

North Georgia News

Legal Notices for February 12, 2025

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
Rose Mason, Plaintiff
v.
John W. Mason, Jr., Defendant
Civil Action No. 25-CV-2-RG
NOTICE OF SUMMONS - SERVICE BY PUBLICATION

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 summons by publication entered by the court on 2/12/2025, you are hereby commanded and required to file with the clerk of said court and serve 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.

Witness the Honorable Raymond George, Judge of said Court
this 7th day of February, 2025

Judy L. Odum
Clerk of Superior Court
Union County
N(Jan22,25,Febs,12)

NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION
Notice is given that a notice of intent to dissolve Ivy Log Community Church Inc. a Georgia corporation with its registered office at 185 Ivy Log Rd., Blairsville GA 30512, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code.

N(Febs,12)

NOTICE
The Annual Membership Meeting of the Humana Society Mountain Shelter will be held Monday, February 17, at 9:00 am at Hiwassee City Hall. Members will discuss articles of Incorporation and Bylaw revisions.

N(Febs12)

CITATION PROBATE COURT OF UNION COUNTY RE: ESTATE OF Brenda Sue Hogsted, (FORMER) WARD.

Date of Publication, if any: February 12, 2025
TO WHOM IT MAY CONCERN AND:
The conservator(s) of the above estate, has/ have applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator(s) should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, (address) 65 Courthouse Street, Blairsville, GA 30512 by 10:00 a.m. on or before March 17, 2025, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.

If any objections are filed, a hearing will be scheduled for 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 Street, Suite 8
Blairsville, GA 30512
ADDRESS
(706) 439-6006
TELEPHONE
N(Febs12)

CITATION PROBATE COURT OF UNION COUNTY RE: ESTATE OF Geraldine Rose Jugla, (FORMER) WARD.

Date of Publication, if any: February 12, 2025
TO WHOM IT MAY CONCERN AND:
The conservator(s) of the above estate, has/ have applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator(s) should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, (address) 65 Courthouse Street, Blairsville, GA 30512 by 10:00 a.m. on or before March 17, 2025, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.

If any objections are filed, a hearing will be scheduled for 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 Street, Suite 8
Blairsville, GA 30512
ADDRESS
(706) 439-6006
TELEPHONE
N(Febs12)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
DAVID SCOTT BELL
DECEASED
ESTATE NO. 2021-76
NOTICE

(For discharge from office and all liability)
PROBATE COURT OF UNION COUNTY
Re: PETITION OF HAROLD EUGENE BELL JR. FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF DAVID SCOTT BELL, 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 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 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(Febs12)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Thomas B. Shope Jr.
All creditors of the estate of Thomas B. Shope Jr., 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 7th day of February, 2025.
35 Town Square, Suite A, Blairsville, GA 30512 -Hemlock Trading Co.
32 Town Square, Suite A, Blairsville, GA 30512-Book Bound Books
The following trade name, to-wit: MaraKen, LLC, and that the nature of said business is: HEMLOCK Trading Company
and
Book Bound Books
This statement is made in conformity with O.C.G.A. § 101-1-490 et. Seq. requiring the filing of such statement with the Clerk of Superior County, Union County, Georgia.

This 4th day of February 2025
MaraKen, LLC.
Maralee Reece, Managing Partner
Kenneth Reece, Managing Partner
N(Febs12,19)

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 undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 24th day of January, 2025
BY: Michael James Gearon
5559 Fallsbrook Trace
Acworth, GA 30101
N(Jan29,Febs,12,19)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Judith Ann Muir
All creditors of the estate of Judith Ann Muir, 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.

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Sonny Grayson Freeman
All creditors of the estate of Sonny Grayson Freeman, 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 7th day of February, 2025.
BY: Jonathan Russell Freeman
42 Freeman Trail
Murphy, NC 28906
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Febs12,19,26,Mar5)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Patricia G. Mason
All creditors of the estate of Patricia G. Mason, 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 7th day of February, 2025.
BY: Kevin Green
PO Box 1298
Blairsville, GA 30514
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Febs12,19,26,Mar5)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
RONDLE CHANIC MATHIS

ESTATE NO. 2024-187
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS NOTICE
Larita Sadler Roberts a/k/a Rita Roberts has/ have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before March 3, 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 Street, Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Febs,12,19,26)

IN THE SUPERIOR COURT UNION COUNTY STATE OF GEORGIA
CHARLES P. HAND, JR., Plaintiff,
vs.

TINA J. HAND, Defendant.
CIVIL ACTION FILE NO. SJCV2024000267BL

NOTICE OF FILING NOTICE
TO: TINA J. HAND
By order for service by publication dated January 28, 2025, signed by the Honorable T. Buckley Levins, you are hereby notified that on the 30th of August 2024, the Plaintiff Charles P. Hand, Jr., filed his Complaint for Divorce. You are required to file with the Clerk of the Superior Court, and serve upon plaintiff's attorney, Rosalind N. Henderson, P.O. Box 2132, Blairsville, Georgia 30514 an answer in writing within sixty (60) days of the date of the order for publication. If you fail to do so, judgment by default will be taken against you for the relief demanded in the Complaint.

