

North Georgia News

Legal Notices for February 26, 2025

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Gail L. Hill
All creditors of the estate of Gail L. Hill, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 14th day of February, 2025.
BY: Robert I. Walters, Jr.
1761 Pine Orchard Road
Butler, TN 37640
ATTORNEY: Brett Bradshaw
57 Sears Way
Blairsville, GA 30512
N(Feb19,26,Mar5,12)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Thomas B. Shope Jr.
All creditors of the estate of Thomas B. Shope Jr., deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 7th day of February, 2025.
BY: Angela S. Stiefbold
3009 Burnleigh Rd. S.W.
Roanoke, VA 24014
ATTORNEY: Rebecca Kendrick
PO Box 1286
Blairsville, GA 30514
N(Feb12,19,26,Mar5)

NOTICE TO DEBTORS AND CREDITORS

Pursuant to O.C.G.A. § 53-7-41, notice is given to all creditors of the ESTATE OF ANNIE M. KIRK, late of Union County, Georgia, deceased (DOD: 11/20/2024), and are hereby notified to render their demand to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 4th day of February, 2025.
Jeb Chatham
Attorney for the Estate of Annie M. Kirk
N(Feb12,19,26,Mar5)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Judith Ann Muir
All creditors of the estate of Judith Ann Muir, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 7th day of February, 2025.
BY: Judith Ann Quadagno
171 Neese Farm Drive
Woodstock, GA 30188
N(Feb12,19,26,Mar5)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Sonny Grayson Freeman
All creditors of the estate of Sonny Grayson Freeman, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 7th day of February, 2025.
BY: Jonathan Russell Freeman
42 Freeman Trail
Murphy, NC 28906
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Feb12,19,26,Mar5)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Curtis Lester Cochran III
All creditors of the estate of Curtis Lester Cochran III, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 7th day of February, 2025.
BY: Elizabeth Ann Parrish
PO Box 404
Blairsville, GA 30514
N(Feb12,19,26,Mar5)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Patricia G. Mason
All creditors of the estate of Patricia G. Mason, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 7th day of February, 2025.
BY: Kevin Green
PO Box 1298
Blairsville, GA 30514
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Feb12,19,26,Mar5)

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 March 19th, 2025, 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;
128, 10x20, Evelyn Gausepohl;
134, 10x20, Heather Fox;
220, 10x20, Anton Boiba;
232, 10x10, Jordn Marlow;
30 Odum Rd space 321, Vehicle, 2005 Chevrolet Express 3500, Plat # is not found, VIN # 1GAHG35U4E51187040, Kristina Phillips.
Vehicle photos & Vin #s and descriptions are available online at www.storageauctions.com
N(Feb26,Mar5)

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME

State of Georgia
County of Union
The undersigned hereby certifies that (they are) (he, she is) (it is) conducting a business in the City of Blairsville, County of Union, State of Georgia under the trade name of: 129 Motorsports and that the nature of said business is Motorcycle Dealership and that said business is composed of the following (person) (corporation) or (partnership):
Adam Gati, 129B Pappys Plaza
George Gati, 129B Pappys Plaza
Superbike Specialties, LLC, Blairsville, GA 30512
N(Feb26,Mar5)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
RONDLIE CHANCY MATHIS
DECEASED
ESTATE NO. 2024-187
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER
OF BOND AND/OR GRANT OF CERTAIN POWERS
NOTICE
Larita Sadler Roberts a/k/a Rita Roberts has/ have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before March 3, 2025.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse Street, Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Feb5,12,19,26)

IN THE SUPERIOR COURT UNION COUNTY STATE OF GEORGIA

CHARLES P. HAND, JR.,
Plaintiff,
vs.
TINA J. HAND,
Defendant.
CIVIL ACTION FILE NO. SUCV2024000267BL
NOTICE OF PUBLICATION
TO: TINA J. HAND
By order for service by publication dated January 28, 2025, signed by the Honorable T. Buckley Levins, you are hereby notified that on the 30th of August 2024, the Plaintiff Charles P. Hand, Jr., filed his Complaint for Divorce. You are required to file with the Clerk of the Superior Court, and serve upon plaintiff's attorney, Rosalind N. Henderson, P.O. Box 2132, Blairsville, Georgia 30514 an answer in writing within sixty (60) days of the date of the order for publication. If you fail to do so, judgment by default will be taken against you for the relief demanded in the Complaint.
This the 30th day of January 2025.
Rosalind N. Henderson, Attorney for Plaintiff
Clerk of Union County Superior Court:
Judy Odum
N(Feb5,12,19,26)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Joyce Freeman
All creditors of the estate of Joyce Freeman, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.
This 31st day of January, 2025.
BY: Jonathan Russell Freeman
42 Freeman Trail
Murphy, NC 28906
ATTORNEY: Daniel J. Davenport,
Akins & Davenport, P.C.
PO Box 923
Blairsville, GA 30514
N(Feb5,12,19,26)

