# North Georgia News

### Legal Notices for July 29, 2020

IN THE SUPERIOR COURT OF UNION COUNTY

.. Kyle austin sentz,

RELEAUSTIN SENTE,
Defendant.
CAFN: SUCV2020000082
ORDER OF PUBLICATION
It appearing by Affidavit given by the Plaintiff,
that the above-named Defendant on whom that the above-named Defendant on whom service is to be made in this case resides out of the State of Georgia, or has departed from the State or cannot after due diligence, be found within the State, or conceals himself to avoid Service of Summons, and it further appearing, by Affidavit given by the Plaintiff, that a claim against the Defendant in respect to whom service is to be made, and that he is necessary or proper party to the action. IT IS HEREBY CONSIDERED, ORDERED, AND DE-CREED that Service be made by publication as provided by law.

CREED that Service be made by publicat provided by law. SO ORDERED, this 17 day of April, 2020. Honorable Judge Joy Parks Superior Court of Union County State of Georgia Prepared By: Kenya L. Patton, P.C. GA Bar No. 567255 Attorney for Plaintiff 44B Blue Ridge Street Blairsville, Georgia 30512 Telephone: (706)745-2142 Kenya LA Bunke Ridge Street Blairsville, Georgia 30512 Telephone: (706)745-2142 Kenyapattonlaw@gmail.com

kenyapattonlaw@gmail.com N(Jul22,29,Aug5,12)

## 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 Cumping. 63, 20028.

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). said estate are required to make immedia 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 pointed 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 Howard Schoenfeldt, deceased, of said County.

65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF
SANDRA JEAN CHITWOOD, DECEASED

ESTATE NO. 20-67
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

appointed Administrator of the estate of Sandra Jean Chitwood, deceased, of said County. dra Jean Chitwood, 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 must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before August 17, 2020. All saiding facilities were the circuit of the province of the court on or before August 17, 2020. All saiding facilities were the circuit of the court on the court of the court 2020. All pleadings/objections must be signed 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 pro-bate court personnel at the following address/ page court personnel at the rollowing 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 objec-tions are filed, the petition may be granted without a hearing. Dwain Brackett

DWAIN BRACKETT
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512 (706) 439-6006 N(Jul22,29,Aug5,12)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF LALLAH W. BRANCA, DECEASED

**ESTATE NO. 20-35** IN RE: The Petition to Probate Will in Solemn

IN HE: Ine Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
T0: Any unknown heirs of Lallah Branca
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before August 17, 2020.

17, 2020.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections 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

be granted without a nearin Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006

N(Jul22,29,Aug5,12) STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DESTORS AND CREDITORS
RE: Estate of Medley I. Garner,
All debtors and creditors of the estate of
Medley I. Garner, 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, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 17th day of July, 2020.
By: Patsy Garner Wood
807 Pine Valley Dr.
Forest Park, GA 30297
NUMUZ228AUG5.12)

#### STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Charles Riley Haines,
All debtors and creditors of the estate of
Charles Riley Haines, 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, and all persons indebted to said esthe law, and an persons indepted to said estate are required to make immediate payment to the Personal Representative(s).
This 17th day of Jully, 2020.
By: Philip D. Haines
5220 N. Frederick Pike Winchester, VA 22603

H. Douglas Haines 313 Parkway St. Winchester, VA 22601 N(Jul22,29,Aug5,12) IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: the Name Change of Randy Lee Maarref,

Civil Action Case Number: 20-CV-175-JP
NOTICE OF PETITION TO CHANGE NAME OF

ADULI
Randy Lee Maarref filed a petition in the Union
County Superior Court on July 16, 2020, to
change the name from: Randy Lee Maarref to
Randy Lee Amerson Jr. Any interested party
has the right to appear in this case and file
objections within 30 days after the Petition was filed.

Dated: 7/16/20 Randy Lee Maarref 1163 Old Gumlog Road N(Jul22,29,Aug5,12)

## IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company,

V.
A TRACT OF LAND IN LAND LOT 101 10th DISTRICT, 1st SECTION OF UNION COUNTY, GEORGIA, BEING 1.14 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: JO M. BAGWELL, HEIRS KNOWN OR UNKNOWN, SUSAN JO BLALOCK, AND ALL OTHER PARTIES, KNOWN OR UNKOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY, RESPONDENT PROPERTY,

