

FORECLOSURES

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF FAYETTE
By virtue of a Power of Sale contained in that certain Security Deed from **Erik Ausler to Mortgage Electronic Registration Systems, Inc.**, as nominee for Mega Capital Funding Inc., dated October 6, 2023 and recorded on October 11, 2023 in Deed Book 5662, Page 369, in the Office of the Clerk of Superior Court of Fayette County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of **Two Hundred Ninety Thousand Six Hundred Thirty-Eight and 00/100 dollars (\$290,638.00)** with interest thereon as provided therein, as last transferred to PennyMac Loan Services, LLC, recorded in Deed Book 5739, Page 21, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Fayette County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in October, 2026, all property described in said Security Deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land lots 250 and 251 of the 5th District of Fayette County, Georgia, being lot 30, Block B of North Fayette Estates, Unit One, as per Plat thereof recorded in Plat Book 10, page 23, Fayette County, Georgia records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description, and being more particularly described as follows: BEGINNING at an iron pin on the southwesterly side of Georgia State Highway # 314, 1605.5 feet southeasterly from the corner formed by the intersection of the southwesterly side of Georgia State Highway #314 with the south side of North Fayette Drive, said beginning point being the southeast corner of lot 31 of said block and subdivision; running thence southeasterly along the southwesterly side of Georgia State Highway # 314, 154 feet to an iron pin; running thence northwesterly 154 feet to an iron pin and Lot 31 of said block and subdivision; running thence northeasterly along the southeasterly line of said lot 31, 299.5 feet to an iron pin on the southwesterly side of Georgia State Highway #314 and the point of beginning. LESS AND EXCEPT the property conveyed to the Department of Transportation by Right of Way Deed dated June 29, 1990 and recorded in Deed Book 614, Page 705, Fayette County records. Said property may more commonly be known as **870 Highway 314, Fayetteville, GA 30214**. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. 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). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361 818-224-7442. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are _ Erik Ausler and or tenant(s). 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. PennyMac Loan Services, LLC as Attorney-in-Fact for Erik Ausler
Contact: Padgett Law Group; 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 08/19,26, 09/02,09,16,23,30

NOTICE OF SALE UNDER POWER GEORGIA, FAYETTE COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by **Melvin Ball to Pine State Mortgage Corp** dated February 15, 2002, recorded in Deed Book 1823, Page 310, Fayette County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 3665, Page 476, Fayette County, Georgia Records, as last transferred to US Bank Trust Company National Association, not in its individual capacity, but solely as owner trustee for GS

MORTGAGE-BACKED SECURITIES TRUST 2023-RPL2 by assignment recorded in Deed Book 5736, Page 683, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **TWO HUNDRED EIGHTY-THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$283,500.00)**, 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 Fayette 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 October, 2026, 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 and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is not limited to, attorney's fees (notice pursuant to O.C.G.A. § 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. Prospective bidders must perform their own due diligence. US Bank Trust Company National Association, not in its individual capacity, but solely as owner trustee for GS MORTGAGE-BACKED SECURITIES TRUST 2023-RPL2 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: NewRez, LLC d/b/a Shellpoint Mortgage Servicing, 75 Beattie Place, Suite 300, Greenville, SC 29601, (800) 365-7107. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. Upon information and belief, said property is more commonly known as **240 Little Creek Drive, Fayetteville, GA 30214**. Should a conflict arise between the property address and the legal description, the legal description shall control. ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. If applicable, as part of this Rule, buyers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable. *The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable. Melvin Ball

US Bank Trust Company National Association, not in its individual capacity, but solely as owner trustee for GS MORTGAGE-BACKED SECURITIES TRUST 2023-RPL2 as Attorney in Fact for PennyMac Loan Services, LLC

McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
All that tract or parcel of land lying and being in Land Lot 229 of the 5th District, Fayette County, Georgia, being Lot 18, Block C, Unit Eight of Bethsaida Woods South as per plat recorded in Plat Book 10, Page 14, Fayette County records, to which plat reference is hereby made for the purpose of incorpo-

rating herein.
CA October 6, 2026
Our file no. 52760208
52760208
8/, 9/02,09,16,23,30

