

# North Georgia News

## Legal Notices for February 5, 2025

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

Rose Mason, Plaintiff  
v.

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

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

Witness the Honorable Raymond George,  
Judge of said Court  
This the 2nd day of January, 2025  
Judy L. Odum  
Clerk of Superior Court  
Union County  
N(Jan22,29,Febs,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: Sharon Dockery  
191 Sam Day Road  
Young Harris, GA 30582  
ATTORNEY: Cary D. Cox  
PO Box 48  
Blairsville, GA 30514  
N(Jan22,29,Febs)

### NOTICE OF JUVENILE COURT OF UNION COUNTY

TO: WILLIAM ALANSON SCOTT  
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,Febs)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Dean Abbot Antalik  
All creditors of the estate of Dean Abbot An  
talik, deceased, late of Union County, Georgia,  
are hereby notified to render in their demands  
to the undersigned according to law, and all per  
sons indebted to law, and all persons indebte  
d to said estate are required to make immedi  
ate payment to the Personal Representative.  
This 10th day of January, 2025.  
BY: Erik Antalik  
5353 Keller Springs Road, Unit 1125  
Dallas, TX 75248  
ATTORNEY: Richard W. Sarrell II  
PO Box 517  
Blairsville, GA 30514  
N(Jan15,22,29,Febs)

### 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 per  
sons indebted to law, and all persons indebte  
d to said estate are required to make immedi  
ate payment to the Personal Representative.  
This 10th day of January, 2025.  
BY: William Andrew Rhodes  
713 Church Street  
Blue Ridge, GA 30513  
ATTORNEY: Daniel J. Davenport of Akins & Dav  
enport P.C.  
PO Box 923  
Blairsville, GA 30514  
N(Jan15,22,29,Febs)

### 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 indebte  
d to said estate are required to make immedi  
ate payment to the Personal Representative.  
This 10th day of January, 2025.  
BY: Charlotte Ann Terranova  
14 Shadle Ridge Drive  
Blairsville, GA 30512  
ATTORNEY: Cary D. Cox  
PO Box 748  
Blairsville, GA 30514  
N(Jan15,22,29,Febs)

### 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 demands to  
the undersigned according to law, and all per  
sons indebted to law, and all persons indebte  
d to said estate are required to make immedi  
ate payment to the Personal Representative.  
This 10th day of January, 2025  
BY: Stanley Dean Mathis  
48 Salt Marsh Dr  
Midway, GA 31320  
N(Jan15,22,29,Febs)

### 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 payment to the Personal  
Representative.  
This 10th day of January, 2025.  
BY: Larita Sadler Roberts a/k/a Rita Roberts  
446 Skyark Boulevard  
Satellite Beach, FL 32937  
ATTORNEY: Barry A. Lee  
84 River Street  
Elkijay, GA 30540  
N(Jan15,22,29,Febs)

### 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: JP-24A-12-11.  
TO: Justine DeeMarie Lackey,  
whereabouts unknown.

GREETINGS: You are hereby notified that a Pe  
tition for Adoption and a Motion for Termin  
ation of Rights of the Mother were filed in this  
Court by prospective adoptive parents, by and  
through Attorney, Judy D. Sartain, allegin  
g that the whereabouts of the mother are  
unknown, and asking that the Court terminate  
the rights and obligations of the mother with  
respect to the children, and of the children  
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  
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  
(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 Honora  
ble 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  
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  
N(Jan22,29,Febs)

### 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: 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 Termin  
ation 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 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 contactin  
g 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  
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  
(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 Honora  
ble 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  
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  
N(Jan22,29,Febs)

### NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION

Notice is given that a notice of intent to dis  
solve Ivy Log Community Church Inc. a Georgia  
corporation with its registered office at 185  
Ivy Log Rd., Blairsville GA 30512, has been  
delivered to the Secretary of State for filing in  
accordance with the Georgia Business Corpora  
tion Code.  
N(Febs,12)

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

IN RE: ESTATE OF  
RONDL E 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 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 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 Street, Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Febs,12,19,26)

