North Georgia News

Legal Notices for February 5, 2025

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

John W. Mason, Jr., Defendant Civil Action No. 25-CV-2-RG NOTICE OF SUMMONS - SERVICE BY PUBLICA-

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

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

Union County N(Jan22,29,Feb5,12)

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

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

N(Jan15,22,29,Feb5)

NOTICE OF JUVENILE COURT of Union County To: William Alanson Scott

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

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Dean Abbot Antalik All creditors of the estate of Dean Abbot An-talik, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Repre-

sentative. This 10th day of January, 2025. BY: Erik Antalik 51: Erik Alitalik 5353 Keller Springs Road, Unit 1125 Dallas, TX 75248 ATTORNEY: Richard W. Sarrell II PO Box 517 Blairsville, GA 30514

N(Jan15,22,29,Feb5)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Grady Parker Beaver All creditors of the estate of Grady Parker Bea-ver, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Repre-

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

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Emil F. Terranova All creditors of the estate of Emil F. Terranova, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate nayment to the Personal Representative payment to the Personal Representative. This 10th day of January, 2025. BY: Charlotte Ann Terranova 14 Saddle Ridge Drive Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(Jan15,22,29,Feb5)

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

NOTICE TO APPEAR

NOTICE TO AFFER STATE OF GEORGIA COUNTY OF UNION IN THE SUPERIOR COURT OF UNION COUNTY. In the interest of Minor Children, T.C.L, S.A.L., and J.C.L. File number: IP-24A-12-11

and J.C.L. File number: JP-24A-12-11. TO: Travis Cory Lackey, whereabouts unknown. GREETINGS: You are hereby notified that a Pe-tition for Adoption and a Motion for Termina-tion of Rights of the Father were filed in this Court by prospective adoptive parents, by and through their attorney, Judy D. Sartain, alleg-ing that the whereabouts of the father are unknown, and asking that the Court terminate the rights and obligations of the father were ing that the whereabouts of the father are unknown, and asking that the Court terminate the rights and obligations of the father with respect to the children, and of the children arising to them from the parental relationship, including the right to inheritance, and that the children be committed to the custody of the adoptive parents, with the right to proceed for adoption by the Petitioners. You may obtain a copy of the Petition for Adoption by contacting the attorney listed below. Pursuant to 0.C.G.A. § 19-8-10 (a) and (b) et. seq., you may appear in the pending adoption action and show cause why your rights to the children sought to be adopted in this action should not be terminated by an adoption. The Petitioners have allegeed that you have:

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

meaningful, supportive, parental manner; or (2) To provide for the care and support of that child as required by law or judicial decree. You are ordered to appear before the Honor-able Joy R. Parks in the Superior Court of Union County on March 19, 2025, at 8:45 a.m., then and there to show why the relief sought by the

and mere to show why the rener sought by the Petitioners should not be granted. If you fail to appear following receipt of this notice, your parental rights to the Children shall be terminated. This the 14th day of January, 2025.

Judy D. Sartain Attorney for the Petitioners 291 SE Alexander Street Marietta, GA 30060 (770) 426-1148 (Jan22.29.Feb5)

NOTICE OF INTENT TO VOLUNTABILY

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 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-tion Code. N(Feb5,12)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF RONDLE CHANCY MATHIS

DECEASED ESTATE NO. 2024-187 PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS

Larita Sadler Roberts a/k/a Rita Roberts has/

Larita Sadier noberts arXi a nua noberts inds/ have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in 0.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-ion settion forth the grounds of any such ob-

All objections to the petition must be in writ-ing, setting forth the grounds of any such ob-jections, 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 every to before a notary upblic or grounds of any such objections. An 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 (fn o objections are filed the netting may

Theo, a nearing 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 Deavetr Cloted Deputy Clerk 65 Courthouse Street, Suite 8 Blairsville, GA 30512 Δddre (706) 439-6006 Telephone Number N(Feb5, 12, 19, 26)

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

TINA J. HAND,

N/Feb5 12 19 26)

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.

