

JOHN J. MCMANUS & ASSOCIATES, P.C.
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November 30, 2016

Mr. Claudio Avendano
PO Box 401
Winston, GA 30180

Via Email claudio@metroecho.com and Regular Mail

Re: 155 Liberty Road, Villa Rica, GA
Response to Email

Dear Mr. Avendano:

This letter follows my letter of November 29, 2016 directed to you advising you, in pertinent part, of the following:

1. You have neither the tenant at sufferance rights you claim nor any personal property rights regarding any personal property abandoned at the real property located at 155 Liberty Road, Villa Rica, Ga, for the following reasons:
2. You no longer own the property as a consequence of the sale thereof to the benefit of your Chapter 7 Bankruptcy action.
3. You no longer own any personal property therein as of November 8, 2016. You had ample time to recover any personal property you wished to recover prior to that date, and, according to the Court's Order, after November 8, 2016, "any personal property remaining thereafter shall be deemed abandoned by Debtor."

Furthermore, we advised you that our client intended to go to the Douglas County Sheriff's Office with a copy of the Bankruptcy Court's Order, a copy of this letter, and a certified copy of the November 8, 2016 Closing Statement and the recorded Trustee's Deed reflecting our client's fee simple ownership in the property. Our client has just completed that meeting.

You are once again warned as follows:

1. Our client has changed the lock on the gate and secured the premises.
2. Your entry onto or into the real property located at 155 Liberty Road, Villa Rica, GA will be considered trespass, and if you are found on the subject property, Mr. Plunkett will call the Douglas County Sheriff and request your removal therefrom.
3. Your destruction of our client's property and/or removal of any personal property after November 8, 2016 constitutes removal of property now belonging to Mr. Plunkett. Any attempt to remove any property from 155 Liberty Road, Villa Rica, GA will result in Mr. Plunkett contacting the Douglas County Sheriff for appropriate handling of such event.

Once again, we hereby and herewith advise you that it is our client's sincere hope that you will cease and desist from further interference with his use and enjoyment of the real property located at 155 Liberty Road, Villa Rica, Ga, However, you are once again hereby and herewith forewarned that trespass upon our client's property for any reason whatsoever will result in the immediate involvement of the Douglas County Sheriff's Department.

Govern yourself accordingly.

Sincerely,
JOHN J. McMANUS & ASSOCIATES, P.C.



John J. McMahon
Attorney for Jarrod Plunket

C: Client