kristin Stephens Stanley PROBATE JUDGE

DEPUTY CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512 (706) 439-6006

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF SHERRY ADA DOCKERY DECEASED ESTATE NO. 2025-8 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE To whom it may concern: To whom it may concern:
Gary Lee Dockery has petitioned to be appointed administrator(s) of the estate of
Sherry Ada Dockery, deceased, of said county,
(The petitioner has also applied for waiver of
bond, waiver of reports, waiver of statements,
and/or exert of contrib govern exertined in and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons O.G.A. 9 35-12-201.) An 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 filled with the Court by 10:00 a.m. on or be-

fore February 24, 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 Numl N(Jan29,Feb5,12,19)

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 per-sons indebted to law, and all persons indebted Solis indebled to law, and an persons indebled 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

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

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

NOTICE OF DEFAULT AND FORECLOSURE SALE SINGLE FAMILY MORTGAGE FORECLOSURE LOCATION: 411 DEER HAVEN DRIVE, BLAIRS-VILLE. GA 30512

WHEREAS, on March 19, 2009 a certain Secu-rity Deed was executed by George O. Leigh and Justine Leigh, as mortgagor in favor of United Community Banks, Inc. DBA United Community Mortgage Services, as mortgagee and was re-corded on March 25, 2009, at Book 793, Page 460 the Office of the Clerk of Superior Court, Union County, Georgia; and
WHEREAS, the Security Deed was insured by
the United States Secretary of Housing and
Urban Development (the Secretary) pursuant

Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS, the Security Deed is now owned by the Secretary, pursuant to an assignment dated October 17, 2017, and recorded on October 18, 2017 in Book 1088, Page 81 in the office of the Clerk of Superior Court, Union County, Georgia: and

Georgia; and WHEREAS, a default has been made in the covenants and conditions of the Security Deed in that the Borrower is deceased and the property is not the principal residence of at least one other surviving borrower as set forth in Paragraph 9(a)(i) of the Security Deed; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Security Deed to be immediately due and navable: be immediately due and payable;

be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclo-sure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commis-sioner, recorded on December 6, 2024 in Book 1399, Page 528 notice is hereby given that on February 18, 2025 at 12:00PM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest hidder:

the highest bidder: ALL THAT TRACT OR PARCEL OF LAND LYING ALL THAI THACT ON PARCEL OF LAND LYING AND BEING IN THE 7TH DISTRICT, IST SEC-TION, LAND LOTS 57, 56, 88 AND 89 OF UNION COUNTY, GEORGIA, CONTAINING 2.59 ACRES, MORE OR LESS, AND BEING LOT 22 OF DEER HAVEN SUBDIVISION, AS SHOWN ON THAT PLAT HAVEN SUBJUVISION, AS SHOWN ON THAT PLAT
OF SURVEY, PREPARED FOR DEL PROPERTIES
BY M. E. RICHARDS, UNION COUNTY SURVEYOR,
DATED FEBRUARY 25, 1996 AND RECORDED
IN UNION COUNTY RECORDS IN PLAT BOOK
P, PAGE 137, AND AS SHOWN ON A PLAT OF
SURVEY BY ROCHESTER & ASSOCIATES, INC.,
DATED OCCUPENT A USE AND RECORDER INC. DATED OCTOBER 7, 1996 AND RECORDED IN PLAT BOOK 37, PAGE 49, UNION COUNTY, GEORGIA RECORDS; SAID PLATS IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

DESCRIBED PROPERTY.
COMMONLY KNOWN AS: 411 DEER HAVEN
DRIVE, BLAIRSVILLE, GA 30512 F/K/A 8101
DEER HAVEN DRIVE, BLAIRSVILLE, GA 30512
The sale will be held at the courthouse steps
of Union County.
The Secretary of Housing and Urban Develop-