STATE OF GEORGIA COUNTY OF FAYETTE
NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by **Rossana Urugutia and Roderick Callaway to Wells Fargo Bank, N.A.** dated September 22, 2015, and recorded in Deed Book 4370, Page 681, Fayette County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of **\$312,900.00**, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, October 6, 2026, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 68 of the 5th District of Fayette County, Georgia, being Lot 192 of Lakeside on Redwine, Unit 2, Phase C, as per Plat thereof recorded in Plat Book 34, pages 59-61, Fayette County, Georgia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description; being known as 215 Fieldstone Way, according to the present system of numbering property in the City of Fayetteville, Fayette County, Georgia; and being the same property conveyed by deeds recorded in Deed Book 2471, page 106; Deed Book 2471, page 80; and Deed Book 1753, page 345, Fayette County, Georgia records. Said property is known as **215 Fieldstone Way, Fayetteville, GA 30215**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now 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 matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 secured creditor. The property is or may be in the possession of Rossana Urugutia and Roderick Callaway, successor in interest or tenant(s). Rocket Mortgage, LLC as Attorney-in-Fact for Rossana Urugutia and Roderick Callaway
File no. 26-084160
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
1050 Crown Pointe Parkway, Suite 500
Atlanta, GA 30338
(770) 220-2535
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
08/26, 09/02,09,16,23,30

NOTICE OF FORECLOSURE SALE UNDER POWER FAYETTE COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by **Derrick Rosser and Karey Ashley to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for IndyMac Bank, F.S.B., dated December 28, 2005, and recorded in Deed Book 2932, Page 328, Fayette County, Georgia Records, as last transferred to DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2006-A, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2006-A by assignment recorded on February 17, 2016 in Book 4419 Page 621 in the Office of the Clerk of Superior Court of Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **Three Hundred Sixty-Eight Thousand and 0/100 dollars (\$368,000.00)**, 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 Fayette County, Georgia, within the legal hours of sale on October 6, 2026, the following described property: All that tract or parcel of land lying and being in Land Lot 229, of the 13th District of Fayette County, Georgia, and being Lot/s 165 of Phase VI, Unit B, Country Lake Subdivision, according to a plat thereof recorded in Plat Book 24, page(s) 80, in the Office of the Clerk of the Superior Court of Fayette, Georgia Records, to which plat reference is made for a more detailed description. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Onity Mortgage Corporation F/K/A PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to 1661 Worthington Rd., Ste. 100, West Palm Beach, Florida 33409, to discuss possible alternatives to avoid foreclosure. 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 the undersigned, the party in possession of the property is Karey Ashley or tenant(s); and said property is more commonly known as **205 Bayberry Run, Fayetteville, GA 30214**. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2006-A, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2006-A as Attorney in Fact for Derrick Rosser and Karey Ashley.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-789-2661
B&S file no.: 24-13738
09/09,16,23,30

NOTICE OF SALE UNDER POWER GEORGIA, FAYETTE COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by **Kenyatta Hill to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for Quicken Loans Inc., its successors and assigns dated March 16, 2018, recorded in Deed Book 4720, Page 628, Fayette County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 5758, Page 465, Fayette County, Georgia Records, as last transferred to Quicken Loans Inc. by assignment recorded in Deed Book 4944, Page 198, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **ONE HUNDRED SEVENTY-SIX THOUSAND SEVEN HUNDRED THIRTY-NINE AND 00/100 DOLLARS (\$176,739.00)**, 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 Fayette 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 October, 2026, 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 and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is not limited to, attorney's fees (notice pursuant to O.C.G.A. § 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. Prospective bidders must perform their own due diligence. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. 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: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. Upon information and belief, said

property is more commonly known as **525 Laurel Cir, Tyrone, GA 30290**. Should a conflict arise between the property address and the legal description, the legal description shall control. ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. If applicable, as part of this Rule, buyers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable. *The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney in Fact for Kenyatta Hill
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 22, BLOCK B, TYRONE ESTATES SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 6, PAGE 125, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.
NS October 6, 2026
Our file no. 26-23675GA
26-23675GA
09/09,16,23,30