THE RESPONDENT PROPERTY,
Respondents.
Civil Action No. 17-CV-266-SG
NOTICE OF SUMMONS
TO: JO M. BAGWELL, ESTATE OF JO M. BAGWELL, HEIRS KNOWN OR UNKNOWN
PRESENT WHEREABOUTS UNKNOWN
TO: WESLEY T. WINGO, ESTATE OF WESLEY T.
WINGO, HEIRS KNOWN OR UNKNOWN
PRESENT WHEREABOUTS UNKNOWN
A Petition to Establish Quiet Title pursuant to

A Petition to Establish Quiet Title pursuant to 0.C.G.A. § 23-3-60 has been filed in the Superi-or Court of Union County, Georgia by Petitioner YOUNGSTOWN GROUP, LLC. on August 10, 2017,

as to the following property: All that tract or parcel of land lying and be-ing in the 10th District, 1st Section, Land Lot 101, of Union County, Georgia, containing 1.14 101, of Union County, Georgia, containing 1.14 acres, more or less, as shown on a plat of survey by Jack Stanley, Union County Surveyor, dated August 26, 1982 and recorded in Union County Records in Plat Book M, Page 174.

County Records in Plat Book M, Page 174.
Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property
Subject to the right of ingress and egress.
As described in Deed Book 163, page 569, Union County, Georgia Records. Further described as Map & Parcel 057094.
You are hereby notified that the above-styled action is seeking a Petition to Establish Quiet Title and you are therefore given notice of said suit and are directed to file any response within thirty (30) days of the Order for Publication entered by the Court on July 9, 2020. You are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition. ville, Georgia, an answer to the Petition.

Witness the hand of the Honorable T. Buckley Levins, Superior Court Judge, Union County, this 14th day of July, 2020. Honorable Judy Odom Clerk of Union County Superior Court

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company,

A TRACT OF LAND LYING AND BEING IN THE A TRACT OF LAND LYING AND BEING IN THE 9th DISTRICT, 1st SECTION, LAND LOT 272, OF UNION COUNTY, GEORGIA, BEING 0.44 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: DAVID K. BANKS, ESTATE OF DAVID K. BANKS, HEIRS KNOWN OR UNKNOWN, MELISSA BANKS N/K/A MELISSA CATTANACH, KEITH BANKS, INDIVIDUALLY AND IN THEIR CAPACITIES AS EXECUTOR, HEIRS, AND BENEFICIARIES OF THE ESTATE OF DAVID K. BANKS, 1ST FRANKLIN FINANCIAL A/K/A 1ST FRANKLIN FINANCIAL CORPORATION. AND OTHER PARTIES

NANCIAL CORPORATION, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,

Respondents.
Civil Action No. 18-CV-179-SG
NOTICE OF SUMMONS
TO: DAVID K. BANKS
WHEREABOUTS UNKNOWN
TO: MELISSA BANKS n/k/a MELISSA CATTANACH

LAST KNOWN ADDRESS: 753 Sleepy Mountain LAST KNOWN ADDRESS: 7/3 Sleepy Mountain Lane, Blairsville, GA 30512 A Petition to Establish Quiet Title pursuant to O.C.G.A. § 23-3-60 has been filed in the Superi-or Court of Union County, Georgia by Petitioner YOUNGSTOWN GROUP, LLC. on June 29, 2018,

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 272, of Union County, Georgia, containing 0.44 acres, more or less and being known as Lot 11 and part of Lot 10, of Mountain View Subdivision, se shown on a plat of Europe by Lang S. Bishon part of Lot 10, of Mountain View Subdivision, as shown on a plat of survey by Lane S. Bishop & Associates, Inc., G.R.L.S. #1575, dated February 23, 1988 and recorded in Plat Book T, Page 173, of the Union County Records, said plat being incorporated herein by reference. Subject to a 40 foot wide road right of way and utility easements as shown on the above referenced plat of survey.

utility easements as shown on the above referenced plat of survey.

As described in Deed Book 306, page 191, Union County, Georgia Records. Further described as Map & Parcel B02283.

You are hereby notified that the above-styled action is seeking a Petition to Establish Quiet Title and you are therefore given notice of said suit and are directed to file any response within thirty (30) days of the Order for Publication entered by the Court on July 9, 2020. You are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose ad-J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairs-ville, Georgia, an answer to the Petition. Witness the hand of the Honorable T. Buckley Levins, Superior Court Judge, Union County, this 14th day of July 3220.

this 14th day of July, 2020. Honorable Judy Odom Clerk of Union County Superior Court

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA
YOUNGSTOWN GROUP, LLC,
a Georgia Limited Liability Company,
Petitioner,