NOTICE TO DEBTORS AND CREDITORS All creditors of the estate of David Billy Patterson All creditors of the estate of David Billy Patter-son, deceased, late of Union County, Georgia,

are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons in-debted to said estate are required to make immediate payment to the Personal Representative. 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,

JR. 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

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 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)

IN THE SUPERIOR COURT OF UNION COUNTY **STATE OF GEORGIA** YOUNGSTOWN GROUP, LLC.

Georgia Limited Liability Company, Petiti

V. A TRACT OF LAND LYING AND BEING IN THE A TRACT OF LAND LYING AND BEING IN THE GORGIA, 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/JO 4/16/2016; ESTATE OF OTIS MCCOLLUM, HEIRS KNOWN OF UNKNOWN'S ESTATE OF WILLIAM 4716/2016; ESTATE OF OTTS INCCOLLOW, 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 POS-SESSORYRIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Development PROPERTY,

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

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 sur-vey 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

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 020 Deliveryillo Coervie on converte the Deti Whose aduress is on town square, F.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 0.C.G.A. 23-3-65(b). Witness the Honorable Joy R. Parks, Judge of cold Cawt

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

In RE: The Petrition to Probate will in Solemn Form in the above-referenced estate having been duly filed. T0: 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 Experience 24, 2025

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

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF CHARLES EDWARD BREEDLOVE CHARLES EDWARD BREEDLOVE All creditors of the estate of CHARLES ED-WARD BREEDLOVE, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undesigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal

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

NOTICE OF 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-

Tity 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, Using Courte Georgie; and

Aborne 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 neuron to an acciment

by the Secretary, pursuant to an assignment dated October 17, 2017, and recorded on Octo-ber 18, 2017 in Book 1088, Page 81 in the office of the Clerk of Superior Court, Union County, Coursi-uce of Superior Court, Union County,

Georgia; and WHEREAS, a default has been made in the cov-

WHEREAS, a default has been made in the cov-enants and conditions of the Security Deed in that the Borrower is deceased and the prop-erty 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 Sec-retary 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 Foreclo-sure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commis-sioner, recorded on December 6, 2024 in Book 1399, Page 528 notice is hereby given that on February 18, 2025 at 12:00PM local time, all real and personal property at or used in con-

repruary 18, 2025 at 12:00PM local time, an real and personal property at or used in con-nection 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 SEC-TION, LAND LOTS 57, 56, 88 AND 89 OF UNION COUNTY CEORGIA CONTAINING 25 0 ACRES AND BEING IN THE 7H DISTRICT, 151 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 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, GEOR-GIA 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 FIKJA 8101

The sale will be held at the courthouse steps

The sale will be held at the courthouse steps of Union County. The Secretary of Housing and Urban Develop-ment will bid approximately \$347,902.82. There will be no proration of taxes, rents or other income or liabilities, except that the pur-chaser 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

When making their bids, an bidders except the Secretary must submit a deposit totaling approximately \$34,790.28 [10% of the Secre-tary'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 bid-ding is closed. The deposit is nonrefundable solar, solar of the presented before the blo-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 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 contified to apphied 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 suc-cessful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day in-crements for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a cer-tified or cashier's check made payable to the Correctory of HUID. If the binb bidder cleare the

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 D(5/30/2017, and Recorded on D(6/30/2017 as 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 PENNYMAC LOAN SERVICES, LLC (the Se-cured 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 there will be sold by the understimad a trajoto.co, 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 le-gal hours of sale on the first Tuesday in March, 2025, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND DENICE IN THE 11TH DETRICT 155 SECTION 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 ROCH-ESTER & 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 COM-PLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. The debt secured by said Deed to 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 nurnose of naving the same and 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 (notice of intent to collect at-torney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Secu-rity 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 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, SUCHES, GEORGIA 30572 is/are: BOBBY EARLS or tenant/tenants. Said property will be sold subject to (a) any outstandino ad valorem SUČHEŚ, GEORGIA 30572 is/are: BOBBY EARLŚ 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, zon-ing ordinances, easements, restrictions, cov-enants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohib to (1) confirmation that the sale is not prohib-ited 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 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regard-ing 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 DERT. to (1) confirmation that the sale is not prohib COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000000915703 BAR-RETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

