

# North Georgia News

## Legal Notices for February 19, 2025

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Gail L. Hill  
All creditors of the estate of Gail L. Hill, 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 payment to the Personal Representative.  
This 14th day of February, 2025.  
BY: Robert I. Walters, Jr.  
1761 Pine Orchard Road  
Butler, TN 37640  
ATTORNEY: Brett Bradshaw  
57 Sears Way  
Blairsville, GA 30512  
N(Feb12,19,26,Mar5,12)

### 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.  
BY: Angela S. Stiefbold  
3009 Burnleigh Rd. S.W.  
Roanoke, VA 24014  
ATTORNEY: Rebecca Kendrick  
PO Box 1286  
Blairsville, GA 30514  
N(Feb12,19,26,Mar5)

### NOTICE TO DEBTORS AND CREDITORS

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 make immediate payment.  
This 4th day of February, 2025.  
Jeb Chatham  
Attorney for the Estate of Annie M. Kirk  
N(Feb12,19,26,Mar5)

### 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.  
This 7th day of February, 2025.  
BY: Judith Ann Quadagno  
171 Neese Farm Drive  
Woodstock, GA 30188  
N(Feb12,19,26,Mar5)

### 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(Feb12,19,26,Mar5)

### 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 Representative.  
This 7th day of February, 2025.  
BY: Elizabeth Ann Parrish  
PO Box 404  
Blairsville, GA 30514  
N(Feb12,19,26,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(Feb12,19,26,Mar5)

### IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF RONNIE CHANCY MATHIS  
DECEASED  
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(Feb12,19,26,Mar5,12)

### 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  
3WVC57BU0KM159105  
N(Feb12,19)

### IN THE SUPERIOR COURT UNION COUNTY STATE OF GEORGIA

CHARLES P. HAND, JR., Plaintiff, vs. TINA J. HAND, Defendant.  
CIVIL ACTION FILE NO. SUCV2024000267BL  
NOTICE OF PUBLICATION  
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 the 30th day of January 2025.  
Rosalind N. Henderson, Attorney for Plaintiff  
Clerk of Union County Superior Court:  
Judy Odom  
N(Feb05,12,19,26)

### 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(Feb05,12,19,26)

### NOTICE OF INTENT TO INCORPORATE

Notice is given that Articles of Incorporation for Hayden C. Schoeffler, MD, PC, will be 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 401 Pat Haralson Drive, Blairsville, Georgia 30512, and its registered agent at such address is Hayden C. Schoeffler.  
N(Feb19,26)

### TRADE NAME REGISTRATION STATE OF GEORGIA

COUNTY OF UNION  
To Whom it may concern:  
Please be advised that Wendy Seabolt, whose address is: 85 Seabolt Lane, Blairsville, GA 30512, and, whose address is, is/are the owner(s) of the certain business now being carried on at: 85 Seabolt Lane, Blairsville, GA 30512 in the following trade name, to-wit: Mortgage Outfitters and that the nature of said business is: mortgage brokerage  
This statement is made in conformity with O.C.G.A. § 10-1-490 et. Seq. requiring the filing of such statement with the Clerk of Superior Court, Union County, Georgia.  
This 24 day of January 2025  
N(Feb19,26)

### NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75.00

Pursuant to O.C.G.A. 17-5-54, any party claiming an interest in the following property is hereby notified that on January 15, 2025 said property was located in the impound lot of the Union County Sheriff's Office in Union County, Georgia.  
Item Owner  
2017 Honda Accord William Mccue  
VIN#JHMCR6F76HC023XXX  
Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with O.C.G.A. 17-5-54, within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The vehicle identification numbers to the above listed items have been partially hidden, owner must be able to prove which case the items were seized from or have valid proof of purchase indicating the complete vin number.  
Todd Smith, Deputy Sheriff  
Shawn Dyer, Sheriff  
Union County, Ga  
378 Beasley Street  
Blairsville, Ga. 3051  
(706)439-6066  
N(Feb19,26,Mar5,12)

### IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF DOUGLAS PAUL SHEETZ  
DECEASED  
ESTATE NO. 2025-25  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
To whom it may concern:  
Jason Allyn Sheetz has petitioned to be appointed administrator(s) of the estate of Douglas Paul Sheetz 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 March 17, 2025.  
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.  
Kristin Stephens Stanley  
Judge of the Probate Court  
By: Charla Dyer  
Deputy Clerk  
65 Courthouse St., Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Feb19,26,Mar5,12)

### 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  
3WVC57BU0KM159105  
N(Feb12,19)

### 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  
3N1AB7APGHY268171  
N(Feb12,19)

### 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. § 10-1-490 et. Seq. requiring the filing of such statement with the Clerk of Superior Court, Union County, Georgia.  
This 4th day of February 2025  
MaraKen, LLC.  
MaraLee Reece, Managing Partner  
Kenneth Reece, Managing Partner  
N(Feb12,19)

### 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,Feb5,12,19)

### 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,Feb5,12,19)

### 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 Patteson Lane  
Morganton, GA 30560  
N(Jan29,Feb5,12,19)

### 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,Feb5,12,19)

### NOTICE

Celco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 195-foot-tall self-support telecommunications tower at the approx. vicinity of Near 79 Davenport Lane, Blairsville, Union County, GA 30512. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Trenton Clark, t.clark@trileaf.com, 1395 S Marietta Parkway, Building 400, Suite 209, Marietta, GA 30067, (678) 653-8673.  
N(Feb19)

### IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company, Petitioner, v. A TRACT OF LAND LYING AND BEING IN 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 U/7/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-195-1P  
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. 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 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  
N(Jan29,Feb5,12,19)

### 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  
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 Number  
N(Jan29,Feb5,12,19)

### 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  
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 Number  
N(Jan29,Feb5,12,19)

### IN THE PROBATE COURT OF UNION COUNTY 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 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 proceeding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.  
Kristin Stephens Stanley  
PROBATE JUDGE  
By: Charla Dyer  
DEPUTY CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(Jan29,Feb5,12,19)

### 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:  
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 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: Charia Dyer  
Deputy Clerk  
65 Courthouse St., Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Jan29,Feb5,12,19)

### 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 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 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 tract acts 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' 21" West 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' 21" 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, 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 112, 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 feet easement to be centered along drive after construction as shown on the above referenced plat of survey from Pleasant Hill Road.  
As described in Deed Book 963, Page 696, Union County, Georgia Records.  
LESS AND EXCEPT:  
All that tract or parcel of land lying and being 0.73 acres, more or less, of Land Lot #239, of the 9th District, 1st Section of Union County, Georgia, as shown on a plat of survey made by Jack Stanley, Union County Surveyor, dated 3-17-82 and recorded in Plat Book M, folio 25, Union County Records, and fully described as 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 BEGINNING; thence continuing with said right of way line North 16° 30' East 61.7 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.  
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  
You 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, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Order 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.  
The 4th day of February, 2025.  
N(Feb12,19,26,Mar5)

### 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 SUBSIDIARIES AND ASSIGNS, dated 06/30/2017 and Recorded on 08/30/2017 as Book No. 1077 and Page No. 354-368, UNION County, Georgia 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 sold by the undersigned at public outcry 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 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 RECORDED 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 debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, 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 (in order of intent to collect attorney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of 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 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, SUCHEE, GEORGIA 30572 is/are: BOBBY EARLS 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, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. 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 foreclosure 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 ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000009915703 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.  
N(Feb5,12,19,26)

### STATE OF GEORGIA COUNTY OF UNION

#### NOTICE OF SALE UNDER POWER

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, 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