North Georgia News

Legal Notices for February 12, 2025

IN THE SUPERIOR COURT OF UNION COUNTY Rose Mason, Plaintiff

NOTICE TO DEBTORS AND CREDITORS

Representative. This 7th day of February, 2025.

BY: Jonathan Russell Freeman

Murphy, NC 28906 ATTORNEY: Daniel J. Davenport PO Box 923 Blairsville, GA 30514

42 Freeman Trail

Representative.

BY: Kevin Green

PO Box 923 Blairsville, GA 30514

STATE OF GEORGIA
IN RE: ESTATE OF
RONDLE CHANCY MATHIS

Blairsville, GA 30514 ATTORNEY: Daniel J. Davenport

PO Box 1298

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

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Curtis Lester Cochran III All creditors of the estate of Curtis Lester

Cochran III, 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

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

This 7th day of February, 2025.

IN THE PROBATE COURT OF UNION COUNTY

ESTATE NO. 2024-187
PETITION BY PERSONAL REPRESENTATIVE FOR

OF BOND AND/OR GRANT OF CERTAIN POWERS NOTICE Larita Sadler Roberts a/k/a Rita Roberts has/

Larita Sadier Roberts arXiv and 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 writ-

ing, setting forth the grounds of any such ob-iections, and must be filed with the Court by

Decisions, and make the line 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

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
Denuty Clerk

Deputy Clerk 65 Courthouse Street, Suite 8

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

CIVIL ACTION FILE NO. SUCV2024000267BL

10: 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,

torney, 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 the 30th day of January 2025. Rosalind N. Henderson, Attorney for Plaintiff Clerk of Union County Superior Court: Judy Oldom

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

nereny 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 31st day of January, 2025. BY: Jonathan Russell Freeman

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

to 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.

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 th

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, Blairs-ville, GA 30512 on March 17th, 2025 at Noon.

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 car-

Blairsville, GA 30512

Telephone Number

Address (706) 439-6006

Plaintiff,

TINA J. HAND.

N(Feb5,12,19,26)

42 Freeman Trail

PO Box 923 Blairsville, GA 30514

Vehicle: 2019 VW Jetta*

3VWC57BU0KM159105

Vehicle: 2017 Nissan Sentra 3N1AB7AP6HY268171

TRADE NAME REGISTRATION

STATE OF GEORGIA

COUNTY OF UNION

NOTICE OF SALE

Murphy, NC 28906 ATTORNEY: Daniel J. Davenport, Akins & Davenport, P.C.

NOTICE OF PUBLICATION TO: TINA J. HAND

John W. Mason, Jr., Defendant Civil Action No. 25-CV-2-RG 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 summons 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.

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

This 7th day of February, 2025. BY: Elizabeth Ann Parrish NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION Notice is given that a notice of intent to dis-solve lvy Log Community Church Inc. a Georgia PO Box 404 Blairsville, GA 30514

corporation with its registered office at 185 lvy Log Rd., Blairsville GA 30512, has been delivered to the Secretary of State for filing in according with the Georgia Business Corpora-

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. Members will discuss articles of In-

corporation and Bylaw revisions. NT(Feb12) CITATION PROBATE COURT OF UNION COUNTY

RE: ESTATE OF Brenda Sue Hogsed, (FORMER) WARD.

Date of Publication, if any: February 12, 2025 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)

This is unionly lite above interested party(les) 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 Control of the C Court, (address) 65 Courthouse Street, Blairscoult, (aduless) of coulinouse street, bians-ville, 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 person-ally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and fil-ing face must be tendered with your pleadings. ing 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

are filed, the petition file 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

CITATION PROBATE COURT OF UNION COUNTY RE: ESTATE OF Geraldine Rose Glugla , FORMER

HE: ESTATE OF Geraldine Rose Glugla , 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. 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 By: Charla Dyer DEPUTY CLERK

65 Courthouse Street. Suite 8 ADDRESS (706) 439-6006 TELEPHONE

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF
DAVID SCOTT BELL

DECEASED ESTATE NO. 2021-76 ESTAILE 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,

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. Con-tact 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 Numl

N(Feb12)

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. sons interieut to raw, and an persons interieut to said estate are required to make immediate payment to the Personal Representative.
This 7th day of February, 2025.
By: Angela S. Stiefbold
3009 Burnleigh Rd. S.W.
Roanoke, VA 24014

ATTORNEY: Rebecca Kendrick PO Box 1286

NOTICE TO DEBTORS AND CREDITORS

required to make immediate payment. This 4th day of February, 2025.