This 31st day of January 2025.
Rosalind N. Henderson, Attorney for Plaintiff
Clerk of Union County Superior Court:
Judy Odum
N(Febs,12,19,26)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Joyce Freeman
All creditors of the estate of Joyce Freeman, 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 31st day of January, 2025.
BY: Jonathan Russell Freeman
42 Freeman Trail
Murphy, NC 28906
ATTORNEY: Daniel J. Davenport,
Akins & Davenport, P.C.
PO Box 923
Blairsville, GA 30514
N(Febs,12,19,26)

NOTICE OF SALE
You are hereby notified that a petition was filed in the Magistrate Court of Union County to foreclose a lien for all amounts owed. If the lien is foreclosed, a court order shall order the sale of the vehicle to satisfy the debt.

The sale will be at Recovery Specialists of North Georgia, 166 Blue Ridge Street, Blairsville, GA 30512 on March 17th, 2025 at Noon.
Vehicle : 2019 VW Jetta*
3VWC57BU0KM159105
N(Febs12,19)

NOTICE OF SALE
You are hereby notified that a petition was filed in the Magistrate Court of Union County to foreclose a lien for all amounts owed. If the lien is foreclosed, a court order shall order the sale of the vehicle to satisfy the debt.

The sale will be at Recovery Specialists of North Georgia, 166 Blue Ridge Street, Blairsville, GA 30512 on March 17th, 2025 at Noon.
Vehicle : 2017 Nissan Sentra
3N1AB7AP6H7268171
N(Febs12,19)

TRADE NAME REGISTRATION STATE OF GEORGIA
COUNTY OF UNION
To Whom it may concern:
Please be advised that MaraLee Reece and Kenneth Wayne Reece, whose address is: 101 E. Mason Drive, Blairsville, GA 30512 is the owner of that certain business now being carried on at:
36 Town Square, Suite A, Blairsville, GA 30512 -Hemlock Trading Co.
32 Town Square, Suite A, Blairsville, GA 30512-Book Bound Books
The following trade name, to-wit: MaraKen, LLC, and that the nature of said business is: HEMLOCK Trading Company
and
Book Bound Books
This statement is made in conformity with O.C.G.A. § 101-1-490 et. Seq. requiring the filing of such statement with the Clerk of Superior County, Union County, Georgia.

This 4th day of February 2025
MaraKen, LLC.
Maralee Reece, Managing Partner
Kenneth Reece, Managing Partner
N(Febs12,19)

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 undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 24th day of January, 2025
BY: Michael James Gearon
5559 Fallsbrook Trace
Acworth, GA 30101
N(Jan29,Febs,12,19)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF 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 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 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
N(Jan29,Febs,12,19)

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 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: Johnny Gurley Patteson
71 Patterson Lane
Morgantown, GA 30560
N(Jan29,Febs,12,19)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF JAMES WILLIAM SHARROCK, JR.
All creditors of the estate of JAMES WILLIAM SHARROCK, JR., 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 21 ST day of January, 2025

BY: Todd R. Sharrock
209 Cambridge Trace
Canton, GA. 30115
Sean Sharrock
8530 Hightower Ridge
Ball Ground, GA. 30107
ATTORNEY: Kenya L. Patton
44 Blue Ridge Street, Suite B
Blairsville, GA. 30512
N(Jan29,Febs,12,19)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

YOUNGSTOWN GROUP, LLC,
Petitioner,
v.
A TRACT OF 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 83 U/T/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.
Civil 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 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 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. 2783, dated June 14, 2019, and filed of record in Plat Book 71, Page 297, Union 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 publication. If you fail to do so, judgment by default will be taken against you for the relief demanded in the Complaint.

This 21st day of January, 2025.
Judy L. Odum
Clerk of Superior Court, Union County
N(Jan29,Febs,12,19)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
WILMA F. ROPER
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 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., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Jan29,Febs,12,19)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF
CHARLENE A. PUCKETT,
vs.
CHARLENE A. MCCREADIE
DECEASED
ESTATE NO. 2024-196
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

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

Kristin Stephens Stanley
PROBATE JUDGE
By: Charla Dyer
DEPUTY CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006
N(Jan29,Febs,12,19)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF
CHARLES EDWARD BREEDLOVE
All creditors of the estate of CHARLES EDWARD BREEDLOVE, 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 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,Febs,12)

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 Security Deed was executed by George D. Leigh and Justice Leigh, as mortgagor in favor of United Community Banks, Inc. DBA United Community Mortgage Services, as mortgagee and was recorded 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 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 1086, Page 81 in the office of the Clerk of Superior Court, Union County, 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)(j) 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 payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure 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 Commissioner, 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 bidder:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 7TH DISTRICT, 1ST SECTION, 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 OF SURVEY, PREPARED FOR D&L PROPERTIES BY H. E. RICHARDS, UNION COUNTY SURVEYOR, DATED FEBRUARY 25, 1986 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 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.