TRADE NAME REGISTRATION STATE OF GEORGIA

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

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
RONALD LEE ROMINE-FOX
DECEASED
ESTATE NO. 2025-27
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern:
Martin Romine-Fox has petitioned to be appointed administrator(s) of the estate of Ronald Lee Romine-Fox deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before March 24, 2025.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Feb26,Mar5,12,19)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
EDD ERVIN FORTENBERRY
DECEASED
ESTATE NO. 2025-35
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern:
Holly E. Young and Hillary E. Mokris has petitioned to be appointed administrator(s) of the estate of Edd Ervin Fortenberry deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before March 24, 2025.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Feb26,Mar5,12,19)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
MICHAEL PAUL BEAULIEU
DECEASED
ESTATE NO. 2025-29
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern:
Patricia Quattrucci has petitioned to be appointed administrator(s) of the estate of Michael Paul Beaulieu deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before March 24, 2025.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Feb26,Mar5,12,19)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Timmy Dale Burch
All creditors of the estate of Timmy Dale Burch, 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 21st day of February, 2025.
BY: Michael Arnold
155 McCants Drive
Blairsville, GA 30512
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
N(Feb26,Mar5,12,19)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: Name Change of:
BARBARA ELLEN DEMPSEY,
To Be Known as:
BARBARA ELLEN ADAMS.
CIVIL ACTION FILE NO. 2025000063
NOTICE OF NAME CHANGE
PLEASE TAKE NOTICE that on the 13th day of February, 2025, BARBARA ELLEN DEMPSEY filed a Petition in the Superior Court of Union County, Georgia, seeking a name change from BARBARA ELLEN DEMPSEY to BARBARA ELLEN ADAMS. Any interested or affected party has the right to appear and file objections. At the expiration of thirty (30) days from the filing of the Petition, upon proof of publication, and if no objection is filed, the Court shall proceed to hear and determine all matter raised by said Petition.
Rosalind N. Henderson
Attorney for Petitioner
State Bar No. 386449
ROSALIND HENDERSON LAW
P.O. Box 2132
Blairsville, Georgia 30514
(706) 897-4946
rosalind@rosalindhendersonlaw.com
N(Feb26,Mar5,12,19)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Henry Earl Coleman
All creditors of the estate of Henry Earl Coleman, 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 21st day of February, 2025.
BY: Jerry Cecil Gilreath
159 Wolf Pen Gap Rd.
Suches, GA 30572
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Feb19,26,Mar5,12,19)

NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75.00

Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that on January 15,2025 said property was located in the impound lot of the Union County Sheriff's Office in Union County, Georgia.
Item Owner
2017 Honda Accord William Mccue
Vin#JHMCRGF76HC023XXX
Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The vehicle identification numbers to the above listed items have been partially hidden, owner must be able to prove which case the items were seized from or have valid proof of purchase indicating the complete vin number.
Todd Smith, Deputy Sheriff
Shawn Dyer, Sheriff
Union County, Ga
378 Beasley Street
Blairsville, Ga. 3051
(706)439-6066
N(Feb19,26,Mar5,12)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
DOUGLAS PAUL SHEETZ
DECEASED
ESTATE NO. 2025-25
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern:
Holly Allyn Sheetz has petitioned to be appointed administrator(s) of the estate of Douglas Paul Sheetz deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court by 10:00 a.m. on or before March 17, 2025.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Feb19,26,Mar5,12)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,
v.
A TRACT OF LAND IN LAND LOT 239, 9th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 2.351 ACRES, MORE OR LESS; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: BETTY JEAN HOOPER, ESTATE OF BETTY JEAN HOOPER, HEIRS KNOWN OR UNKNOWN, ESTATE OF JOHNNY VINSON HOOPER, HEIRS KNOWN OR UNKNOWN, JEFFERY CONLEY HOOPER AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, Respondents.
Civil Action No. 23-CV-242-JP
NOTICE OF SUMMONS
TO:ESTATE OF BETTY JEAN HOOPER, HEIRS KNOWN AND UNKNOWN, ESTATE OF JOHNNY VINSON HOOPER, HEIRS KNOWN AND UNKNOWN, JEFFERY CONLEY HOOPER, ALL PERSONS OR PARTIES, KNOWN OR UNKNOWN, AND ALL THE WORLD, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY
ALL PERSONS OR PARTIES, KNOWN OR UNKNOWN, AND ALL THE WORLD, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY and All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that Tract of Land Lying and Being in the 9th District, 1st Section of Union County, Georgia, being a tract of 2.35 acres, more or less, being more particularly described as follows:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 239 of Union County, Georgia, containing 4.946 acres, more or less, and being Tract #1; as shown on a plat and survey by Bruce Hunt, D.C.S., dated June, 1978 and recorded in the Union County records in Plat Book "H" on Page 101, Said plat is incorporated into this instrument, by reference hereto, for a complete and accurate description of the above conveyed property.
LESS AND EXCEPT:
All that tract or parcel of land lying and being in Land Lot 239 of the 9th District, 1st Section of Union County, Georgia and being 1 acre, more or less, of unimproved property in two tracts, adjacent to the property purchased by grantees from Vinson H. Hooper, said tracts being more particularly described as follows:
Tract One: Beginning at a point on the South line of Land Lot 239 of the 9th District, 1st Section of Union County, Georgia, said point being 387.5 feet West of the Southeast corner of said Land Lot 239 as measured along the South line of said land lot, and being marked by an iron pin; thence North 11° 58' East 175.9 feet to an iron pin; thence North 88° 28' West 100.0 feet to an iron pin; thence North 67° 17' West 97.5 feet to an iron pin at the Northeast corner of property purchased by grantees from Vinson H. Hooper; thence South 11° 56' West 211.7 feet along the East line of property of grantees purchased from Vinson H. Hooper to an iron pin on the South line of said Land Lot 239; thence East along the South line of Land Lot 239, 197.5 feet to the point of beginning, being unimproved property and lying East of property purchased by grantees from Vinson H. Hooper.
Tract Two: To arrive at the true point of beginning start at the Southeast corner of Land Lot 239 of the 9th District, 1st Section of Union County, Georgia; thence West 585 feet along the South line of said Land Lot 239 to an iron pin at the Southeast corner of property purchased by grantees from Vinson H. Hooper; thence North 11° 56' East along the East line of property purchased by grantees from Vinson H. Hooper, 211.7 feet to an iron pin and the true point of beginning; thence from said true point of beginning North 88° 28' West 209.0 feet along the North line of the property purchased by grantees from Vinson H. Hooper to an iron pin on the East right of way of a public road known as Spiva Sawmill Road; thence North 15° 54' East 76.1 feet along the East right of way line of said road to an iron pin; thence South 67° 17' East 203.9 feet to the true point of beginning, said property being a triangular shaped tract lying North of the property purchased by grantees from Vinson H. Hooper.
As described in Deed Book 112, Page 524, Union County, Georgia Records.
LESS AND EXCEPT:
All that tract or parcel of land lying and being in Land Lot 239, 9th District, 1st Section, Union County, Georgia, containing 0.865 acres, more or less, and being shown on a plat of survey entitled "Plat of Survey for: Tim Hooper" by Roger L. Owenby, G.R.L.S. #1763, of Cleveland & Cox Land Surveying, LLC, date November 7, 2013, as recorded in Plat Book 65, Page 186, Union County, Georgia records. Pursuant to O.C.G.A. § 44-2-28 reference is hereby made to said recorded plat for the purpose of incorporating same herein for a more complete metes and bounds description of the property herein conveyed.
Also conveyed is a proposed 20 feet easement to be centered along drive after construction as shown on the above referenced plat of survey from Pleasant Hill Road.
As described in Deed Book 963, Page 696, Union County, Georgia Records.
LESS AND EXCEPT:
All that tract or parcel of land lying and being 0.73 acres, more or less, of Lan Lot #239, of the 9th District, 1st Section of Union County, Georgia, as shown on a plat of survey made by Jack Stanley, Union County Surveyor, dated 3-17-82 and recorded in Plat Book M, folio 25, Union County Records, and fully described as follows:
To reach the true point of beginning start at the intersection of the original East-West line on the South side of said Land Lot #239 and the East right of way line o County Road #18; thence with said right of way line a Northeast direction 287.9 feet to a 2" x 2" stake found in said right of way line, THE TRUE POINT OF BEGINNING; thence continuing with said right of way line North 16° 30' East 61.7 feet to an iron pin found; thence South 88° 10' East 306.7 feet to an iron pin set; thence South 19° 19' West 157.0 feet to an iron pin found; thence North 70° 02' West 289.5 feet to THE TRUE POINT OF BEGINNING.
As described in Deed Book 121, Page 82, Union County, Georgia Records.
As described in Deed Book 106, Page 7. Further described as Map & Parcel 070C036
You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on July 27, 2023, and that by reason of an Order for Service by Publication entered by the Court on January 31, 2025, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within sixty (60) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).
Witness the Honorable Joy R. Parks, Judge of said Court.
The 4th day of February, 2025.
N(Feb12,19,26,Mar5)

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

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by BOBBY EARLS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS, dated 06/30/2017, and Recorded on 06/30/2017 as Book No. 1077 and Page No. 354-369, UNION County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$175,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in March, 2025, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 11TH DISTRICT, 1ST SECTION, LAND LOT 453 OF UNION COUNTY, GEORGIA, CONTAINING 0.983 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY 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 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, 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 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, 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(Feb5,12,19,26)

STATE OF GEORGIA COUNTY OF UNION

NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by SHARON H. JOHNSTON to PNC MORTGAGE in the original principal amount of \$110,500.00 dated July 26, 2016, and recorded in Deed Book 1044, Page 314, Union County records, said Security Deed being last transferred to PNC BANK NATIONAL ASSOCIATION in Deed Book 1365, Page 294, Union County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as 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 & 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 356, PAGE 90, UNION COUNTY RECORDS.
BEING THE SAME PROPERTY CONVEYED FROM EDWIN B. BUTLER AND JOHN 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. 24-249134 - DoP
N(Feb5,12,19,26)