

# North Georgia News

## Legal Notices for May 24, 2023

### 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.  
Ft. 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 Durbn 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)

### CITATION

PROBATE COURT OF UNION COUNTY  
IN RE: ESTATE OF MARGARET FRANCES EVANS GIBSON, WARD.  
Date of Publication, if any: May 24, 2023  
TO WHOM IT MAY CONCERN AND:  
The conservator(s) of the above estate, has/ have applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator(s) should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, (address) 65 Courthouse Street, Blairsville, GA 30512 by 10:00 a.m. on or before June 19, 2023, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.  
If any objections are filed, a hearing will be scheduled for 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 Street, Suite 8  
Blairsville, GA 30512  
ADDRESS  
(706) 439-6006  
TELEPHONE  
N(May24)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF David Henry Maines  
All creditors of the estate of David Henry Maines, 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 28th day of April, 2023.  
BY: Roy David Maines  
706 Fish Cove Road  
Blairsville, GA 30512  
N(May3,10,17,24)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Anne Wildrick  
All creditors of the estate of Anne Wildrick, 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 28th day of April, 2023.  
BY: Steven David Serfass  
170 Oak Ridge Acres  
Blairsville, GA 30512  
N(May3,10,17,24)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Jack C. Horne  
All creditors of the estate of Jack C. Horne, 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 28th day of April, 2023.  
BY: Barbara R. Horne  
PO Box 1875  
Blairsville, GA 30514  
ATTORNEY: Rebecca Kendrick  
PO Box 1286  
Blairsville, GA 30514  
N(May3,10,17,24)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Betty Jean Nelson  
All creditors of the estate of Betty Jean Nelson, 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 28th day of April, 2023.  
BY: Akins & Davenport, P.C  
PO Box 923  
Blairsville, GA 30514  
N(May3,10,17,24)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Martha Sue Horne  
All creditors of the estate of Martha Sue Horne, 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 28th day of April, 2023.  
BY: Tracy Glenn  
174 Crawford Road  
Blairsville, GA 30512  
ATTORNEY: Janna D. Akins, Esq.  
PO Box 923  
Blairsville, GA 30514  
N(May3,10,17,24)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Caroline Elizabeth Richbourg  
All creditors of the estate of Caroline Elizabeth Richbourg, 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 28th day of April, 2023.  
BY: Ruby C. Hickman a/k/a Ruby Hickman Rhinesmith  
1302 Trackrock Church Rd.  
Blairsville, GA 30512  
ATTORNEY: Kenya L. Patton  
44 Blue Ridge Street, Suite B  
Blairsville, GA 30512  
N(May3,10,17,24)

### IN THE PROBATE COURT

COUNTY OF UNION STATE OF GEORGIA  
IN RE: ESTATE OF WILLIAM ROBERT SOUTHER DECEASED  
ESTATE NO. 2023-61  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
Warren Christopher Souther has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of William Robert Souther, 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 May 30, 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(May3,10,17,24)

### IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA  
IN RE: ESTATE OF ROBERT EDWARD WAGNER DECEASED  
ESTATE NO. 2023-55  
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS  
NOTICE  
Pamala Lynn Wagner 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 30, 2023.  
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Judge of the Probate Court  
By: Kristin Stanley  
Clerk of the Probate Court  
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### IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA  
IN RE: ESTATE OF ROBERT EDWARD WAGNER DECEASED  
ESTATE NO. 2023-55  
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS  
NOTICE  
Pamala Lynn Wagner 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 30, 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(May3,10,17,24)

### NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION

TO: BETTY JEAN HOOPER, ESTATE OF BETTY JEAN HOOPER, HEIRS KNOWN OR UNKNOWN, ESTATE OF JOHNNY WINSON 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 trat 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 88° 28' 17" West 90.0 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 that 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 Landy 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 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  
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