NOTICE OF SALE UNDER POWER GEORGIA, FAYETTE COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by **Frances E Bounds to Southern Crescent Mortgage & Investment Corp.** dated March 26, 2004, recorded in Deed Book 2478, Page 380, Fayette County, Georgia Records, as last transferred to NewRez LLC D/B/A Shellpoint Mortgage Servicing by assignment recorded in Deed Book 5688, Page 418, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **ONE HUNDRED THIRTY-SEVEN THOUSAND AND 00/100 DOLLARS (\$137,000.00)**, 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 Fayette 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 October, 2026, 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 and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is not limited to, attorney's fees (notice pursuant to O.C.G.A. § 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. Prospective bidders must perform their own due diligence. NewRez 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: NewRez, LLC d/b/a Shellpoint Mortgage Servicing, 75 Beattie Place, Suite 300, Greenville, SC 29601, (800) 365-7107. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. Upon information and belief, said property is more commonly known as **220 Deer Trl, Fayetteville, GA 30214**. Should a conflict arise between the property address and the legal description, the legal description shall control. ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. If applicable, as part of this Rule, buyers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable. *The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable. NewRez LLC as Attorney in Fact for Frances E Bounds
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 154 OF THE 5TH LAND DISTRICT OF FAYETTE COUNTY, GEORGIA, AND BEING LOT NO. 6 IN BLOCK F, SECTION TWO OF THE BLAKELEY WOODS SUBDIVISION AS SHOWN ON A PLAT OF SAID SECTION TWO BY LEE ENGINEERING COMPANY RECORDED IN PLAT BOOK 5, PAGE 68, FAYETTE COUNTY RECORDS, REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY HEREIN CONVEYED. AND ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 154 OF THE FIFTH LAND DISTRICT OF FAYETTE COUNTY, GEORGIA AND BEING ALL OF LOT 7 IN BLOCK F OF SECTION II OF LIKELY WOODS SUBDIVISION, AS SHOWN BY PLAT OF SURVEY BY LEE ENGINEERING COMPANY DATED July 10, 1969 AND RECORDED IN PLAT BOOK 5, PAGE 68, FAYETTE COUNTY RECORDS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE WESTSIDE OF DEER TRAIL (FORMERLY OAK STREET) AT A POINT 125 FEET NORTH OF MAPLE STREET, WHICH POINT IS THE NORTHEASTERLY CORNER OF LOT 8 IN SAID BLOCK F, SECTION II AND THE SOUTHEASTERLY CORNER OF LOT 7 IN SAID BLOCK F, SECTION II; RUNNING THENCE ALONG THE NORTH LINE OF LOT 8 180 FEET TO THE SOUTHEASTERLY CORNER OF LOT 10; THENCE ALONG THE EAST LINE OF LOT 10 125 FEET TO THE SOUTHEASTERLY CORNER OF LOT 11, THENCE EAST ALONG THE SOUTH LINE OF LOT 6 180 FEET TO DEER TRAIL (FORMERLY OAK STREET); THENCE SOUTH ALONG THE WEST SIDE OF DEER TRAIL (FORMERLY OAK STREET) 125 FEET TO THE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND IS CONVEYED SUBJECT TO THE RESTRICTIONS RELATING TO BLAKELEY WOODS SUBDIVISION AS RECORDED IN BOOK 51, PAGE 409, FAYETTE COUNTY RECORDS. PARCEL ID NUMBER: 05-3105-018
JD October 6, 2026
Our file no. 26-24081GA
26-24081GA
09/09,16,23,30

NOTICE OF SALE UNDER POWER, FAYETTE COUNTY Pursuant to the Power of Sale contained in a Security Deed given by **Shawntaia Laquana Riddles**

Continued from page B3

quired to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

*The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable.

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2022-1 as Attorney in Fact for
Dennie G Henry
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 170 of the 5th District, Fayette County, Georgia, being Lot 42, Unit Three, Deer Glen Forest Subdivision, as per plat recorded in Plat Book 14, Page 119, Fayette County Records, to which reference is hereby made for a more particular description of said property. Subject to any easements or restrictions of record. This Conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises. KR October 6, 2026
Our file no. 25-19470GA
25-19470GA
09/09,16,23,30

STATE OF GEORGIA
COUNTY OF FAYETTE
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by **JUAN LOUBRIEL-MORALES to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,** AS GRANTEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION in the original principal amount of **\$304,385.00** dated October 31, 2019, and recorded in Deed Book 4947, Page 228, Fayette County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 5901, Page 212, Fayette County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on 10/6/2026, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 129 OF THE 7TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING LOT 153 OF PLANTERRA RIDGE SUBDIVISION, PHASE 1C, AS SHOWN ON THAT CERTAIN PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 24, PAGES 49-50, FAYETTE COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Said property being known as: **114 PLANTERRA WAY, PEACHTREE CITY, GA 30269**
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are **JUAN LOUBRIEL-MORALES** or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (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. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
LoanCare, LLC
3637 Sentara Way
Virginia Beach, VA 23452