Attorney for the Estate of Annie M. Kirk

NOTICE TO DEBTORS AND CREDITORS

BY: Judith Ann Quadagno 171 Neese Farm Drive

Woodstock, GA 30188

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.
This 7th day of February, 2025.

Pursuant to O.C.G.A. § 53-7-41, notice is given to all creditors of the ESTATE OF ANNIE M. KIRK, late of Union County, Georgia, deceased (DOD: 11/20/2024), and are hereby notified to render their demand to the undersigned according to law, and all persons indebted to said Estate are required to render interesting the proper immediate property.

ried 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** Blairsville, GA 30514 N(Feb12,19,26,Mar5)

HEMLOCK Trading Company and Book Bound Books This statement is made in conformity with O.C.G.A. § 10-1-490 et. Seq. requiring the filling 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

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

thereby notified to render in their demands to the undesigned according to law, and all persons indebted 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 **RY: Michael James Gearon** 5559 Fallsbrook Trace Acworth, GA 30101

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 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 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 Patter-

son, deceased, late of Union County, Georgia, son, deceased, late of union county, deorgia, 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 Repre-

Seriative.
This 24th day of January, 2025.
BY: Johnny Gurley Patteson
71 Patterson Lane
Morganton, GA 30560 N(Jan29,Feb5,12,19)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF JAMES WILLIAM SHARROCK,

All creditors of the estate of JAMES WIL-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 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 Konyal, Patton ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA. 30512 N(Jan29,Feb5,12,19)

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 10TH DISTRICT, 1ST SECTION OF UNION COUN-10TH DISTRICT, 1ST SECTION OF UNION COUN-TY, 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 U/T/D 4/16/2016: ESTATE OF OTIS MCCOLLUM, HEIRS 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 RESONDENT PROPERTY and All DEPSONS OF DATIES, KNOWN OR ERTY 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

omon county, evergia, being a tract or 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 Volunctown Groun LLC by Closeland. every 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.

You are hereby notified that the above-styled action seeking a Patition to Establish Quiet.

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 Paniel I. Devenoer Betitioner's attorney. 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 paid Cauth.

This 21st day of January, 2025.

Juay L. Vaom Clerk of Superior Court, Union County IN THE PROBATE COURT OF UNION COUNTY

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 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. Con-tact 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

date. If no objections are filed, the p be granted without a hearing. 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

Address (706) 439-6006 Telephone Number 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-

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 filled, 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 filled on or before the time stated in the proceeding sentence. All objections should be sworn to before a notary

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 objecrequired aniount of mining less. 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

But Charle Date. By: Charla Dyer

DEPUTY CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 (Jan29.Feb5.12.19)

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 WAND BREEDLOYE, deceased, late of mining 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

WHEREAS, a default has been made in the cov-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 Stoller, Tetoritude of Determine 7, 2024 in BODK 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 con-nection with the following described premises ("Property") will be sold at public auction to the bisheet bidder:

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 OF SURVEY, PREPARED FOR D&L PROPERTIES OF SURVEY, PREPARED FOR DEL PROPERTIES BY M. 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.

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.

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 hid If the successful bid is oral, a deposit of 334,790.28 must be presented before the bid-ding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such therefer within 30 days of the Sate of a 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 de-livered 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 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

sale, the deposits of the disaccessial bluders 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 representative, will be liable to floot of 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 gagot to the rotectosure 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

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 notify notices and for the giving notice, immedge by the inlost 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, P.A. 19321 US Hwy 19 N, Suite 512 Clearwater, FL 33764 Phone: (727) 474-9603 Fax: (727) 474-9583 eservice@quinnlegal.com

