

# North Georgia News

## Legal Notices for June 7, 2023

### NOTICE

Open Position – Enotah Judicial Circuit – Juvenile Judge  
The Superior Court Judges of the Enotah Judicial Circuit are appointing a Juvenile Judge to preside over juvenile court proceedings in Lumpkin, Towns, Union, and White Counties. The appointment is for a four-year term, beginning July 1, 2023. Applicants must be at least 30 years of age, a member in good standing with the State Bar of Georgia, a citizen of Georgia for at least 3 years, and have practiced law for at least 5 years. Interested applicants should submit a resume and cover letter to Superior Court Chief Judge Joy R. Parks, 325 Riley Road, Room 212, Dahlonega, GA 30533, or email to enotahjudicialassistant@gmail.com. Juvenile Court Judges are appointed by the Superior Court Judges of the circuit to four-year terms. Full-time judges cannot practice law while holding office.

(N/Apr19,May3,Jun7)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF David Houston Butler  
All creditors of the estate of David Houston Butler, 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 May, 2023.

BY: Sherry Christine Anderson

3221 Briarcliff Road NE

Atlanta, GA 30329

(N/May24,31,Jun7,14)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Shelby Jane Everett  
All creditors of the estate of Shelby Jane Everett, 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 May, 2023.

BY: Connie Laverne Dyer

305 Weaver Circle

Blairsville, GA 30512

(N/May24,31,Jun7,14)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Frank Albert Ehrhardt  
All creditors of the estate of Frank Albert Ehrhardt, 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 May, 2023.

BY: Cheryl G. Schmidt

5807 Orange Ave.

FI, Pierce, FL 34947

ATTORNEY: Daniel J. Davenport

PO Box 923

Blairsville, GA 30514

(N/May24,31,Jun7,14)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Cynthia Olsen  
All creditors of the estate of Cynthia Olsen, 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 May, 2023.

BY: Evelyn Murac

22870 Yellow Butten Lane

Alva, FL 33920

ATTORNEY: Pamela Kendall Floyd, PC

PO Box 1114

Hiawassee, GA 30546

(N/May24,31,Jun7,14)

### NOTICE OF FORECLOSURE OF RIGHT TO REDEEM PROPERTY

Take notice that:  
The right to redeem the following described property, to wit:  
0 Durbin Rd according to the present system of numbering properties in Union County Georgia, having Tax Parcel ID # 034 122 and being further described as follows:  
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 31 of Union County, Georgia, containing 1 acre, more or less, and being shown in a plat and survey by Jack Stanley dated August 21, 1981 and recorded in Union County Records in Plat Book L, Page 129. Said plat is incorporated into this instrument, by reference hereto, for a complete and accurate description of the above-described property. As described in Deed Book 118 Page 529.

will expire and be forever foreclosed and barred on and after the day of June 29, 2023, or thirty days after legal service of this notice, whichever is later.  
The tax deed to which this notice relates is dated the 1st day of March, 2022, and is recorded in the office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1305 Page 667.

The property may be redeemed at any time before the day of June 29, 2023, or thirty days after legal service of this notice, whichever is later, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Fletcher Law Firm LLC, 328 SE Alexander Street, Suite # 10, Marietta GA 30060. Please be governed accordingly.

Sincerely, Robert Wilson Jr.

c/o James R. Fletcher II, Esq.

(File: 2894.0005)

(N/May24,31,Jun7,14)

### NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION

TO: BETTY JEAN HOOPER, ESTATE OF BETTY JEAN HOOPER, HEIRS KNOWN OR UNKNOWN, ESTATE OF JOHNNY VINSON HOOPER, HEIRS KNOWN OR UNKNOWN, TIMOTHY GENE HOOPER, JEFFERY CONLEY HOOPER AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.  
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).  
TAKE NOTICE THAT:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.

The right to redeem the following described property, to wit:

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° 56' 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 a County Road #18; thence with said right of way line a Northeast direction 287.9 feet to a 2" x 12" 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

will expire and be forever foreclosed and barred on and after June 21, 2023.

The tax deed to which this notice relates is dated the 1st day of March, 2022, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1305 at Pages 656-658.

The property may be redeemed at any time before June 21, 2023 by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

Akins & Davenport, PC

P.O. Box 923

Blairsville, GA 30514

PLEASE BE GOVERNED ACCORDINGLY.