1-800-274-6600
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
LAKEVIEW LOAN SERVICING, LLC,
as Attorney-in-Fact for
JUAN LOUBRIEL-MORALES
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 25-383226
9/09,16,23,30

STATE OF GEORGIA
COUNTY OF FAYETTE
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by **KAREN E. LAPORTE to JPMORGAN CHASE BANK, N.A.** in the original principal amount of **\$164,004.00** dated November 8, 2012, and recorded in Deed Book 3974, Page 259, Fayette County records, said Security Deed being last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2020-RP2 in Deed Book 5218, Page 732, Fayette County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on 10/6/2026, the property in said Security Deed and described as follows:
LAND SITUATED IN THE COUNTY OF FAYETTE IN THE STATE OF GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 40 OF THE 6TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AND BEING LOT 87 OF BROOKFIELD SUBDIVISION, WITH ANY IMPROVEMENTS THEREON, AS PER PLAT OF SURVEY RECORDED IN PLAT BOOK 27, PAGES 28-32, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE.

Said property being known as: **405 ROCK CREEK DR, PEACHTREE CTY, GA 30269**
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are **KAREN E. LAPORTE** or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (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. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119
800-635-9698
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2020-RP2,
as Attorney-in-Fact for
KAREN E. LAPORTE
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 25-371182
9/9,16,23,30

NOTICE OF SALE UNDER POWER
FAYETTE COUNTY Pursuant to the Power of Sale contained in a Security Deed given by **Carl Anthony Brown and Latonia Taylor to Mortgage Electronic Registration Systems, Inc.,** as grantee, as nominee for NEXA Mortgage, its successors and assigns dated 4/10/2025 and recorded in Deed Book 5820 Page 555 Fayette County, Georgia records; as last transferred to or acquired by Lakeview Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of **\$274,928.00**, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Fayette County, Georgia (or such other area as designated by Order of the Superior Court of said county), within

the legal hours of sale on October 6, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 173 OF THE 7TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING LOT 19, KINGSRIDGE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 12, PAGE 160, FAYETTE COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS MADE A PART HEREOF BY REFERENCE. 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 is commonly known as **235 Ridge Rd, Tyrone, GA 30290** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): **Carl Anthony Brown and Latonia Taylor** or tenant or tenants. LoanCare, LLC is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. LoanCare, LLC Attention: Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-9525 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. 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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. 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 non-judicial 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 immediately above.

Lakeview Loan Servicing, LLC
as agent and Attorney in Fact for
Carl Anthony Brown and Latonia Taylor
Aldridge Pite, LLP,
Six Piedmont Center,
3525 Piedmont Road, N.E.,
Suite 700,
Atlanta, Georgia 30305,
(404) 994-7400.
1154-3577A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1154-3577A
09/09,16,23,30

NOTICE OF SALE UNDER POWER
GEORGIA, FAYETTE COUNTY
Under and by virtue of the Power of Sale contained in that certain Security Deed given by **Andrea Hubbard** unmarried woman to **Mortgage Electronic Registration Systems, Inc.,** as Grantor, as nominee for Top Flite Financial Inc, its successors and assigns, dated 10/15/2024, and recorded on 10/22/2024, in Instrument No.: 012107950016, Deed Book 5773, Page 518, Fayette County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 6/23/2026 in Instrument No. — Deed Book 5971, Page 614, conveying the after-described property to secure a Note in the original principal amount of **\$264,550.00**, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Fayette County, Georgia, within the legal hours of sale on 10/6/2026, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 230 OF THE 4TH DISTRICT, FAYETTE COUNTY, GEORGIA, AND BY PLAT OF C E LEE DATED MARCH 1, 1957, ENTITLED "PROPERTY OF EDWARD L LYNCH" AND RECORDED IN PLAT BOOK NO 3, PAGE 129, RECORDS OF FAYETTE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHWEST CORNER OF THE INTERSECTION OF AN IMPROVED PUBLIC ROAD SOMETIMES KNOWN AS LISBON-INMAN ROAD AND OLD GREENVILLE ROAD, RUNNING THENCE WESTERLY, AS MEASURED ALONG THE NORTHERLY SIDE OF THE RIGHT OF WAY FOR SAID LISBON-INMAN ROAD, A DISTANCE OF 296 FEET TO AN IRON PIN, THENCE NORTH 2-3/4 DEGREES WEST, A DISTANCE OF 296 FEET TO AN IRON PIN, THENCE NORTH 87-1/2 DEGREES EAST, A DISTANCE OF 296 FEET TO IRON PIN ON THE WESTERLY SIDE OF OLD GREENVILLE ROAD, THENCE SOUTHERLY, AS MEASURED