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

Petitioner,

A TRACT OF LAND IN LAND LOT 239, 9th DIS-TRICT, 1st SECTION OF UNION COUNTY, GEOR-GIA, BEING 2.351 ACRES, MORE OR LESS; AND AS THEIR RESPECTIVE INTERESTS MAY AP-PEAR: BETTY JEAN HOOPER, ESTATE OF BETTY JEAN HOOPER, HEIRS KNOWN OR UNKNOWN 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, ITILE OR INTEREST IN THE RESPONDENT PROPERTY TEREST IN THE RESPONDENT PROPERTY

TEREST 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 RESONDENT
PROPERTY and All persons or parties, known
or unknown, who may claim adversely to
Petitioner's title to all that Tract of Land Lyter and Pairs in the Oth Dictrict Act Section ing 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:

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 trat 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: more particularly described as follows: Tract One: Beginning at a point on the South line of Land Lot 239 of the 9th District, 1st Sec-tion 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 188° 28' West 10.0 feet iron pin; thence North 88° 28' West 100.0 feet Iron pin; thence Norm 88° 28' west 10.0 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 along the South line of Land Lot 239, thence 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 begin-ning start at the Southeast corner of Land Lot ning start at the southeast conter of Land Lor 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 the South line or said Land Lot 239 to an ron-pin at the Southeast corner of property pur-chased by grantees from Vinson H. Hooper; there 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 scatt of beginning these from south two points. 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 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 pur-chased by grantees from Vinson H. Hooper. As described in Deed Book 112, Page 524, Union County, Georcia 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 0.G.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 LESS AND EXCEPT: rating same herein for a more complete metes and bounds description of the property herein conveyed.

Also conveyed is a proposed 20 feet easement to be centered along drive after construction

Union County, Georgia Records.

as shown on the above referenced plat of survey from Pleasant Hill Road.
As described in Deed Book 963, Page 696,

All that tract or parcel of land lying and being 0.73 acres, more or less, of Lan Lot #239, of the 9th District, 1st Section of Union County, Georgia, as shown on a plat of survey made bey Jack Stanley, Union County Survey, dated 3-17-82 and recorded in Plat Book M, folio 25, Union County Records, and fully described as follows:

follows:

To reach the true point of beginning start at the intersection of the original East-West line on the South side of said Land Lot #239 and the East right of way line o County Road #18; thence with said right of way line a Northeast direction 287.9 feet to a 2" x 2" stake found in said right of way line, THE TRUE POINT OF BE-GINNING; thence continuing with said right of way line, THE TRUE POINT OF BE-GINNING; thence Couth 88° 10' East 306.7 feet to an iron pin found; thence South 88° 10' East 306.7 feet to an iron pin set; thence South 19° 19' West 157.0 feet to an iron pin found; thence North 70° 02' West 289.5 feet to THE TRUE POINT OF BEGINNING. BEGINNING.

As described in Deed Book 121, Page 82, Union County, Georgia Records. As described in Deed Book 106, Page 7. Further described as Map & Parcel 070C036

vou are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on July 27, 2023, and that by reason of an Order for Service by Publication entered by the Court on January 31, 2025, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, 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 Peti-tion 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 The 4th day of February, 2025.

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

PETITION FOR LETTERS OF ADMINISTRATION NOTICE
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 grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before February 24, 2025.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the

per volleted furthers: An 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 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(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 nereby 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 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)

NOTICE OF SALE UNDER POWER.

NOTICE OF SALE UNDER POWER.

