

# North Georgia News

## Legal Notices for May 15, 2024

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF  
NICOLUS LUKE GADDIS  
DECEASED  
ESTATE NO. 2024-58  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

To whom it may concern:  
Tony Levi Gaddis has petitioned to be appointed administrator(s) of the estate of Nicolus Luke Gaddis 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 June 3, 2024.

**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.

Dwain Brackett  
Judge of the Probate Court  
By: Kristin Stanley  
Clerk of the Probate Court  
65 Courthouse St., Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(May8,15,22,29)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Diane A. Comerford  
All creditors of the estate of Diane A. Comerford, 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 3rd day of May, 2024.  
By: Kristin Stanley  
11845 Carolina Street  
Crown Point, IN 46307  
ATTORNEY: Daniel J. Davenport  
PO Box 923  
Blairsville, GA 30514  
N(May8,15,22,29)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Claude Thomas  
All creditors of the estate of Claude Thomas, 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 3rd day of May, 2024.  
BY: John F. Jones  
701 Beaver Dam Road  
Washington, GA 30673  
ATTORNEY: Cary D. Cox  
PO Box 748  
Blairsville, GA 30514  
N(May8,15,22,29)

**NOTICE TO CREDITORS AND DEBTORS**  
IN RE: ESTATE OF Verna L. Puett  
All creditors of the estate of Verna L. Puett, 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 26th day of April, 2024.  
BY: Paul William Puett Jr.  
112 Whispering Pine  
Blairsville, GA 30512  
N(May8,15,22,29)

**NOTICE TO CREDITORS AND DEBTORS**  
IN RE: ESTATE OF Noreen H. Jacobsen  
All creditors of the estate of Noreen H. Jacobsen, 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 April, 2024.  
BY: Lisa Partin Oakes  
103 Autumn Lane  
Blairsville, GA 30512  
ATTORNEY: Pamela Kendall Floyd  
PO Box 1114  
Hiawassee, GA 30546  
N(May8,15,22,29)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Pauline Watkins Conley  
All creditors of the estate of Pauline Watkins Conley, 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 26th day of April, 2024.  
BY: Elaine Stover  
PO Box 75  
Oakwood, GA 30566  
ATTORNEY: Daniel J. Davenport  
PO Box 923  
Blairsville, GA 30514  
N(May8,15,22,29)

**IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN THE INTEREST OF:  
HAROLD DAKOTA ROGERS  
DOB: 12-04-2022  
SEX: MALE  
CHILD UNDER THE AGE OF EIGHTEEN  
case no. 144-24J-29a  
NOTICE OF DEPENDENCY HEARING  
TO: Elizabeth Logan and the putative father Ryan Rogers

By Order for Service by Publication dated the 10 day of May 2024, you are hereby notified that on the 2nd day of May, 2024, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named child alleging the child is dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General William Mercer an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

The Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 15 day of August, 2024 at 1:00 p.m. at the Union County Courthouse, Blairsville Georgia.

The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.

WITNESS, the Honorable William Maxwell, Judge of said Court, this the 10 day of May 2024.

William Maxwell  
Honorable William Maxwell  
Judge, Juvenile Court  
Union County, Georgia  
Enotah Judicial Circuit  
N(May15,22,29,Jun5)

**NOTICE**  
ANDREW L. BRUNSON as Administrator  
of the Estate of David Randall Brunson,  
Petitioner  
v.  
ALL THE WORLD  
CAF#: SUCV2023000383  
ACTION TO QUIET TITLE  
TO: ALL OTHER PERSONS WHOM IT MAY CONCERN BEING MORE PARTICULARLY DESCRIBED AS ALL PERSONS KNOWN OR UNKNOWN WHO MIGHT CLAIM ADVERSELY TO PETITIONER'S TITLE IN AND TO LOT 42 OF THE CECIL THOMAS SUBDIVISION LOCATED IN LAND LOT 201 9TH DISTRICT OF UNION COUNTY GEORGIA.

Notice is hereby notified that the above-styled action seeking to quiet title in favor of Petitioner to real property and improvements located at 310 LL Kellie Dr Blairsville Georgia also known as Parcel No. 084A029 according to the records of the Union County Tax Assessor, was filed on December 23, 2023, in the Superior Court of Union County, Georgia, Enotah Judicial Circuit, Civil Action File No. 2023000383. If you believe that you have a claim adverse to the Petitioner's Quiet Title Action Against All the World, you are hereby commanded to make yourself known and file an objection at the Clerk's Office of the Superior Court of Union County within thirty (30) days from April 19, 2024, which is the date of the Court of Union County's Order for Service by Publication for the purpose of appearing in the case.