ALONG THE WESTERLY SIDE OF SAID OLD GREENVILLE ROAD, A DISTANCE OF 296 FEET BACK TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 2 ACRES, MORE OR LESS.
Said property is commonly known as **475 OLD GREENVILLE RD FAYETTEVILLE, GA 30215**. The indebtedness 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 the sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 11988 EXIT 5 PKWY BLDG 4 FISHERS IN 46037-7939, Telephone No.: (855) 690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now 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 any other matters of record superior to the Security Deed first set out above.

NOTICE TO BIDDERS: Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchaser should be prepared to provide beneficial ownership information as required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after March 1, 2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/rre-faqs#D_5. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) **Andrea Hubbard** unmarried woman or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being
Freedom Mortgage Corporation
as Attorney in Fact for
Andrea Hubbard
unmarried woman.

Nestor Solutions, LLC
214 5th Street,
Suite 205,
Huntington Beach, California 92648,
(888) 403-4115.
TS # 2026-25568-GA.
For sale information, visit: https://www.nestortrustee.com/sales-information.com or call (888) 902-3989.
09/09,16,23,30

NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained with that certain Security Deed dated June 11, 2019, from **Clarence Johnson to Mortgage Electronic Registration Systems, Inc.,** as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, recorded on June 24, 2019 in Deed Book 4889 at Page 671 Fayette County, Georgia records, having been last sold, assigned, transferred and conveyed to SERVBANK, SB by Assignment and said Security Deed having been given to secure a note dated June 11, 2019, in the amount of **\$255,375.00** said note being modified by Loan Modification agreement and recorded on September 27, 2022 in Book 5544 Page 266 in the real property records of Fayette County, Georgia, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Fayette County, Georgia, on October 6, 2026 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 84 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING PART OF LOT 83, OF GAELIC GLEN SUBDIVISION, PHASE II AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH RBF ON THE NORTHEASTERLY SIDE OF THE CUL DE SAC FORMING THE SOUTHEASTERLY TERMINUS OF SHELBOURNE RUN 202.44 FEET SOUTHEASTERLY AS MEASURED ALONG THE NORTHEASTERLY SIDE OF SHELBOURNE RUN AND ITS CUL DE SAC FROM THE INTERSECTION OF THE NORTHEASTERLY SIDE OF SHELBOURNE RUN WITH THE SOUTHEASTERLY SIDE OF GAELIC WAY,

SAID 1/2 INCH RBF BEING ON THE LINE DIVIDING LOTS 82 AND 83 SAID SUBDIVISION; RUNNING THENCE NORTH 58 DEGREES 27 MINUTES 04 SECONDS EAST ALONG THE LINE DIVIDING SAID LOTS 82 AND 83 318.07 FEET TO A 1/2 INCH RBF ON THE SOUTHWESTERLY SIDE OF ELLISON ROAD; RUNNING THENCE SOUTH 15 DEGREES 12 MINUTE 42 SECONDS EAST ALONG THE SOUTHWESTERLY SIDE OF ELLISON ROAD 327.94 FEET TO A 1/2 INCH RBF ON THE LINE DIVIDING LOTS 83 AND 84 SAID SUBDIVISIONS, RUNNING THENCE NORTH 70 DEGREES 44 MINUTES 09 SECONDS WEST 192.78 FEET TO A 3/8 INCH RBS, RUNNING THENCE NORTH 77 DEGREES 12 MINUTES 29 SECONDS WEST 172.93 FEET TO A 1/2 INCH RBF ON THE SOUTHEASTERLY SIDE OF SAID CUL DE SAC; RUNNING THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY ALONG THE SOUTHEASTERLY, EASTERLY, AND NORTHEASTERLY SIDE OF SAID CUL DE SAC 50.01 FEET TO A 1/2 INCH RBF AND THE POINT OF BEGINNING. MORE PARTICULARLY SHOWN ON SURVEY PREPARED BY GEORGIA LAND SURVEYING CO., INC. DATED JANUARY 28, 2000.

