

# North Georgia News

## Legal Notices for January 1, 2025

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: DONALD EARL SEWELL JR. DECEASED  
ESTATE NO. 2024-199  
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The petition of Patricia Allyson Sewell for a year's support from the estate of Donald Earl Sewell Jr. deceased, for decedent's (surviving spouse) (and)(minor child(ren)), having been duly filed, all interested persons are hereby notified to show cause, if any they have, by 10:00 a.m. on or before January 21, 2025, 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 on or before the time stated in the preceding sentence. 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(Dec25,Jan1,8,15)

**IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA**  
IN RE: ESTATE OF JOSHUA BLAKE MADDOX, DECEASED  
ESTATE NO. 2024-188  
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The petition of Savannah Maddox, for a year's support from the estate of Joshua Blake Maddox, deceased, for decedent(s) surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, by 10:00 a.m. on or before January 21, 2025, 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 on or before the time stated in the preceding sentence. 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  
PROBATE JUDGE  
By: Charla Dyer  
DEPUTY CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(Dec25,Jan1,8,15)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF EDWARD LEELAND PAYNE  
All creditors of the estate of EDWARD LEELAND PAYNE, 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 20th day of December, 2024  
BY: LISA BOYETT  
710 North Lemon Ave. Unit 264  
Sarasota, Florida 34236  
ATTORNEY: Kenya L. Patton  
44 Blue Ridge Street, Suite B  
Blairsville, GA 30512  
N(Dec25,Jan1,8,15)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Marie Geneva Lambert  
All creditors of the estate of Marie Geneva Lambert, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.  
This 20th day of December, 2024.  
BY: Tiffany Robertson n/k/a Tiffany Bedortha  
7819 NE 167th Avenue  
Vancouver, WA 98682  
ATTORNEY: Cary D. Cox  
PO Box 748  
Blairsville, GA 30514  
N(Dec25,Jan1,8,15)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Dale Roger Hamby  
All creditors of the estate of Dale Roger Hamby, 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 13th day of December, 2024.  
BY: Penny Zeger  
33 Hazel Street  
Porterdale, GA 30014  
ATTORNEY: Brett Bradshaw  
57 Sears Way  
Blairsville, GA 30512  
N(Dec25,Jan1,8,15)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Coranelle Horn  
All creditors of the estate of Coranelle Horn, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.  
This 20th day of December, 2024.  
BY: Lara Michelle Lambert  
326 Cozy Cove Rd.  
Blairsville, GA 30512  
ATTORNEY: Pamela Kendall Floyd, PC  
PO Box 114  
Hiawassee, GA 30546  
N(Dec25,Jan1,8,15)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF PATRICIA G. MASON DECEASED  
ESTATE NO. 2024-190  
NOTICE  
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed.  
TO: Tim Mason  
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court by 10:00 a.m. on or before January 13, 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(Dec25,Jan1,8,15)

**NOTICE TO: ANY UNKNOWN BIRTHFATHER**  
You have been identified as the biological father of Baby Girl Jordan born to Lisa Jordan on October 10, 2024, in Union County, Georgia. The natural and legal mother of the child has surrendered her parental rights and custody to the child to Covenant Care Services, Inc. for adoption. If you have any interest in the child, please contact Covenant Care Services, Inc., 3950 Ridge Avenue, Macon, Georgia 31210, (478) 475-4990 or toll free 1-800-226-5683. If you do not file a response to this Petition with the Court within thirty (30) days of your receipt of this notice and provide a copy to me as attorney for Covenant Care Services, Inc., you will lose all rights you may have in and to the child and you will neither receive notice nor be entitled to object to the adoption of the child, pursuant to Official Code of Georgia Annotated. NOTICE OF HEARING  
YOU ARE HEREBY NOTIFIED that counsel of record for Covenant Care Services, Inc., will bring its Petition to Terminate on for hearing before the Superior Court of Bibb County, Bibb County Courthouse, 601 Mulberry Street, Macon, Georgia, at 12:00 NOON ON TUESDAY, FEBRUARY 11, 2025. THIS IS THE ONLY NOTICE YOU WILL RECEIVE OF SAID HEARING.  
H.J. STRICKLAND, JR., Georgia Bar No. 004450  
Attorney for Covenant Care Services, Inc.  
435 Second Street, P.O. Box 6437  
Macon, Georgia 31208-6437  
(478) 745-2821  
N(Dec25,Jan1,8)

**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](http://www.storageauctions.com) on January 22nd 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:  
127, 10x20, Michael Boatright;  
141, 10x15, Shasta Holts;  
164, 10x10, Susan Spears.  
N(Jan1,8)

**ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT**  
Vehicle Make: Audi  
Year: 2014  
Model: Q5  
Vehicle ID #: WA1LFAPP2EA052702  
Vehicle License #: NA  
Present location of vehicle: 2501 Beck Industrial Blvd., Fort Payne, AL 35967  
You are hereby notified that a petition was filed in the Magistrate Court of Union County to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.  
Anyone with an ownership interest in this vehicle may file an answer to this petition on or before:  
Answer forms may be found in the Magistrate Court Clerk's office located at:  
Forms may also be obtained online at [www.georgiamagistratecouncil.com](http://www.georgiamagistratecouncil.com).  
Sale date: 2/3/25 at Noon  
N(Jan1,8)

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
Enotah Judicial Circuit  
STATE OF GEORGIA,  
ex rel  
Jeffrey Langley  
DISTRICT ATTORNEY,  
ENOTAH JUDICIAL CIRCUIT,  
Plaintiff,  
vs  
2008 Toyota FJ Cruiser, black in color,  
VIN#JTEBU11F48K055309  
Kel-Tec P17, Serial Number GUQ88,  
Defendant in rem,  
RE PROPERTY OF  
Jared Adair,  
Purported Owner(s)/Interest Holders  
CIVIL ACTION NO. SUCV2024000378  
NOTICE OF PROCEEDINGS  
TO: Jared Adair and any unknown interest holders  
You are hereby notified that the above-styled action seeking the forfeiture of the above-described property was filed in the Superior Court of Union County on the 13th day of December, 2024, pursuant to the Official Code of Georgia Annotated §9-16-12. Said action alleges that you may have an interest in the above-described defendant property. You are hereby commanded and required to file with the Clerk of said Court and serve upon Buster Landreau, Assistant District Attorney, Enotah Judicial Circuit, 65 Courthouse Street, Box 6, Blairsville, Georgia 30512 an answer to the complaint within thirty (30) days of the date of final publication, that is to say within thirty (30) days of the date of the second publication. If you fail to do so, judgment pursuant to O.C.G.A. §9-16-12 shall be taken against you for the relief demanded in the complaint. This 20th day of December 2024  
Judy L. Odum  
Judy Odum  
Clerk, Union County Superior Court  
Enotah Judicial Circuit  
N(Jan1,8)

**NOTICE**  
Notice of sale under Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in storage unit belonging to John Hehir, Unit 22. Sold to the highest bidder on January 9, 2025, 9:30am at Able Mini Storage, 1376 Hwy 515E, Blairsville, GA, 706-745-8834. Tenants have the right to redeem contents prior to sale. Able Mini Storage has the right to refuse any or all bids.  
N(Jan1,8)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF JOYCE FREEMAN DECEASED  
ESTATE NO. 2024-191  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
To whom it may concern:  
Jonathan Russell Freeman has petitioned to be appointed administrator(s) of the estate of Joyce Freeman, 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 January 13, 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(Dec18,25,Jan1,8)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF David E. Pickrell  
All creditors of the estate of David E. Pickrell, 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 13th day of December, 2024.  
BY: Francine Margarita Pickrell  
222 Lance Crossing Road  
Blairsville, GA 30512  
N(Dec18,25,Jan1,8)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Charles Bonnell Thomas  
All creditors of the estate of Charles Bonnell Thomas, 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 13th day of December, 2024.  
BY: Johnathan Curtis Corn  
143 Hams Old Road  
Blairsville, GA 30512  
ATTORNEY: Cary D. Cox  
PO Box 748  
Blairsville, GA 30514  
N(Dec18,25,Jan1,8)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Elizabeth Genelle Sullivan  
All creditors of the estate of Elizabeth Genelle Sullivan, 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 13th day of December, 2024  
BY: Betty Jane Rowan a/k/a Janie Rowan  
190 Town Creek School Rd.  
Blairsville, GA 30512  
N(Dec18,25,Jan1,8)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Ted Jake Ouzts  
All creditors of the estate of Ted Jake Ouzts, 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 13th day of December, 2024  
BY: Pamela M. Ouzts  
123 Rileigh Ride  
Blairsville, GA 30512  
Attorney: David E. Barrett  
PO Box 992  
Hiawassee, GA 30546  
N(Dec18,25,Jan1,8)

**NOTICE TO DEBTORS AND CREDITORS**  
IN RE: ESTATE OF Barbara Jean Matlock Turpin  
All creditors of the estate of Barbara Jean Matlock Turpin, 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 13th day of December, 2024  
BY: Stephen Andrew Turpin  
300 Suit Rd.  
Murphy, NC 28906  
Tony Follis Turpin  
2501 Pine Cove Dr.  
Tucker, GA 30084  
N(Dec18,25,Jan1,8)

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
IN re the Name Change of:  
David Cruz, Petitioner  
Civil Action Case Number: 24-CV-389-JP  
NOTICE OF PETITION TO CHANGE NAME OF ADULT  
David Joseph Cruz filed a petition in the Union County Superior Court on December 27th, 2024 to change the name from: David Joseph Cruz to David Joseph Sowers. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.  
Dated: 12/27/24  
David Cruz, Pro se  
PO Box 746  
Blairsville, GA 30514  
N(Jan1,8,15,22)

**IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA**  
ASHLEY LINDSAY,  
Plaintiff,  
V.  
JOSHUA MORA,  
Defendant.  
CIVIL ACTION FILE NO. 2023CV364RG  
NOTICE OF PUBLICATION  
TO: JOSHUA MORA  
By order for service by publication dated November 27, 2024, signed by the Honorable Raymond George, Judge filed on December 3, 2024, you are hereby notified that on October 18, 2024, the Plaintiff Ashley Lindsay, filed her Motion for Permanent Protective Order to be heard on January 13, 2025 at 65 Courthouse Street, Blairsville, Georgia 30514 at 9:00 a.m. to show cause why the final relief prayed for in Plaintiff's Petition shall not be granted. You are required to file with the Clerk of the Union County Superior Court, and serve upon plaintiff's attorney, Rosalind N. Henderson, P.O. Box 2132, Blairsville, Georgia 30514 an answer in writing within thirty (30) days of the date of the order for publication. If you fail to do so, judgment by default may be taken against you for the relief demanded in the Complaint. This the 3rd day of December, 2024.  
Rosalind N. Henderson, Attorney for Plaintiff  
Clerk of Union County Superior Court: Judy Odum  
N(Dec11,18,25,Jan1)

**NOTICE**  
Rick's Rental Equipment, 1363 Murphy Hwy, Blairsville, GA 30512  
Auction of Tenants' Personal Property  
In accordance with the provisions of GEORGIA 10-4-210 G.  
\*\*\*\*CODE SECTION\*\* 12/31/98 10-4-210  
This article shall be known and may be cited as the " Georgia Self- Service Facility Act" 10-4-211 G.  
\*\*\*\*CODE SECTION\*\* 12/31/98 10-4-11  
Self-Service Storage Facility Liens  
NOTICE IS HEREBY GIVEN to the person herein-after named and to all whom it may concern. The contents of leased units are subject to our lien for non- payment of rent and other charges. You are denied access to that unit.

You can redeem such goods on or before January 2nd, 2025 at 12:00 noon. The sale will take place at 1363 Murphy Hwy, Blairsville, GA 30512, on Saturday, January 11, 2024 @ 10:00 am. The facility reserves the right to cancel a sale at any time for any reason.  
The name of the lessee(s)  
Todd Juries- 371 Ross Ridge Road Blairsville Ga  
Container Unit # 4  
Patrick Murphy- 65 White Oak Lane Blairsville Ga  
Container Unit #17  
N(Dec25,Jan1)

**NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY**  
Under and by virtue of the Power of Sale contained in a Security Deed given by Alayna Reynolds, Preston Reynolds to State Employeesâ€™ Credit Union dated June 21, 2023, recorded in Deed Book 1351, Page 93, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWENTY-SEVEN THOUSAND AND 0/100 DOLLARS (\$27,000.00), 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 January, 2025, 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 pursuant to O.C.G.A. Â§ 13-1-11 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), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.  
State Employeesâ€™ Credit Union is the holder of the Security Deed to the property in accordance with OCGA Â§ 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is:  
State Employees Credit Union, 3101 Wake Forest Road, Raleigh, NC 27609, 919-839-5018. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.  
To the best knowledge and belief of the undersigned, the party in possession of the property is Alayna Reynolds and Preston Reynolds or a tenant or tenants and said property is more commonly known as 16 Bell Ln, Morganton, GA 30560. Should a conflict arise between the property address and the legal description the legal description will control.

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.  
State Employeesâ€™ Credit Union as Attorney in Fact for Alayna Reynolds, Preston Reynolds McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Rd Roswell, GA 30076  
[www foreclosurehotline.net](http://www foreclosurehotline.net)  
24-16150GA EXHIBIT "A"

All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 58 of Union County, Georgia, containing 1.11 acres, more or less, and being Lot Four (4) of Timber Trace, as shown on a plat of survey by Lane S. Bishop, dated September 9, 1988, and recorded in Union County, Georgia records in Plat Book U, Page 90. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.  
MR / January 7, 2025  
Our file no. 24-16150GA-FT17  
24-16150GA  
N(Dec11,18,25,Jan1)

**NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY**  
By virtue of Power of Sale contained in Deed to Secure Debt ("Security Deed") from Luis F. Arbona and Omarlig J. Torres ("Grantor") to Lakewood Capital Group, LLC ("Grantee"), dated August 7, 2020, recorded September 10, 2020, in Deed Book 1212, Page 639, Union County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Thirty-One Thousand Four Hundred Thirty and 00/100 (\$31,430.00), 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 January, 2025, 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-Five (125) of Highland Park Subdivision, Phase III, containing 1.20 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 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 attorneys' fees (notice of intent to collect attorneys' 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 Luis F. Arbona and Omarlig J. Torres, 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  
Luis F. Arbona and Omarlig J. Torres  
N(Dec11,18,25,Jan1)