Further, by virtue of the Court of Union County's Order for Service by Publication, any person with a claim adverse to Petitioner's Quiet Title Action is required to file with the Clerk of Union County Superior Court and serve upon Barry A. Lee, ESQ., 84 River Street, Ellijay, Georgia 30540, any pleadings desired within thirty (30) days of the final publication of this notice in accordance with O.C.G.A. § 23-3-65(a)-(c). The legal description for the property that is subject to the instant quiet title action can be found in Deed Book 592, Page 572, of the Union County Real Estate Records, more particularly described as follows:

Land Lot 201 of the 9th District of Union County, Georgia, being Lot 42 of the Cecil Thomas Subdivision, according to a plat of survey recorded in Plat Book C Page 173 of aforesaid records:  
WITNESS, the Hon Buck Levins.,  
Judge of the Superior Court of Union County.  
N(May15,22,29,Jun5)

**NOTICE OF PETITION TO CHANGE NAME STATE OF GEORGIA COUNTY OF UNION**

Notice is hereby given that HERMAN LYLE WORLEY, the undersigned, filed his petition to the Superior Court of Union County, Georgia on the 1st day of May, 2024, praying for a change in the name of Petitioner from HERMAN LYLE WORLEY to HERMAN TERRY WORLEY. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.

This 29th day of April, 2024  
HERMAN LYLE WORLEY  
aka HERMAN TERRY WORLEY  
Cary D. Cox  
Attorney of Petitioner  
PO Box 748  
Blairsville, Georgia 30514  
N(May15,22,29,Jun5)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Wanda Louise Hollis  
All creditors of the estate of Wanda Louise Hollis, 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 10th day of May, 2024.  
BY: Robert James Hollis  
370 Raburn Rd.  
Blairsville, GA 30512  
Karen McCard  
1743 Crossroads Dr.  
Mountain City, TN 37683  
N(May15,22,29,Jun5)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Brandon Howard Baba  
All creditors of the estate of Brandon Howard Baba, 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 8th day of May, 2024.  
BY: Cassidy Baba  
595 Brinson Colquitt Road  
Brisson, GA 39825  
ATTORNEY: Tabitha Payne  
108 S Broad Street  
Bainbridge, GA 39817  
N(May15,22,29,Jun5)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Hoyt King  
All creditors of the estate of Hoyt King, 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 10th day of May, 2024.  
BY: Linda King  
385 Dorrell Plott Road  
Young Harris, GA 30582  
ATTORNEY: Janna D. Akins  
PO Box 923  
Blairsville, GA 30514  
N(May15,22,29,Jun5)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Charles Caleb Boomer  
All creditors of the estate of Charles Caleb Boomer, 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 10th day of May, 2024.  
BY: Michael C. Boomer  
55 Highview Drive  
Youngsville, NC 27596  
N(May15,22,29,Jun5)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Dorothy Mary Roberts Lamb  
All creditors of the estate of Dorothy Mary Roberts Lamb, 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 9th day of April, 2024.  
BY: Mary Lamb Discher  
16659 Lakeview Court  
Lakeville, MN 55044  
N(Apr24,May1,8,15)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF  
THOMAS ELIJAH THOMPSON JR.  
DECEASED  
ESTATE NO. 2021-48  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

To whom it may concern:  
Patricia Thompson Jones has petitioned for Andrew Loman, Attorney at Law to be appointed administrator(s) of the estate of Thomas Elijah Thompson Jr., 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 May 20, 2024.

**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.

Dwain Brackett  
Judge of the Probate Court  
By: Kristin Stanley  
Clerk of the Probate Court  
65 Courthouse St., Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Apr24,May1,8,15)

**NOTICE OF ENFORCEMENT**  
of lien without judicial intervention.  
The contents of the listed leased space(s) located at Mission Self Storage, 323 GA-325, Blairsville, GA 30512 will be placed for Public Auction and Sale to the highest bidder to be held online at www.storageauctions.com on May 30th 2024, bidding ends at 10 AM. A \$50 refundable deposit is required on each winning bid. Units may include Furniture, Antiques, Electronics, Household items, Office items, Clothes, Toys, Baby items, Tools, Automobiles, Trailers, etc. The units, descriptions, and customer names included in this Auction are:  
138, 10x10, Kathleen Paul;  
150, 5x10, Dessie Marlene Morris;  
214, 5x10, Kathleen Paul.  
N(May8,15)

**NOTICE OF SPECIAL ELECTION OF BLUE RIDGE MOUNTAIN SOIL AND WATER CONSERVATION DISTRICT SUPERVISOR**  
May 6, 2024

To all qualified voters in Union County: Notice is hereby given that on November 5, 2024, a non-partisan special election will be held to elect 1 supervisor(s) for Union County in the Blue Ridge Mountain Soil and Water Conservation District. District Supervisors serve as unpaid state officials who represent their counties in support of soil and water conservation activities.

June 7, 2024 is the last day on which nominations for candidates for the election will be accepted. The signatures of at least 25 qualified electors of the county are required to nominate a candidate. Candidates must also be qualified electors of the county. Nominating petitions must be received in the office of the Union County Board of Elections at 33 Rosco Collins Dr, Blairsville, GA 30512 no later than 12:00 noon on June 7, 2024. Petitions may be obtained from the Conservation Commission at the address below, from the Commission's website at www.gaswcc.georgia.gov or from the Election Superintendent of Union County. GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
Mitch Attaway, Executive Director  
4310 Lexington Road  
Athens, GA 30605  
N(May8,15)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF  
ROBERT EDWARD WAGNER  
DECEASED  
ESTATE NO. 2023-55  
NOTICE

[For discharge from office and all liability]  
PROBATE COURT OF UNION COUNTY  
Re: PETITION OF PAMALA LYNN WAGNER and RYAN EDWARD WAGNER FOR DISCHARGE AS EXECUTOR(S) OF THE ESTATE OF ROBERT EDWARD WAGNER, DECEASED.  
To Whom it may concern:

This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before May 28, 2024. **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.