The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are **Clarence Johnson**. The property, being commonly known as **110 Shelbourne Run, Tyrone, GA, 30290** in Fayette County, will be sold as the property of Clarence Johnson, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed.

Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: **Allied First Bank sb dba Servbank**, 500 South Broad Street, Suite #100A, Meriden, CT 06450, 866-867-0330. The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable. https://www.fincen.gov/rre and https://www.fincen.gov/rre-faqs
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

Albertelli Law
Attorney for SERVBANK, SB as
Attorney in Fact for Clarence Johnson
100 Galleria Parkway, Suite 1000
Atlanta, GA 30339 Phone: (770) 373-4242
THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE
9/09,16,23,30

GA2600294861
Notice Of Foreclosure
Sale Under Power
Fayette County, Georgia Under and by virtue of the Power of Sale contained in a Security Deed given by **Kevin Sims Brumlow to Mortgage Electronic Registration Systems, Inc.,** As Grantee, As Nominee For Movement Mortgage, LLC, dated 08/23/2024 and recorded 08/29/2024, in Book 5755, Page 284, Fayette County, Georgia Records, as last transferred to Movement Mortgage, LLC by assignment recorded on 05/01/2026 BK 5951 PG 218-219 in the Office of the Clerk of Superior Court of Fayette Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **\$313,000.00**,

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 Fayette County, Georgia, within the legal hours of sale on 10/06/2026, the following described property: To Find The Point Of Beginning, Begin At The Common Corner Of Land Lots 218, 219, 230 And 231 Of The 13th District Of Fayette County, Georgia; Running Thence Easterly Along The Common Land Lot Line Of Land Lot 218 And Land Lot 231 Of The 13th District Of Fayette County, Georgia To A Point Where Said Common Land Lot Line Is Intersected By The East Right-Of-Way Line Of A Highway Now Or Formerly Known As Georgia Highway No. 314 And Same Being The Point Of Beginning; Running Thence Easterly Along The Common Land Lot Line Of Land Lot 218, And 231 Of The 13th District Of Fayette County, Georgia, A Distance Of 690 Feet More Or Less To An Iron Pin; Thence Turning An Interior Angle Of 91 Degrees, 02 Minutes And Running South A Distance Of 300 Feet To An Iron Pin; Thence Turning An Interior Angle Of 88 Degrees, 58 Minutes And Running West A Distance Of 705 Feet More Or Less To An Iron Pin Located On The East Right-Of-Way Line Of Georgia Highway No. 314; Thence Running Northerly Along The Easterly Right-Of-Way Line Of The Highway Aforesaid A Distance Of 300 Feet To An Iron Pin And The Point Of Beginning. Same Being Improved Property With A One Story Brick Building Located Thereon And Containing 4.80 Acres More Or Less. This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fee having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Movement Mortgage, LLC they can be contacted at 866-978-2622 for Loss Mitigation Dept, or by writing to Movement Mortgage, LLC 9726 Old Bales Rd Ste 200, Fort Mill, SC 29707 to discuss possible alternatives to avoid foreclosure. Said property will be sold on "as-is" basis and 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 the undersigned, the party in possession of the property is **Kevin Sims Brumlow** or tenant(s); and said property is more commonly known as **1121 Highway 314, Fayetteville, GA 30214**. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

Movement Mortgage, LLC
as Attorney in Fact for
Kevin Sims Brumlow.
Sokolof Remtulla, LLP
c/o First American Title
Insurance Company
4795 Regent Blvd,
Mail Code 1011-F
Irving TX 75063
866-429-5179
GA2600294861
09/09,16,23,30

NOTICE OF SALE UNDER POWER
GEORGIA, FAYETTE COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by **Andrew Parker and Brandalett R Parker to Mortgage Electronic Registration Systems, Inc.,** as grantee, as nominee for Lakeview Loan Servicing, LLC, its successors and assigns dated May 4, 2020, recorded in Deed Book 5108, Page 393, Fayette County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 5449, Page 298, Fayette County, Georgia Records, as last transferred to MID-FIRST BANK by assignment recorded in Deed Book 5867, Page 290, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **FIVE HUNDRED FORTY-FIVE THOUSAND TWO HUNDRED THIRTY-SEVEN AND 00/100 DOLLARS (\$545,237.00)**, 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 Fayette 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 October, 2026, 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 and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is

Continued from page B4

not limited to, attorney's fees (notice pursuant to O.C.G.A. § 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. Prospective bidders must perform their own due diligence.