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 Secu-rity Deed being last transferred to PNC BANK NATIONAL ASSOCIATION in Deed Book 1365, Page 294, Union County records, the under-signed 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

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: 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: CONTAINING 1.50 ACRES AND BEING SHOWN AS LOT 18-B OF GREEN ACRES SUBDIVISION ON A PLAT OF SURVEY BY ROCHESTER & AS-SOCIATES, INC., DATED 8/23/96, LAST REVISED 7/25/02 AND RECORDED IN PLAT BONK 50, PAGE 190. AND SAID PLAT IS INCORPORATED PAGE 190, AND SAID PLAT IS INCORPORATED

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

NOTICE To whom it may concern: Gary Lee Dockery has petitioned to be ap-pointed 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 be-fore February 24, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the

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 on 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

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 I(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, arc hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to esid actual arc renuired to make immediate to said estate are required to make immediate by a deside and required to find the finite 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 Historyay 76 4805 Old Highway 76 Blue Ridge, GA 30513 N(Jan22,29,Feb5,12)

the undesigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 10th day of January, 2025 BY: Stanley Dean Mathis 48 Salt Marsh Dr. Midway, GA 31320 N(.lan15 22 29 Feb5)

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Rondle Chancy Mathis All creditors of the estate of Rondle Chancy Mathis, deceased, late of Union County, Geor-gia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate neuronation the Decremal to make immediate payment to the Personal

Representative. This 10th day of January, 2025. BY: Larita Sadler Roberts a/k/a Rita Roberts 446 Skylark Boulevard Satellite Beach, FL 32937 ATTORNEY: Barry A. Lee 84 River Street Ellijay, GA 30540 N(Jan15,22,29,Feb5)

NOTICE TO APPEAR

STATE OF GEORGIA County of Union In the Superior Court of Union County, In the interest of Minor Children, T.C.L. S.A.L., and J.C.L.

File number: IP-24A-12-11

The indition of 244712-11. TO: Justine DeeMarie Lackey, whereabouts unknown. GREETINGS: You are hereby notified that a Petition for Adoption and a Motion for Termina-tion of Rights of the Mother were filed in this Court by prospective adoptive parents, by and through their attorney, Judy D. Sartain, alleg-ing that the whereabouts of the mother are unknown, and asking that the Court terminate the rights and obligations of the mother with the rights and obligations of the mother with respect to the children, and of the children respect to the children, and of the children arising to them from the parental relationship, including the right to inheritance, and that the children be committed to the custody of the adoptive parents, with the right to proceed for adoption by the Petitioners. You may obtain a copy of the Petition for Adoption by contacting the attorney listed below.

Pursuant to O.C.G.A. § 19-8-10 (a) and (b) et. seq., you may appear in the pending adoption action and show cause why your rights to the children sought to be adopted in this action should not be terminated by an adoption. The

(1) abandoned the Child or (2) that you have failed to exercise proper parental care or control due to misconduct or (2) that you have hand use backets proper parental care or control due to misse injoer inability, as set out in paragraph (3), (4), or (5) of subsection (a) of Code-Section 15-11-310; Additionally, the Petitioners have alleged that you have significantly failed: (1) To communicate or make a bona fide at-tempt to communicate with that child in a meaningful supportive narental manner or

meaningful, supportive, parental manner; or (2) To provide for the care and support of that child as required by law or judicial decree. You are ordered to appear before the Honor-able Joy R. Parks in the Superior Court of Union County on March 19, 2025, at 8:45 a.m., then and these these why the shift occur by the shift and there to show why the relief sought by the

The tent of the sound of the sound of the sound of the petitioners should not be granted. If you fail to appear following receipt of this notice, your parental rights to the Children shall be terminated. This the 14th day of January, 2025.