A TRACT OF LAND IN LAND LOT 41, 9th DISTRICT, 1st SECTION OF UNION COUNTY, GEOR-GIA. BEING 1.00 ACRE: AND AS THEIR RE-GIA, BEING 1.00 ACRE; AND AS THEIR RE-SPECTIVE INTERESTS MAY APPEAR: BRIDGET HAWCO, JAMES F. HAWCO, JAMES N. HAWCO, HEIRS KNOWN OR UNKNOWN, AND OTHER PAR-TIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY

PROPERTY,
Respondents.
Civil Action No. 18-CV-142-SG
NOTICE OF SUMMONS
TO: JAMES F. HAWCO, ESTATE OF JAMES F.
HAWCO, HEIRS KNOWN OR UNKNOWN, LAST
KNOWN ADDRESS: 3400 Canal Street, Naples,
FL 34112-5914
TO: BRIDGET HAWCO, ESTATE OF BRIDGET
HAWCO, HEIRS KNOWN OR UNKNOWN, LAST
KNOWN ADDRESS: 3400 Canal Street, Naples,
FL 34112-5914

FL 34112-5914

FL 34112-5914
A Petition to Establish Quiet Title pursuant to
O.C.G.A. § 23-3-60 has been filed in the Superior Court of Union County, Georgia by Petitioner
YOUNGSTOWN GROUP, LLC. on May 24, 2018, as

YOUNGSTOWN GROUP, LÍ.C. on May 24, 2018, as to the following property:
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 41, of Union County, Georgia, containing 1.00 acre, more or less and being Lot #2, of the Raper-Owenby Subdivision, as shown on a survey and plat by J.H. Rea, dated May, 1979 and recorded in the Union County Records in Plat Book K, Page 104. 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 114, Page 357. Further described as Map & Parcel 034100.

As described in Deed Book 114, Page 35/. Pur-her described as Map & Parcel 034100. You are hereby notified that the above-styled action is seeking a Petition to Establish Quiet Title and you are therefore given notice of said suit and are directed to file any response

said suit and are directed to file any response within thirty
(30) days of the Order for Publication entered by the Court on July 9, 2020. You are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an account to the Petition

Witness the hand of the Honorable 1. Buckley Levins, Superior Court Judge, Union County, this 14th day of July, 2020. Honorable Judy Odom Clerk of Union County Superior Court

### IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA James E. Taylor, Plaintiff

Elizabeth A. Taylor, Defendant Civil Action No.: 20-CV-166-BL NOTICE OF SUMMONS - SERVICE BY PUBLICA-TO: Elizabeth A. Taylor, defendant named above:

oerendant 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 out of the 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

## 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 NOTICE OF SALE UNDER POWER

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR

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 property: SEE EXHIBIT "A" ATTACHED HERETO AND

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

rigned, the party in possession of the under-signed, 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 con-firmation that the sale is not prohibited under the U.S. Parkyrupter (Cota and (2)) to final con-

the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan

ime U.S. Bankuptcy Gode and (2) of milar 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 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

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 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 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 IN LAND LOT 136, 16TH DISTRICT, 1ST SECTION UNION COUNTY, GEORGIA AND EEING 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 SUBJECT TO 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 122, PAGE 357, UNION COUNTY, GEORGIA RECORDS.

THE PROPERTY IS SUBJECT TO THE RESTRIC-

THE PROPERTY IS SUBJECT 10 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 PROP ERTY OVER THE SUBDIVISION ROADS. The debt ERIT OVER THE SUBJIVISION 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 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 behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the 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, CUITE 200 MEETIAC WILLAGE. LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866-549-3583. Please note that, pursuant to 0.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 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 taxes (including taxes which are a lien, but not 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. 00000008741712 BAR-RETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398. N(Jul8, 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 Rob-inson V. Aguado ("Grantor") to Lakewood Capital Group, LLC ("Grantee"), dated August 26, 2019, recorded November 13, 2019, in Deed 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. 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

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 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

The property is conveyed subject to the Dec-

laration of Covenants, Restrictions, Property Owners Association and Limitations for High-land 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 set-backs, 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

curity 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 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 pos-session 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

07/22/20; 07/29/20

NOTICE OF SALE UNDER POWER

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,

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.

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 Deed Book 1141, ragies 235-237, linion 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, Commissional Seconds 2011. Georgia records.

The property is conveyed subject to the set-backs, easements and all matters shown on aforesaid Plat.

packs, 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).

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 pos-

the above described property is in the pos-session of Robinson Aguado, Jr., or a tenant or tenants, and will be sold subject to the outstanding ad valorem taxes and/or assess-ments if any ments, 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