MIDFIRST BANK 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: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

Upon information and belief, said property is more commonly known as **404 Cimaron Park, Peachtree City, GA 30269-4042**. Should a conflict arise between the property address and the legal description, the legal description shall control.

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. If applicable, as part of this Rule, buyers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

*The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable.

MIDFIRST BANK
as Attorney in Fact for
Andrew Parker and
Brandalett R Parker

McCalla Raymer
Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 58 of the 6th District, Fayette County, Georgia, and being Lot 353 of Planterra Ridge, Phase 2B, as per plat recorded in Plat Book 26, Pages 76-77, Fayette County, Georgia records, which plat is incorporated herein and made a part hereof by reference; being known as 404 Cimaron Park, according to the present system of numbering property in the City of Peachtree City, Fayette County, Georgia.

Assessor's Parcel No: 061706030
JD October 6, 2026
Our file no. 26-22547GA
26-22547GA
09/09,16,23,30

NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by **KAREN E. LAPORTE to JPMORGAN CHASE BANK, N.A** in the original principal amount of **\$164,004.00** dated November 8, 2012, and recorded in Deed Book 3974, Page 259, Fayette County records, said Security Deed being last transferred to A.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2020-RP2 in Deed Book 5218, Page 732, Fayette County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on 10/6/2026, the property in said Security Deed and described as follows:

LAND SITUATED IN THE COUNTY OF FAYETTE IN THE STATE OF GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 40 OF THE 6TH DISTRICT OF FAYETTE

COUNTY, GEORGIA, AND BEING LOT 87 OF BROOKFIELD SUBDIVISION, WITH ANY IMPROVEMENTS THEREON, AS PER PLAT OF SURVEY RECORDED IN PLAT BOOK 27, PAGES 28-32, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE.

Said property being known as: **405 ROCK CREEK DR, PEACHTREE CTY, GA 30269**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are KAREN E. LAPORTE or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119
800-635-9698

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2020-RP2,
as Attorney-in-Fact for
KAREN E. LAPORTE
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 25-371182
9/9,16,23,30

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF FAYETTE

By virtue of a Power of Sale contained in that certain Security Deed from **David Blossom to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** SOLELY AS NOMINEE FOR SOUTHPONT FINANCIAL SERVICES, INC., dated February 2, 2024 and recorded on February 5, 2024 in Deed Book 5692, Page 273, in the Office of the Clerk of Superior Court of Fayette County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of **Three Hundred Thirteen Thousand Five Hundred and 00/100 dollars (\$313,500.00)** with interest thereon as provided therein, as last transferred to AMERIHOME MORTGAGE COMPANY, LLC, recorded in Deed Book 5748, Page 551, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Fayette County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in October, 2026, all property described in said Security Deed including but not limited to the following described property:

ALL OF THE FOLLOWING PROPERTY LOCATED IN THE COUNTY OF FAYETTE AND STATE OF GEORGIA:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 254 OF THE 13TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 13, BLOCK B, BENTBROOK FARMS SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 12, PAGE 169, FAYETTE COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.

APN: 130204012

Said property may more commonly be known as **105 Fairfield Circle, Fayetteville, GA 30214**.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. 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).

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is ServiceMac, LLC, 9726 Old Baille Road, Suite 200, Fort Mill, SC 29707, 855-977-9121.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also

be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are _ David Blossom and or tenant(s). 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.

Amerihome Mortgage Company, LLC as Attorney-in-Fact for David Blossom

Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
9/09,16,23,26
10884039

Notice of Sale Under Power.
State of Georgia, County of Fayette. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Nafeesah Martin to Bank Of America, N.A., dated 09/26/2006, and Recorded on 09/28/2006 as Book No. 3102 and Page No. 723-739, Fayette County, Georgia records, as last assigned to Federal Home Loan Mortgage Corporation As Trustee For Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-1 (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$134,500.00, 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 Fayette County Courthouse within the legal hours of sale on the first Tuesday in October, 2026, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 132 Of The 5th District, Fayette County, Georgia, Being Lot 1, Of Ginger Cake Landings Subdivision, As Per Plat Recorded At Plat Book 22, Page 108, Fayette County, Georgia Records, Which Plat Is Hereby Incorporated And Made A Part Hereof By Reference. 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). Federal Home Loan Mortgage Corporation As Trustee For Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-1 holds the duly endorsed Note and is the current assignee of the Security Deed to the property. NEWREZ LLC d/b/a Shellpoint Mortgage Servicing, acting on behalf of and, as necessary, in consultation with Federal Home Loan Mortgage Corporation As Trustee For Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-1 (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, NEWREZ LLC d/b/a Shellpoint Mortgage Servicing may be contacted at: NEWREZ LLC d/b/a Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 100, Greenville, SC 29601-2743, 866-825-2174. 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 **105 Gingerbread Place, Fayetteville, Georgia 30214** is/are: Nafeesah Martin 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.