Judy D. Sartain

Attorney for the Petitioners 291 SE Alexander Street

Zer Sc Alexander S Marietta, GA 30060 (770) 426-1148

an22.29.Feb5

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, Bairsville, 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

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Joyce Freeman, deceased, late of Union County, Georgia, are hereby notified to render in their demands to necesy nounce 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 42 Freeman Trail 42 Freeman Trail 42 Freeman Tran Murphy, NC 28906 ATTORNEY: Daniel J. Davenport, Akins & Davenport, P.C. PO Box 923 Blairsville, GA 30514 N(Feb5, 12, 19, 26)

NOTICE TO DEBTORS AND CREDITORS

NUTICE TO DEBIDING AND CHEDITORS 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 undergind 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 24th day of January, 2025 BY: Michael James Gearon EFED Selberget Trace 5559 Fallsbrook Trace Acworth, GA 30101 (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 undesigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate asympt to the Personal 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)

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 Theo, a nearing 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 Courthcone CA. Cuite 9 65 Courthouse St., Suite 8 Blairsville, GA 30512 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 sup-The period of the state of Charlene A. Puckett, and a year's sup-port from the estate of Charlene A. Puckett a/k/a Charlene A. McCreadie, deceased, for decedent(s) surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, by 10:00 a.m. on or before February 24, 2025, why or an another the survey of the survey of the survey of the origination should not be survey of the sur

Said petition should not be granted. All objections to the petition must be in writ-ing, setting forth the grounds of any such objections, and must be filed on or before the 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 objec-tions, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objec-tions are filed a beging will be scheduled at tions are filed, a hearing will be scheduled at a later date. If no objections are filed, the peti-tion may be granted without a hearing. Kristin Stephens Stanley PROBATE JUDGE By: Charla Dyer DEPUTY CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 (Jan29, Feb5, 12, 19)

tified 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

Sale phot to the explication 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 dependient of the pleating of the formelewer deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, Offer the property to the sec-ard biobect bidden for an amount be the

ond highest bidder for an amount equal to the sec-ond highest bidder for an amount equal to the 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-ters the Erroleance Commissioner utili locus The achieved for the project will save the set of the set of the set of the processor commissioner will issue a Deed to the purchaser(s) upon receipt of 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 adiourned if it is established, by documented written application of the mort-gagor to the Foreclosure Commissioner not less than 3 days before the date Of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist which the foreclosure is based that hot exist and foreclosure sale, or all amounts due un-der 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.

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, advertis-ing 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 columersemble and extendence at the columersemble at the columersemble and the column 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 ad-dress Of the Foreclosure Commissioner provided below. Date: 12/30/2024

Date: 12/30/2024 /s/ 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) 474-9603 Fax: (727) 474-9583 eservice@uinnleaal.com eservice@quinnlegal.com N(Jan29,Feb5,12)

HEREOF, THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE RESTRIC-TIONS RECORDED IN DEED BOOK 278, PAGE 118. UNION COUNTY RECORDS. THE PROPERTY 118, UNION COUNTY RECORDS. THE PROPERTY IS SUBJECT TO THE POWERLINE EASEMENT TO BLUE RIDGE MOUNTAIN 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

RECORDED IN DEED BOOK 356, PAGE 90, UNION COUNTY RECORDS. BEING THE SAME PROPERTY CONVEYED FROM EDWIN B. BUTLER AND JOHN F. STRONG TO AR-THUR C. JOHNSTON, JR AND SHARON H. JOHN-STON, AS JOINT TENANTS WITH SURVIVORSHIP. AS DESCRIBED IN BOOK 428, PAGE 113, DATED 08/13/2002, RECORDED 08/19/2002, IN UNION COUNTY RECORDS.

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

To the best of the undersigned's knowledge, To the best of the undersigned's knowledge, the party or parties in possession of said prop-erty is/are SNARON 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 pro-vided 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 hav-ing been given). ng been given).

ing been given). Said property will be sold subject to the fol-lowing: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of re-demption of any taxing authority; (3) any mat-ters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed

first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the sta-tus 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 3232 Newmark Drive Miamisburg, OH 45342 Note that pursuant to 0.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 COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. PNC BANK, NATIONAL ASSOCIATION, as Attorney-in-Fact for SHARON H. JOHNSTON Robertson, Anschutz, Schneid, Crane & Partners, PLLC 13010 Morris Rd., Suite 450 Alpharetta, GA 30004 Phone: 470-321-7112 Firm File No. 24-249134 - DoP

(Feb5,12,19,26)