Dwain Brackett  
Judge of the Probate Court  
By: Kristin Stanley  
Clerk of the Probate Court  
65 Courthouse St., Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(May15)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF  
BRYON WAYNE BEISE  
DECEASED  
ESTATE NO. 2021-152  
NOTICE

[For discharge from office and all liability]  
PROBATE COURT OF UNION COUNTY  
Re: PETITION OF HAROLD W. BEISE and JUDITH K. BEISE FOR DISCHARGE AS ADMINISTRATOR(S) OF THE ESTATE OF BRYON WAYNE BEISE, DECEASED.  
To Whom it may concern:

This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before May 28, 2024. **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.

Dwain Brackett  
Judge of the Probate Court  
By: Kristin Stanley  
Clerk of the Probate Court  
65 Courthouse St., Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(May15)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF  
KATHRYN DUCKWORTH  
DECEASED  
ESTATE NO. 2024-46  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

To whom it may concern:  
Marisa D. Crowley has petitioned to be appointed administrator(s) of the estate of Kathryn Duckworth 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 May 20, 2024.

**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.

Dwain Brackett  
Judge of the Probate Court  
By: Kristin Stanley  
Clerk of the Probate Court  
65 Courthouse St., Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Apr24,May1,8,15)

**IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA**  
IN RE: ESTATE OF  
THOMAS A. KESTER,  
DECEASED  
ESTATE NO. 2024-47  
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-  
PORT

The petition of Melissa C. Kester, for a year's support from the estate of Thomas A. Kester, 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 May 20, 2024, 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.

Dwain Brackett  
PROBATE JUDGE  
By: Kristin Stanley  
PROBATE CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(Apr24,May1,8,15)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF  
R. L. COUCH JR.  
DECEASED  
ESTATE NO. 2024-49  
PETITION BY PERSONAL REPRESENTATIVE FOR  
WAIVER  
OF BOND AND/OR GRANT OF CERTAIN POWERS  
NOTICE

Vianne Couch 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 May 20, 2024.

**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.

Dwain Brackett  
Judge of the Probate Court  
By: Kristin Stanley  
Clerk of the Probate Court  
65 Courthouse Street, Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Apr24,May1,8,15)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Mary Elizabeth Passmore  
All creditors of the estate of Mary Elizabeth Passmore, 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 19th day of April, 2024.  
BY: George Alton Passmore  
98-512 Kaonohi St., Apt. #4  
Honolulu, HI 96701  
ATTORNEY: Daniel J. Davenport  
PO Box 923  
Blairsville, GA 30514  
N(Apr24,May1,8,15)

**IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA**  
IN RE: ESTATE OF  
LEROY ANDERSON,  
DECEASED  
ESTATE NO. 2024-53  
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-  
PORT

The petition of Sarah Anderson, for a year's support from the estate of Leroy Anderson, 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 May 28, 2024, 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.

Dwain Brackett  
PROBATE JUDGE  
By: Kristin Stanley  
PROBATE CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(May8,15,22,29)

**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, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION 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 lawfully designated, within the legal hours of sale, on June 04, 2024, 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 1.80 ACRES AND BEING SHOWN AS LOT 18-B OF GREEN ACRES SUBDIVISION ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED 8/23/96, LAST REVISED 7/25/02 AND RECORDED IN PLAT BOOK 50, PAGE 190, AND SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF, THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS RECORDED IN DEED BOOK 278, PAGE 118, UNION COUNTY RECORDS.

THE PROPERTY IS SUBJECT TO THE POWERLINE EASEMENT TO BLUE RIDGE 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 358, PAGE 90, UNION COUNTY RECORDS.

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

Said property being known as: 231 FALL LN BLAIRSVILLE, GA 30512  
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are SHARON H. JOHNSTON or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning 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 status of the loan with the holder of the Security Deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:  
PNC Bank, National Association  
3232 Newmark Drive  
Miamisburg, OH 45342  
800-367-9305 (ext 4120611209)  
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.  
PNC BANK, NATIONAL ASSOCIATION, 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. 24-201867 - DaG  
N(May8,15,22,29)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF  
SHARON H. JOHNSTON  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
13010 MORRIS RD.  
SUITE 450  
ALPHARETTA, GA 30004  
PHONE: 470.321.7112  
FIRM FILE NO. 24-201867 - DaG  
N(May8,15,22,29)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF  
SHARON H. JOHNSTON  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
13010 MORRIS RD.  
SUITE 450  
ALPHARETTA, GA 30004  
PHONE: 470.321.7112  
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FIRM FILE NO. 24-20