Daniel J. Davenport

Akins & Davenport, PC

Attorney for Youngstown Group, LLC

Georgia Bar No. 821237

80 Town Square, P.O. Box 923

Blairsville, GA 30514

(706) 745-0032

(N/May17,24,31,Jun7)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Dorry Ann Chitwood  
All creditors of the estate of Dorry Ann Chitwood, 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 12th day of May, 2023.

BY: Dennis Ross Chitwood

801 Skeenah Gap Road

Blairsville, GA 30512

ATTORNEY: Jack Collins Lance Jr.

57 Sears Way

Blairsville, GA 30512

(N/May17,24,31,Jun7)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Jane R. Baer  
All creditors of the estate of Jane R. Baer, 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 12th day of May, 2023.

BY: J. Kevin Tharpe

PO Box 3130

Gainesville, GA 30503

ATTORNEY: Richard W. Sarrell II

144 Cleveland St.

Blairsville, GA 30512

(N/May17,24,31,Jun7)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Richard Ward McAllister  
All creditors of the estate of Richard Ward McAllister, 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 12th day of May, 2023.

BY: Joel McAllister

2997 Stonybrook Ct.

Tallahassee, FL 32309

ATTORNEY: Kenya L. Patton

44 Blue Ridge Street, Suite B

Blairsville, GA 30512

(N/May17,24,31,Jun7)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Joyce Gwendolyn Jones  
All creditors of the estate of Joyce Gwendolyn Jones, 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 2nd day of June, 2023.

BY: Trudy Gwendolyn Smith

186 Poppet Lane

Blairsville, GA 30512

ATTORNEY: Cary D. Cox

PO Box 748

Blairsville, GA 30514

(N/Jun7,14,21,28)

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

IN RE: ESTATE OF ROBERT DAVID FOLLESE  
DECEASED  
ESTATE NO. 2023-77  
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS  
NOTICE  
Karen Marie Follese 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 July 3, 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 Street, Suite 8

Blairsville, GA 30512

Address

(706) 439-6006

Telephone Number

(N/Jun7,14,21,28)

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

IN RE: ESTATE OF ANNETTE L. FREER  
DECEASED  
ESTATE NO. 2023-72  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
William Freer has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Annette L. Freer, 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 on or before 10:00 a.m. on July 3, 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  
PROBATE JUDGE

By: Kristin Stanley

PROBATE CLERK

65 Courthouse St., Ste. 8

Blairsville, GA 30512

(706) 439-6006

(N/Jun7,14,21,28)

### CITATION

IN THE SUPERIOR COURT OF UNION COUNTY  
GEORGIA  
DOCKET NO. SUCV2023000152  
IN RE: DEPARTMENT OF TRANSPORTATION  
0.065 acres of land; and certain easement rights; and Butternut Creek Land Company; Bayerstone Group, Inc. f/k/a Warner Robins Supply Company, Inc., d/b/a Mountain Building Supply; and Branch Banking and Trust Company n/k/a Trust Bank Inc., individually.

The said named persons and any and all other persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands hereinafter described, and all occupants, tenants, lessees, licensees and all holders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, providing for the exercise of the power of eminent domain by the State of Georgia, or any of its subdivisions, or by any county of such State, as follows:

That the above stated case, being a condemnation in rem against the property hereinafter described, was filed in said Court on the 11th day of May, 2023; That, in accordance with provisions of the aforesaid Official Code, a Declaration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking the said described lands for State-aid public road purposes, thereby vesting the title to same in the Department of Transportation; and, in pursuance of Parcel No. 35 20-A

such authority, the Department of Transportation has deposited with the Clerk of the Superior Court of said County \$199,500.00 as the just compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court;

In accordance with the provisions of the Official Code of Georgia Annotated, the Plaintiff-Condemnor has prayed the Court for Immediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required by the Order of the Judge of said Court to surrender possession of the property to the Department of Transportation no later than 60 days from filing of the Declaration of Taking.

That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim against or interest in said property, shall be dissatisfied with the compensation, as estimated in the Declaration of Taking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Declaration and the deposit of the fund into Court but not later than 30 days following the date of service as provided for in the Official Code of Georgia Annotated Sections 32-3-8 through 32-3-10 to file with the Court a notice of appeal, the same to be in writing and made a part of the record in the proceedings.

