

North Georgia News

Legal Notices for July 15, 2020

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Edwin Hudson Cheatham Jr.,
All debtors and creditors of the estate of Edwin Hudson Cheatham Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 19th day of June, 2020.
By: Kenneth Anthony Cheatham
6 Weber Ln.
Palm Coast, FL 32164
Sabrina Lee Kough
571 Jase Branch Rd.
Blairsville, GA 30512
N(Jul18,15)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Jeffery Harris Griffin,
All debtors and creditors of the estate of Jeffery Harris Griffin, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 19th day of June, 2020.
By: Jeffery Ryan Griffin
135 Montgomery Ferry Dr.
Atlanta, GA 30309
N(Jun24,Jul18,15)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Dolores Langlois,
All debtors and creditors of the estate of Dolores Langlois, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 19th day of June, 2020.
By: Kathleen Trout
7 Kinglet Court.
Simpsonville, SC 29681
N(Jun24,Jul18,15)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Michael B. Smith,
All debtors and creditors of the estate of Michael B. Smith, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 19th day of June, 2020.
By: Judy V. Smith a/k/a Judy M. Smith
271 Pit Rd.
Blairsville, GA 30512
N(Jun24,Jul18,15)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Joyce Betty Norton,
All debtors and creditors of the estate of Joyce Betty Norton, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 19th day of June, 2020.
By: Michael Norton
317 Opossum Rd.
Blairsville, GA 30512
N(Jun24,Jul18,15)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Joan Morris Bell,
All debtors and creditors of the estate of Joan Morris Bell, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 26th day of June, 2020.
By: Angela Nelson
PO Box 562
Blairsville, GA 30514
N(Jul18,15,22)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Nicholas Pozerycki,
All debtors and creditors of the estate of Nicholas Pozerycki, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 26th day of June, 2020.
By: Beverly Ford Pozerycki
700 Freedom Blvd., Apt 263
Canton, GA 30114
N(Jul18,15,22)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Terry Ray Stroud,
All debtors and creditors of the estate of Terry Ray Stroud, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 26th day of June, 2020.
By: April JaNene Shinpaugh
PO Box 412
Blairsville, GA 30514
N(Jul18,15,22)

NOTICE OF MERGER
Notice is given that a certificate of merger will effect a merger by and between United Community Banks, Inc., a Georgia corporation, and Three Shores Bancorporation, Inc., a Florida corporation, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The name of the surviving corporation in the merger is United Community Banks, Inc., a corporation incorporated in the State of Georgia. The registered office of such corporation is located at 289 South Culver Street, Lawrenceville, Georgia 30046, and its registered agent at such address is C T Corporation System.
N(Jul18,15)

NOTICE OF BANK MERGER
Notice is given that articles of merger which will effect a merger by and between United Community Bank, a Georgia state-chartered bank, and Seaside National Bank & Trust, a federally-chartered bank, have been delivered to the Georgia Department of Banking and Finance for filing. The name of the surviving bank in the merger is United Community Bank, Georgia state-chartered bank. A copy of the articles of merger may be examined at the registered office of United Community Bank located at 289 South Culver Street, Lawrenceville, Georgia 30046.
N(Jul18,15)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Claudia Brown Todd,
All debtors and creditors of the estate of Claudia Brown Todd, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, not with-standing the order for judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 10th day of July, 2020.
By: Maria Todd Price
4475 Wimberly Way
Cumming, GA 30028
Phillip M. Todd
131 Liberty Church Ln.
Blairsville, GA 30512
N(Jul15,22,29,Aug5)

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Joseph James Marko Jr.,
All debtors and creditors of the estate of Joseph James Marko Jr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, not with-standing the order for judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 10th day of July, 2020.
By: Susan Marie Schuster
203 N. Esplanade
Alpharetta, GA 30009
N(Jul15,22,29,Aug5)

**IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA**
IN RE: ESTATE OF
KEITH HOWARD SCHOENFELDT, DECEASED
ESTATE NO. 20-65
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

Lee D. Schoenfeldt has petitioned to be appointed Administrator of the estate of Keith Howard Schoenfeldt, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition, not with-standing the order for judicial state of emergency, must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before August 3, 2020. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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(Jul18,15,22,29)

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP, OR OTHERS
STATE OF GEORGIA
COUNTY OF UNION
The undersigned does hereby certify that Ansley Atlanta Real Estate, LLC is conducting a business as Ansley Atlanta Real Estate in the City of Blairsville and the County of Union in the State of Georgia under the name of Ansley Real Estate and that the nature of the business is Real Estate Brokerage Services and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are Chris Burrell, 3035 Peachtree Road, Suite 202, Atlanta, GA 30305.
Chris Burrell
Principal Broker
N(Jul15,22)

**IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA**
James E. Taylor, Plaintiff
v.
Elizabeth A. Taylor, Defendant
Civil Action No.: 20-CV-166-BL
NOTICE OF SUMMONS - SERVICE BY PUBLICATION
TO: Elizabeth A. Taylor,
defendant named above:
You are hereby notified that the above-styled action seeking complaint for divorce was filed against you in said court on July 8, 2020 and that by reason of an order for service of summons by publication entered by the court on July 8, 2020 you are hereby commanded and required to file with the clerk of said court and serve upon James Taylor, plaintiff, whose address is 345 Young Harris Street, Unit 2776, Blairsville, GA 30512 an answer to the complaint within sixty (60) days of the date of the order for service by publication. If you fail to do so, judgement by default will be taken against you for the relief demanded in the complaint. Witness the Honorable T. Buckley Levins, Judge of said Court
This the 8 day of July, 2020
Judy L. Odom
Clerk of Superior Court
N(Jul15,22,29,Aug5)

**IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA**
In: Re the Name Change of:
Deanne Marie Branden, Petitioner
Civil Action Case Number: 2020CV159BL
**NOTICE OF PETITION
TO CHANGE NAME OF ADULT**
Deanne Marie Branden filed a petition in the Union County Superior Court on July 6, 2020, to change the name from Deanne Marie Branden to Deanne Marie Hanshew. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 7/6/2020
Deanne Marie Branden
1978 Jones Creek Road
Blairsville, GA 30512
N(Jul15,22,29,Aug5)

**NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY**
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Virginia K Cahoon to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Southpoint Financial Services, Inc., its successors and assigns, dated February 13, 2016, recorded in Deed Book 1030, Page 198, Union County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 1183, Page 541, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-ONE THOUSAND THREE HUNDRED TWENTY-FOUR AND 0/100 DOLLARS (\$161,324.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in August, 2020, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed 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 Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank , One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.
To the best knowledge and belief of the undersigned, the party in possession of the property is Virginia K Cahoon or a tenant or tenants and said property is more commonly known as 227 Seminole Rd, Blairsville, Georgia 30512.
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.
Lakeview Loan Servicing, LLC
as Attorney in Fact for
Virginia K Cahoon
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
Permanent Parcel No.: 024 035 A06
All that tract or parcel of lying and being in Land Lot 18, 7th District, 1st Section, Union County, Georgia, containing 0.835 acre, and being shown as Lot Six (6) of Seminole Ridge Subdivision on a plat of survey by Rochester & Associates, Inc., RS#2298, dated April 7, 2004 and recorded in Plat Book 54, 122, Union County Records, which description on said plat is hereby incorporated by reference and made a part hereof.
Reference is also made to Affidavits recorded at Deed Book 742, page 531 and Deed Book 743, page 476 Union County Records.
MR/bdr 8/4/20
Our file no. 5846520 - FT5
N(Jul18,15,22,29)

**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 DENNIS MANUEL LOPEZ and LINDA J LOPEZ to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR HOMESTAR FINANCIAL CORP, ITS SUCCESSORS AND ASSIGNS, dated 07/06/2016, and Recorded on 07/07/2016 as Book No. 1042 and Page No. 487, 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 \$113,423.00, 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 August, 2020, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 136, 16TH DISTRICT, 1ST SECTION UNION COUNTY, GEORGIA AND BEING LOT 10-A OF NOTTLEY BEND SUBDIVISION, CONTAINING 0.525 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES INC DATED FEBRUARY 4, 1999 AND RECORDED IN PLAT BOOK 43, PAGE 105, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE MATTERS AS SHOWN ON THE AFORESAID PLAT. THE PROPERTY IS CONVEYED WITH THE WATER RIGHTS TO THE WELL ON LOT 10B AS RECORDED IN DEED BOOK 171, PAGE 660, UNION COUNTY, GEORGIA RECORDS. THE PROPERTY IS SUBJECT TO THE WATER RIGHTS TO THE WELL SERVICING LOT 10A AS RECORDED IN DEED BOOK 386, PAGE 444, UNION COUNTY, GEORGIA RECORDS. THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY EASEMENT IN FAVOR OF BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 122, PAGE 357, UNION COUNTY, GEORGIA RECORDS. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS AS RECORDED IN DEED BOOK 125, PAGE 381 UNION COUNTY, GEORGIA RECORDS.

