

# North Georgia News

## Legal Notices for November 15, 2023

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Alice Sara Gentry Ramsey  
All creditors of the estate of Alice Sara Gentry Ramsey, 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 20th day of October, 2023.

BY: Ruby Dean Ritchie

493 Wesley Mtn. Drive, Apt. 123

Blairsville, GA 30512

ATTORNEY: Kenya L. Patton

44 Blue Ridge Street, Suite B

Blairsville, GA 30512

N(Oct25,Nov1,8,15)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Frances Evelyn Baker  
All creditors of the estate of Frances Evelyn Baker, 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 November, 2023.

BY: Melva Lynn Edwards

6616 Windvane Point

Clermont, GA 30527

Marsha Faye Totherow

285 Airport Road

Blairsville, GA 30512

ATTORNEY: Cary D. Cox

PO Box 748

Blairsville, GA 30514

N(Nov15,22,29,Dec6)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Ruth Elizabeth Ramsey  
All creditors of the estate of Ruth Elizabeth Ramsey, 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 November, 2023.

BY: Jo Anne Leone

437 Seabolt Lane

Blairsville, GA 30512

ATTORNEY: G. William Little III

4805 Old Highway 76

Blue Ridge, GA 30513

N(Nov15,22,29,Dec6)

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

IN RE: ESTATE OF BONNIE MAE LEDFORD  
DECEASED

ESTATE NO. 2023-139

PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

To whom it may concern:

Johanna Chambers has petitioned to be appointed administrator(s) of the estate of Bonnie Mae Ledford 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 December 11, 2023.

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(Nov15,22,29,Dec6)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF MARGARET JEAN BROWNING  
All creditors of the estate of MARGARET JEAN BROWNING, 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 November 2023.

By: Gregory B. Grier

596 Alberts Rd.

Seneca, SC. 29672

ATTORNEY: Kenya L. Patton

44 Blue Ridge Street, Suite B

Blairsville, GA. 30512

N(Nov15,22,29,Dec6)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Darrin Douglas Maddox

All creditors of the estate of Darrin Douglas Maddox, 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 1st day of November, 2023.

BY: Andrea M. Marcum

306 Willow Tree Lane

Catlettsburg, KY 41129

ATTORNEY: John N. Garcia

Schulten Ward Turner & Weiss, LLP

260 Peachtree Street NW

Atlanta, GA 30303

N(Nov8,15,22,29)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Willie Mae Colwell

All creditors of the estate of Willie Mae Colwell, 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 November, 2023.

BY: Joseph Colwell

394 Rogers Road

Blairsville, GA 30512

ATTORNEY: Cary D. Cox

PO Box 748

Blairsville, GA 30514

N(Nov8,15,22,29)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF William Robert Souther

All creditors of the estate of William Robert Souther, 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 November, 2023.

BY: Warren Christopher Southern

684 Fain Branch Road

Blairsville, GA 30512

ATTORNEY: Lawrence S. Sorgen

PO Box 67

Hiawassee, GA 30546

N(Nov8,15,22,29)

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

IN RE: ESTATE OF MICHAEL COMELL HUTCH  
DECEASED

ESTATE NO. 2023-137

PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

To whom it may concern:

Theresa Jeanne Hutch has petitioned to be appointed administrator(s) of the estate of Michael Comell Hutch 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 December 4, 2023.

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(Nov8,15,22,29)

### NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by BOBBY EARLS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS, dated 06/30/2017, and Recorded on 06/30/2017 as Book No. 1077 and Page No. 354-368, UNION County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$175,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in December, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 11TH DISTRICT, 1ST SECTION, LAND LOT 453 OF UNION COUNTY, GEORGIA, CONTAINING 0.983 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED DECEMBER 23, 1996, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK 37, PAGE 156. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, GA 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 outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for BOBBY EARLS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009915703 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.

N(Nov8,15,22,29)

### NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION

By virtue of a Power of Sale contained in that certain Security Deed from WENDELL C. PATTERSON to UNITED COMMUNITY BANKS, INC. DBA UNITED COMMUNITY MORTGAGE SERVICES, dated April 7, 2009, recorded April 13, 2009, in Deed Book 796, Page 315, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Ten Thousand and 00/100 dollars (\$210,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Seattle Bank, there will be sold at public outcry to the highest bidder for cash at the Union County Courthouse, within the legal hours of sale on the first Tuesday in December, 2023, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 175 OF UNION COUNTY, GEORGIA, AND BEING LOT 67 OF LAKESIDE VILLAGE SUBDIVISION, CONTAINING 0.429 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED SEPTEMBER 6, 1995, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 34, PAGE 154. SAID PLAT IS INCORPORATED HEREIN BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

ALSO CONVEYED IS A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY.

Said legal description being controlling, however the property is more commonly known as 470 ROCKY CIR, BLAIRSVILLE, GA 30512.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is WENDELL C. PATTERSON, ESTATE AND/OR HEIRS-AT-LAW OF WENDELL C. PATTERSON, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation, Loss Mitigation Dept., 1661 Worthington Road Ste 100, West Palm Beach, FL 33409, Telephone Number: 866-503-5559. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

SEATTLE BANK

as Attorney in Fact for

WENDELL C. PATTERSON

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

Telephone Number: (877) 813-0992 Case No.

RMU-23-04828-1

Ad Run Dates 11/08/2023, 11/15/2023,

11/22/2023, 11/29/2023

rlselaw.com/property-listing

N(Nov8,15,22,29)