STATE OF GEORGIA, COUNTY OF UNION.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by BOBBY EARLS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR MORTGAGE RESEARCH CENTER. LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS, dated 06/30/2017 and Recorded on 06/30/2017 as Book No. 1077 and Page No. 354-368, UNION County, Georgia records, as last assigned to PENNYMAG. gia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor) by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$175,000.00, with interest at the rate specified therein, there will be cold by the waterings of the property of t be sold by the undersigned at public outery to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in March, 2025, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE ON PARCEL OF LAND LITHOUGH AND BEING IN THE 11TH DISTRICT, 1ST SECTION, LAND LOT 453 OF UNION COUNTY, GEORGIA, CONTAINING 0.983 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED DECEMBER 23, 1996, AND RE-CORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK 37, PAGE 156. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO
FOR A FULL AND COMPLETE DESCRIPTION OF
THE ABOVE DESCRIBED PROPERTY. The debi
secured by said Deed to Secure Debt has been and is hereby declared due because of, among and is nereby 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of rault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly produced beto and is the surgest assistance. endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2 PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866-549-3583. Please note that, pursuant to O.C.G.A. § 44-14-162.2 the secured creditor is not required to amend the secured creditor is not required to amend the secured creator is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1013 STATE HIGHWAY 60 SUCHES, GEORGIA 30572 is/are: BOBBY EARLS Suches, Georgia 303/2 is/are: Bubbs Teahls or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above including but not limited to first set out above, including, but not limited to assessments, liens, encumbrances, zoning ordinances, casements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited with the 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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other fore-Georgia, the veed under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for BOBBY EARLS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPT-ING TO COLLECT A DEBT. ANY INFORMATION DETAILED WILL BE LIGHT FOR THAT BURDOSE

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

(972) 341-5398.

Pursuant to the power of sale contained in the Security Deed executed by SHARON H. JOHNSTON to PNC MORTGAGE in the original principal amount of \$110,500.00 dated July 26. 2016, and recorded in Deed Book 1044, Page 314, Union County records, said Security Deed being last transferred to PNC BANK NATIONAL ASSOCIATION in Deed Book 1365, Page 294

OBTAINED WILL BE USED FOR THAT PURPOSE 00000009915703 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone

Union County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated within the legal hours of sale, on March 04, 2025, the property in said Security Deed and described as follows: described as follows: ALL THAT CERTAIN PARCEL OF LAND SITUATED IN LAND LOTS 245 & 260, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

KNOWN AND DESIGNATED AS FOLLOWS:
CONTAINING 1.50 ACRES AND BEING SHOWN
AS LOT 18-B OF GREEN ACRES SUBDIVISION
ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED 8/23/96, LAST REVISED
7/25/02 AND RECORDED IN PLAT BOOK 50, PAGE
190, AND SAID PLAT IS INCORPORATED HEREIN
BY REFERENCE AND MADE A PART HEREOF, THE
PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY
IS SUBJECT TO THE RESTRICTIONS RECORDED
IN DEED BOOK 278, PAGE 118, UNION COUNTY
RECORDS. THE PROPERTY IS SUBJECT TO THE
POWERLINE EASEMENT TO BLUE RIDGE MOUN-POWERLINE EASEMENT TO BLUE RIDGE MOUN-

POWERLINE EASEMENT TO BLUE RIDGE MOUN-TAIN EMC RECORDED IN DEED BOOK 278, PAGE 185, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY GRANTED TO UNION COUNTY, RECORDED IN DEED BOOK 356, PAGE 90, UNION COUNTY RECORDS. PAGE 90, UNION COUNTY RECORDS.
BEING THE SAME PROPERTY CONVEYED FROM
EDWIN B. BUTLER AND JOHN F. STRONG TO ARTHUR C. JOHNSTON, JR AND SHARON H. JOHNSTON, AS JOINT TENANTS WITH SURVIVORSHIP,
AS DESCRIBED IN BOOK 428, PAGE 113, DATED
08/13/2002, RECORDED 08/19/2002, IN UNION
COUNTY DECORDS.

COUNTY RECORDS.

Said property being known as: 231 FALL LN, BLAIRSVILLE, GA 30512

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are SHARON H. JOHNSTON or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be

made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments liens encumbrances anning

any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matordinances, restrictions, covenants, and mat-ters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the fol-lowing: (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. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

PNC Bank, National Association

PNC Bank, National Association
3232 Newmark Drive
Miamisburg, 0H 45342
800-367-9305 (ext 4120611209)
Note that pursuant to O.C.G.A. § 44-14-162.2
the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

PNC BANK, NATIONAL ASSOCIATION. PNC BANK, NATIONAL ASSOCIATION, as Attorney-in-Fact for SHARON H. JOHNSTON Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 13010 Morris Rd., Suite 450

Alpharetta, GA 30004 Phone: 470-321-7112 Firm File No. 24-249134 - DoP N(Feb5,12,19,26)