The said property, as thus affected, is described as follows:

SEE PAGE 20-A; 20-B and 20-C; FOR DESCRIPTION

This 11th day of May, 2023.

Judy L. Odum

Clerk Superior Court

UNION COUNTY

Parcel No. 35 20-A

PROJECT NO.: APD00-0056-02(029) UNION COUNTY

P.I. NO.: 122900

PARCEL NO.: 35

REQUIRED R/W: 0.065 acres of land; and certain easement rights

PROPERTY OWNERS: Butternut Creek Land Company; Bayerstone Group, Inc. f/k/a Warner Robins Supply Company, Inc., d/b/a Mountain Building Supply; and Branch Banking and Trust Company n/k/a Trust Bank Inc., individually

RIGHT OF WAY

ALL THAT TRACT or parcel of land lying and being in Land Lot 217, 17th District, 1st Section, Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as follows:

Beginning at a point 56.57 feet left of and opposite Station 176+92.55 on the construction centerline of SR 515 / US 76 on Georgia Highway Project No. APD00-0056-02(029); running thence N 49°42'57.7" W a distance of 4.93 feet to a point 61.50 feet left of and opposite station 176+92.77 on said construction centerline laid out for SR 515/US 76; thence northeast 432.66 feet along the arc of a curve (said curve having a radius of 3861.50 feet and a chord distance of 432.43 feet on a bearing of N 40°56'16.1" E to the point 61.50 feet left of and opposite station 181+18.54 on said construction centerline laid out for SR 515/US 76; thence S 40°17'02.3" W a distance of 432.40 feet back to the point of beginning. Said tract containing 0.065 acres more or less.

TEMPORARY DEMOLITION EASEMENT (T1)

ALL THAT TRACT or parcel of land lying and being in Land Lot 217, 17th District, 1st Section, Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as follows:

Beginning at a point 61.50 feet left of and opposite Station 176+92.77 on the construction centerline of SR 515 / US 76 on Georgia Highway Project No. APD00-0056-02(029); running thence N 49°42'57.7" W a distance of 20.07 feet to a point 81.55 feet left of and opposite station 176+93.65 on said construction centerline laid out for SR 515/US 76; thence N 31°40'54.8" E a distance of 73.57 feet to a point 90.00 feet left of and opposite station 177+65.12 on said construction centerline laid out for SR 515/US 76; thence S 51°10'52.0" E a distance of 28.50 feet to a point 61.50 feet left of and opposite station 177+65.12 on said construction centerline laid out for SR 515/US 76; thence southwesterly 73.52 feet along the arc of a curve (said curve having a radius of 3861.50 feet and a chord distance of 73.52 feet on a bearing of S 38°16'24.4" W) back to the point of beginning. Said tract containing 0.041 acres more or less.

Parcel No. 35 20-A

TEMPORARY DEMOLITION EASEMENT (T2)

ALL THAT TRACT or parcel of land lying and being in Land Lot 217, 17th District, 1st Section, Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as follows:

Beginning at a point 61.50 feet left of and opposite Station 179+15.75 on the construction centerline of SR 515 / US 76 on Georgia Highway Project No. APD00-0056-02(029); running thence N 50°38'26.2" W a distance of 21.07 feet to a point 82.56 feet left of and opposite station 179+15.13 on said construction centerline laid out for SR 515/US 76; thence N 39°20'54.0" E a distance of 43.26 feet to a point 84.11 feet left of and opposite station 179+57.44 on said construction centerline laid out for SR 515/US 76; thence S 50°38'10.0" E a distance of 22.63 feet to a point 61.50 feet left of and opposite station 179+58.36 on said construction centerline laid out for SR 515/US 76; thence southwesterly 43.29 feet along the arc of a curve (said curve having a radius of 3861.50 feet and a chord distance of 43.29 feet on a bearing of S 41°24'40.4" W) back to the point of beginning. Said tract containing 0.022 acres more or less.

TEMPORARY DRIVEWAY EASEMENT

ALL THAT TRACT or parcel of land lying and being in Land Lot 217, 17th District, 1st Section, Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as follows:

Beginning at a point 91.62 feet left of and opposite Station 183+99.99 on the construction centerline of SR 515/US 76 on Georgia Highway Project No. APD00-0056-02(029); running thence N 41°27'41.2" W a distance of 48.16 feet to a point 139.78 feet left of and opposite station 184