THE GRANTOR GRANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT OF INGRESS AND EGRESS TO THE SUBJECT PROPERTY OVER THE SUBDIVISION ROADS. 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 331 HORNADAY RD, BLAIRSVILLE, GEORGIA 30512 is/are: DENNIS MANUEL LOPEZ AND LINDA J LOPEZ 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 DENNIS MANUEL LOPEZ AND LINDA J LOPEZ. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000008741712 BARRETT DAFFIN FRAPPIER TURNER & ENGL, LLP
4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.
N(Jul18,15,22,29)

**NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY**
By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from Robinson V. Aguado ("Grantor") to Lakewood Capital Group, LLC ("Grantee"), dated August 26, 2019, recorded November 13, 2019, in Deed Book 1172, Page 508-512, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Eighty Thousand Four Hundred Thirty and 00/100 (\$80,430.00), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in August, 2020, the following described real property to wit:
All that tract or parcel of land lying and being in Land Lot 280, 281, 296 & 297, 9th District, 1st Section, Union County, Georgia and being Lot One Hundred Thirty-Six (136) of Highland Park Subdivision, Phase III, containing 1.91 acres, more or less, as shown on the Final Plat for Highland Park, Phase III, by Blue Ridge Mountain Surveying, Inc. dated 5/31/19, last revised 07/18/19, and being recorded in Plat Book 71, Page 255-258, Union County, Georgia records, which description is incorporated herein by reference and made a part hereof.
The property lies above the 2200' contour and is subject to the rules and regulations of the Mountain Protection Act.
The property is conveyed with and subject to the road easement as shown on aforesaid Plat.
The property is conveyed subject to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Highland Park Subdivision as recorded in Deed Book 1110, Pages 343-364, Union County, Georgia records, the First Amendment to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Highland Park Subdivision as recorded in Deed Book 1141, Pages 235-237, Union County, Georgia records and the Second Amendment to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Highland Park Subdivision as recorded in Deed Book 1152, Pages 567-569, Union County, Georgia records.

The property is conveyed subject to the setbacks, easements and all matters shown on aforesaid Plat.
The property is being conveyed subject to all easements, covenants, restrictions, agreements, permits, rights of ways, government regulations, zoning ordinances and all matters of record affecting subject property.
This Deed is given subject to all easements and restrictions of record, if any.
The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of Grantee, the above described property is in the possession of Robinson V. Aguado, or a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or assessments, if any.
Lakewood Capital Group, LLC As Attorney in Fact for

Robinson V. Aguado
07/08/20; 07/15/20
07/22/20; 07/29/20
N(Jul18,15,22,29)

**NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY**
By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from Robinson Aguado, Jr. ("Grantor") to Lakewood Capital Group, LLC ("Grantee"), dated August 26, 2019, recorded November 22, 2019, in Deed Book 1174, Page 135-141, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Ninety Thousand Nine Hundred Thirty and 00/100 (\$90,930.00), with interest from date at the rate as provided therein on the unpaid balance until paid. Whereas the debt secured by the said deed to secure debt aforesaid, has become in default as to the principal and interest and the holder thereof has declared the entire indebtedness as once, immediately due and payable; now, therefore, pursuant to the terms, provisions, and conditions of the aforesaid deed to secure debt and the laws in such cases made and provided for, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Blairsville, Union County, Georgia, within the legal hours of sale on the first Tuesday in August, 2020, the following described real property to wit:
All that tract or parcel of land lying and being in Land Lot 280, 281, 296 & 297, 9th District, 1st Section, Union County, Georgia and being Lot One Hundred Twenty-One (121) of Highland Park Subdivision, Phase III, containing 3.70 acres, more or less, as shown on the Final Plat for Highland Park, Phase III, by Blue Ridge Mountain Surveying, Inc. dated 5/31/19 last revised 07/18/19, and being recorded in Plat Book 71, Page 221-224, Union County, Georgia records, which description is incorporated herein by reference and made a part hereof.
The property is conveyed with and subject to the road easement as shown on aforesaid Plat.
The property is conveyed subject to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Highland Park Subdivision as recorded in Deed Book 1110, Pages 343-364, Union County, Georgia records, the First Amendment to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Highland Park Subdivision as recorded in Deed Book 1141, Pages 235-237, Union County, Georgia records and the Second Amendment to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Highland Park Subdivision as recorded in Deed Book 1152, Pages 567-569, Union County, Georgia records.

The property is conveyed subject to the setbacks, easements and all matters shown on aforesaid Plat.
The property is being conveyed subject to all easements, covenants, restrictions, agreements, permits, rights of ways, government regulations, zoning ordinances and all matters of record affecting subject property.
This Deed is given subject to all easements and restrictions of record, if any.
The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of Grantee, the above described property is in the possession of Robinson Aguado, Jr., or a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or assessments, if any.
Lakewood Capital Group, LLC As Attorney in Fact for

Robinson Aguado, Jr.
07/08/20; 07/15/20
07/22/20; 07/29/20
N(Jul18,15,22,29)