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 Development will bid approximately \$347,902.82. There will be 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.

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 remaining balance 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 successful 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.

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 Secretary of HUD. If the high bidder closes 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 extensions 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 remaining balance 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 successful 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.

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 Secretary of HUD. If the high bidder closes 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 extensions 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 remaining balance 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 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 giving notice, mileage 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 reinstatement.

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 Commissioner provided below.
Date: 12/30/2024

/s/ Erin M. Rose Quinn
Foreclosure Commissioner
Erin M. Rose Quinn, Esq.
Quinn Legal, P.A.
19321 US Hwy 19 N, Suite 512
Clearwater, FL 33764
Phone: (727) 474-9603
Fax: (727) 474-9583
eservice@quinnlegal.com
N(Jan29,Febs,12)

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

A TRACT OF LAND IN LAND LOT 239, 9th DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING 2.351 ACRES, MORE OR LESS; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: BETTY JEAN HOOPER, ESTATE OF BETTY JEAN HOOPER, HEIRS KNOWN OR UNKNOWN, ESTATE OF JOHNNY VINSON HOOPER, HEIRS KNOWN OR UNKNOWN TIMOTHY GENE HOOPER, JEFFERY CONLEY HOOPER 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-242-JP

NOTICE OF SUMMONS
TO: ESTATE OF BETTY JEAN HOOPER, HEIRS KNOWN AND UNKNOWN, ESTATE OF JOHNNY VINSON HOOPER, HEIRS KNOWN AND UNKNOWN JEFFERY CONLEY HOOPER, 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, 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 Being in the 9th District, 1st Section of Union County, Georgia, being a tract of 2.35 acres, more or less, being more particularly described as follows:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 239 of Union County, Georgia, containing 4.946 acres, more or less; and being tract #1, as shown on a plat and survey by Bruce Hunt, D.C.S., dated June, 1978 and recorded in the Union County records in Plat Book "H" on Page 101. Said plat is incorporated into this instrument, by reference hereto, for a complete and accurate description of the above conveyed property. LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 239 of the 9th District, 1st Section of Union County, Georgia, and being 1 acre, more or less, of unimproved property in two tracts, adjacent to the property purchased by grantees from Vinson H. Hooper, said tracts being more particularly described as follows:
Tract One: Beginning at a point on the South line of Land Lot 239 of the 9th District, 1st Section of Union County, Georgia, said point being 387.5 feet West of the Southeast corner of said Land Lot 239 as measured along the South line of said land lot, and being marked by an iron pin; thence North 11° 56' East 175.9 feet to an iron pin; thence North 88° 28' West 100.0 feet to an iron pin; thence North 67° 17' West 97.5 feet to an iron pin at the Northeast corner of property purchased by grantees from Vinson H. Hooper; thence South 11° 56' West 211.7 feet along the East line of property of grantees purchased from Vinson H. Hooper to an iron pin on the South line of said Land Lot 239; thence East 100.0 feet along the South line of Land Lot 239, 197.5 feet to the point of beginning, being unimproved property and lying East of property purchased by grantees from Vinson H. Hooper. Tract Two: to arrive at the true point of beginning start at the Southeast corner of Land Lot 239 of the 9th District, 1st Section of Union County, Georgia; thence West 585 feet along the South line of said Land Lot 239 to an iron pin at the Southeast corner of property purchased by grantees from Vinson H. Hooper; thence North 11° 56' East along the East line of property purchased by grantees from Vinson H. Hooper, 211.7 feet to an iron pin and the true point of beginning; thence from said true point of beginning North 88° 28' West 209.0 feet along the North line of the property purchased by grantees from Vinson H. Hooper to an iron pin on the East right of way of a public road known as Spiva Sawmill Road; thence North 15° 54' East 76.1 feet along the East right of way line of said road to an iron pin; thence South 67° 17' East 203.9 feet to the true point of beginning, said property being a triangular shaped tract lying North of the property purchased by grantees from Vinson H. Hooper. As described in Deed Book 117, Page 524, Union County, Georgia Records.

LESS AND EXCEPT:
All that tract or parcel of land lying and being in Land Lot 239, 9th District, 1st Section, Union County, Georgia, containing 0.865 acres, more or less; and being shown on a plat of survey entitled "Plat of Survey for: Tim Hooper" by Roger L. Owenby, G.R.L.S. #1763, of Cleveland & Cox Land Surveying, LLC, date November 7, 2013, as recorded in Plat Book 65, Page 186, Union County, Georgia records. 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.

Also conveyed is a proposed 20 foot easement to be centered along drive after construction as shown on the above referenced plat of survey from Pleasant Hill Road.
Union