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

CHARLES P. HAND, JR.,  
Plaintiff,  
vs.  
TINA J. HAND,  
Defendant.  
CIVIL ACTION FILE NO. SUJCV2024000267BL  
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 at  
torney, Rosalind N. Henderson, P.O. Box 2132,  
Blairsville, Georgia 30514 an answer in writ  
ing 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 Odum  
N(Febs,12,19,26)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Joyce Freeman  
All creditors of the estate of Joyce Freeman,  
deceased, late of Union County, Georgia, are  
hereby notified to render in their demands to  
the undersigned according to law, and all per  
sons indebted to law, and all persons indebte  
d to said estate are required to make immedi  
ate payment to the Personal Representative.  
This 31st day of January, 2025.  
BY: Jonathan Russell Freeman  
42 Freeman Trail  
Murphy, NC 28906  
ATTORNEY: Daniel J. Davenport,  
AKINS & DAVENPORT, P.C.  
PO Box 923  
Blairsville, GA 30514  
N(Febs,12,19,26)

### NOTICE 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 per  
sons indebted to law, and all persons indebte  
d to said estate are required to make immedi  
ate payment to the Personal Representative.  
This 31st day of January, 2025.  
BY: Jonathan Russell Freeman  
42 Freeman Trail  
Murphy, NC 28906  
ATTORNEY: Daniel J. Davenport,  
AKINS & DAVENPORT, P.C.  
PO Box 923  
Blairsville, GA 30514  
N(Febs,12,19,26)

### NOTICE 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 per  
sons indebted to law, and all persons indebte  
d to said estate are required to make immedi  
ate payment to the Personal Representative.  
This 24th day of January, 2025  
BY: Michael James Gearon  
5559 Fallsbrook Trace  
Acworth, GA 30101  
N(Jan29,Febs,12,19)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF DANIEL WAYNE BRIGHT  
All creditors of the estate of DANIEL WAYNE  
BRIGHT, deceased, late of Union County,  
Georgia, are hereby notified to render in their  
demands to the undersigned according to  
law, and all persons indebted to law, and all  
persons indebted to said estate are required  
to make immediate payment to the Personal  
Representative.  
This 22ND day of January,2025  
BY: Mary Doneen Lapointe  
64 Sharon Drive  
Blairsville, GA. 30512  
ATTORNEY: Kenya L. Patton  
44 Blue Ridge Street, Suite B  
Blairsville, GA. 30512  
N(Jan29,Febs,12,19)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF David Billy Patterson  
All creditors of the estate of David Billy Pat  
terson, deceased, late of Union County, Geor  
gia, are hereby notified to render in their dem  
ands 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 Repres  
entative.  
This 24th day of January, 2025.  
BY: Johnny Gurley Patteson  
71 Patterson Lane  
Morgantown, GA 30560  
N(Jan29,Febs,12,19)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF JAMES WILLIAM SHARROCK,  
JR.  
All creditors of the estate of JAMES WIL  
LIAM SHARROCK, JR., deceased, late of Union  
County, Georgia, are hereby notified to render  
in their demands to the undersigned accord  
ing to law, and all persons indebted to law, and  
all persons indebted to said estate are required  
to make immediate payment to the Personal  
Representative.  
This 21 ST day of January, 2025  
BY: Todd R. Sharrock  
209 Cambridge Trace  
Canton, GA. 30115  
Sean Sharrock  
8530 Hightower Ridge  
Ball Ground, GA. 30107  
ATTORNEY: Kenya L. Patton  
44 Blue Ridge Street, Suite B  
Blairsville, GA. 30512  
N(Jan29,Febs,12,19)

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

YOUNGSTOWN GROUP LLC,  
a Georgia Limited Liability Company,  
Petitioner,  
v.

A TRACT OF LAND LYING AND BEING IN THE  
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  
KNOWN OR UNKNOWN; ESTATE OF WILLIAM  
LARRY WEAVER, HEIRS KNOWN OR UNKNOWN,  
AND OTHER PARTIES, KNOWN OR UNKNOWN,  
WHICH HAVE OR CLAIM ANY ADVERSE OR POS  
SESSORY RIGHT, TITLE OR INTEREST IN THE  
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 RESPONDENT PRO  
PERTY and All persons or parties, known or  
unknown, who may claim adversely to Pet  
itioner'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 be  
ing 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, Uni  
on 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 Pe  
tition within sixty (60) days of the date of the  
Order for 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. Odum  
Clerk of Superior Court, Union County  
N(Jan29,Febs,12,19)