The Secretary of nousing and orban beverpment will bid approximately \$347,902.82. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

been part by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling approximately \$34,790.28 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$34,790.28 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The succashier's check made out to the Secretary of need not pay the bid amount in cash. The sucneed not pay the bid amount in cash. The suc-cessful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders

will be returned to them. will be returned to them.
The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale

within the required period, or within any ex-tensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, Offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

highest price offered by that bidder. There is no right of redemption, or right of pos-session based upon a right of redemption, in the mortgagor or others subsequent to a fore-closure completed pursuant to the Act. There-fore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the artice purchase rice in accordance with the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application Of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date Of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the

property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$347,902.82 as of February 18, 2025, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in aving notice mileage by the most reasonable. giving notice, mileage by the most reasonable giving induce, imeage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to rein-

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address Of the Foreclosure Commissi vided below.
Date: 12/30/2024___/s/ Erin M. Rose Quinn Foreclosure Commissioner

Frin M. Rose Quinn, Esq. Quinn Legal, PA. 19321 US Hwy 19 N, Suite 512 Clearwater, FL 33764 Phone: (727) 474-9603 Fax: (727) 474-9583 eservice@quinnlegal.com

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
HELEN MARIE KOBLIHA DECEASED ESTATE NO. 2023-33

ESTATE NO. 2023-33
NOTICE
[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
RE: PETITION OF KAREN KOBLIHA REILLY FOR
DISCHARGE AS EXECUTRIX OF THE ESTATE OF
HELEN MARIE KOBLIHA, 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 February 10,

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 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 (706) 439-6006 Telephone Num

NOTICE OF SUPERIOR COURT OF UNION COUNTY

TO: THOMAS VICKNAIR
Address Unknown
By Order of the Court for Service by Publication dated December 4, 2024, you are hereby notified that on March 8, 2024, Cassie Roberson filed suit against you for Divorce. You are required to file with the Clerk of the Superior Court, and to serve upon Plaintiff's Attorney Michelle Vaughan, P.O. Box 1657, 360 Highway 515 West, Blairsville, Georgia, 30514, an Answer in writing within sixty (60) days of Peccenter 4, 2024 December 4, 2024.

NOTICE OF INTENT TO INCORPORATE NOTICE OF INTENT TO INCURPORATE
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 and its initial registered agent at such address is Lee Tufte.

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 Registration Systems, Inc., as grantee, as nominee
for Mountain Lakes Mortgage Inc, its successors and assigns dated December 9, 2019,
recorded in Deed Book 1176, Page 653, Union
County Georgia Records and as modified by County, Georgia Records, and as modified by that certain Loan Modification Agreement rethat 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 DOLLARS (\$110,800.00), with interest thereon as set forth therein, there will be sold at public as set forth therein, there will be sold at public as set routh thetein, there will be solid 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 following described are negative. ing described property. SEE EXHBIT 4" ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. ŧ 13-1-11 having been

given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned.

First Reliance Bank is the holder of the Security Deed to the property in accordance with

rity Deed to the property in accordance with OCGA § 44-14-162.2.

amend, and modify all terms of the mortgage 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 terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Alicia A George or a tenant or tenants and acid tenants in the comments. is Allica A George of a tenant of 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-

rine 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

as Attorney in Fact for Alicia A George McCalla Ravmer Leibert Pierce, LLC 1544 Old Alabama Rd Roswell, GA 30076 www.foreclosurehotline.net 22-09058GA EXHIBIT "A"

22-09058GA 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 acres,
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,
Nista County Research Union County records. 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 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 County records.

MR / February 4, 2025

Our file no. 22-090586A-FT18 22-09058GA

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. ar public outerly to the Highest bluder in Cashi 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 rebruary, 2025, ain property described in said Security Deed including but not limited to the following described property:
All that tract or parcel of land lying and being in the 7th District and 1st Section of Union County, Georgia and being an 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 & Associates, 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 Superior Court, Union County, Georgia. Pursuant to O.C.G.A. 44-2-28, reference is hereby made to said recorded plat for the purpose of incorporating 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 set forth on said recorded plat or as appearas set forth on said recorded plat or as appear-

as set form on said recorded plat of as appear-ing of record. Said property may more commonly be known as 2450 Herbert Drive, Blairsville, GA

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

will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney'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" 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. a) zoning 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 constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; 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 superior to said Security Deed. To the best of the knowledge and belief of the undersioned rights-of-way and any other matters of record superior 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 LLS Destructives de and

Irmation that the sale is not prohibited under the U.S. Bankruptey code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. LLAGG 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