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

IN RE: ESTATE OF  
WILMA F. ROPER  
DECEASED

ESTATE NO. 2024-195  
NOTICE  
IN RE: The Petition to Probate Will in Solemn  
Form in the above-referenced estate having  
been duly filed.  
TO: Erin Roper  
This is to notify you to file objection, if there  
is any, to the petition to probate will in solemn  
form, in this Court by 10:00 a.m. on or before  
February 24, 2025.  
BE NOTIFIED FURTHER: All objections to the  
petition must be in writing, setting forth the  
grounds of any such objections. All objections  
should be sworn to before a notary public or  
before a probate court clerk, and filing fees  
must be tendered with your objections, unless  
you qualify to file as an indigent party. 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 of the Probate Court  
65 Courthouse St., Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Jan29,Febs,12,19)

### IN THE PROBATE COURT OF UNION 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  
port from the estate of Charlene A. Puckett  
a/k/a Charlene A. McCreadie, deceased, for  
decendent(s) surviving spouse, having been  
duly filed, all interested persons are hereby  
notified to show cause, if any they have, by  
10:00 a.m. on or before February 24, 2025,  
why said petition should not be granted.  
All objections to the petition must be in writ  
ing, setting forth the grounds of any such  
objections, and must be filed on or before the  
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 ob  
jections, 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 hearing will be scheduled at  
a later date. If no objections are filed, the pe  
tition may be granted without a hearing.  
Kristin Stephens Stanley  
PROBATE JUDGE  
By: Charla Dyer  
DEPUTY CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(Jan29,Febs,12,19)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF  
CHARLES EDWARD BREEDLOVE  
All creditors of the estate of CHARLES ED  
WARD BREEDLOVE, deceased, late of Union  
County, Georgia, are hereby notified to render  
in their demands to the undersigned accord  
ing 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 13th day of January, 2025  
By: Cynthia Leigh Alverson  
4412 Whitetail Path Cove  
Gainesville, GA. 30506  
ATTORNEY: Kenya L. Patton  
44 Blue Ridge Street, Suite B  
Blairsville, GA. 30512  
N(Jan22,29,Febs,12)

### NOTICE OF DEFAULT AND FORECLOSURE SALE SINGLE FAMILY MORTGAGE FORECLOSURE

LOCATION: 411 DEER HAVEN DRIVE, BLAIRSVI  
LLE, 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 Uni  
ted 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  
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 Octo  
ber 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  
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  
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, 83 AND 89 OF UNI  
ON 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 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  
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  
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.  
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 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 ce  
rtified or cashier's check made payable to the  
Secretary of HUD. If the high bidder closes the  
sale prior to the expiration of any extension  
period, the unused portion of the extension fee  
shall be applied toward the amount due.  
If the high bidder is unable to close the sale  
within the stated period, or within any ex  
tensions of time granted by the Secretary, the  
high bidder may be required to forfeit the cash  
deposit or, at the election of the foreclosure  
commissioner after consultation with the HUD  
representative, will be liable to HUD for any  
costs incurred as a result of such failure. The  
Commissioner may, at the direction of the HUD  
representative, offer the property to the 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 mortgage 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  
entire purchase price in accordance with the  
terms of the sale as provided herein. HUD does  
not guarantee that the property will be vacan  
t. The scheduled foreclosure sale shall be can  
celled or adjourned 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  
at the time of service of this notice of default  
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.

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, advertisi  
ng costs and postage expenses incurred in  
giving notice, mileage by the most reasonable  
road distance for posting notices and for the  
Foreclosure Commissioner's attendance at the  
sale, reasonable and customary costs incu  
rred 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  
statement.  
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 pro  
vided below.  
Date: 12/30/2024

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

### 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, UNIO  
N County, Georgia records, as last assigned  
to PENNYMAC LOAN SERVICES, LLC (the Sec  
ured 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 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  
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  
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 (notice of intent to collect att  
orney'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 may be con  
tacted at: PENNYMAC LOAN SERVICES, LLC,  
3043 TOWNLAKE ROAD, SUITE 200, WESTLAKE  
VILLAGE, GA 30181, 866-549-356