Federal Home Loan Mortgage Corporation As Trustee For Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-1
as Attorney in Fact for
Nafeesah Martin.
This Law Firm Is Acting As A Debt Collector Attempting To Collect A Debt. Any Information Obtained Will Be Used For That Purpose.
00000010884039
Barrett Daffin Frappier
Turner & Engel, LLP
4004 Belt Line Road,
Suite 100
Addison, Texas 75001

Telephone: (972) 341-5398.
9/9,16,23,30

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF FAYETTE

Pursuant to the power of sale contained in the Security Deed given by **Daniel W. Johnson to Winfrey & Associates, LLC** that was signed on December 26, 2024, and recorded on December 30, 2024, in Deed Book 5790 at Pages 396 through 415, Fayette County, Georgia Records, and Security Deed having been given to secure a note dated December 26, 2024, in the amount of **\$10,000.00**, said note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Fayette County, Georgia, on October 6, 2026, the following described real property (hereinafter referred to as the "Property"):

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 73, 5th DISTRICT, FAYETTE COUNTY, GEORGIA, BEING ALL OF LOT 42 OF THE WOODLANDS SUBDIVISION, PHASE II, AS PER PLAT RECORDED IN PLAT BOOK 19, PAGE 27, FAYETTE COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

The Property is commonly known as:

105 MISTY FOREST DRIVE FAYETTEVILLE, FAYETTE COUNTY, GEORGIA 30215
Fayette County Tax Map No.: 051904042

The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorney's fees. Notice of intention to collect attorney's fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the Property is/are Daniel W. Johnson and/or his tenants. The Property will be sold as the Property of Daniel W. Johnson, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the Property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. § 44-14-162.2, the name, address, and telephone number of the individual or entity who has the full authority to negotiate, amend or modify all terms of the above described loan is: Reginald L. Winfrey, P.O. Box 122, Alpharetta, Georgia 30009, 470-400-9461. The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 requires the secured creditor to negotiate, amend or modify the terms of the loan. The sale will be conducted subject to confirmation that the sale is not prohibited under U.S. Bankruptcy code.

Winfrey & Associates, LLC
as agent and Attorney in Fact for
Daniel W. Johnson.

Winfrey & Associates, LLC,
P.O. Box 122,
Alpharetta, GA 30009;
Phone: 470-400-9461.

THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

09/09,16,23,30

NOTICE OF SALE UNDER POWER, FAYETTE COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Sinarjones Services LLC to Groundfloor Credit I, LLC** dated 1/13/2025 and recorded in Deed Book 5796 Page 151 Fayette County, Georgia records; as last transferred to or acquired by Ground-floor Properties GA LLC, conveying the after-described property to secure a Note in the original principal amount of **\$454,980.00**, and with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Fayette County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on October 6, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 226 OF THE 4TH DISTRICT OF FAYETTE COUNTY, GEORGIA, ANO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED ON THE NORTH SIDE OF BUSBIN ROAD, 578.3 FEET WEST AS MEASURED ALONG THE NORTH SIDE OF BUSBIN ROAD, FROM THE INTERSECTION OF THE NORTH SIDE OF BUSBIN ROAD WITH THE EAST LINE OF SAID LAND LOT 226; THENCE RUNNING NORTH o DEGREES 30 MINUTES WEST, 1,502.4 FEET TO A POINT; THENCE RUNNING SOUTH 89 DEGREES 15 MINUTES EAST, 290.3 FEET TO A POINT; THENCE RUNNING SOUTH o DEGREES 30 MINUTES EAST, 450.1 FEET TO A POINT; THENCE RUNNING NORTH 89 DEGREES 15 MINUTES WEST, 280.3 FEET TO A POINT; THENCE RUNNING SOUTH o DEGREES 30 MINUTES EAST, 1052.3 FEET TO A POINT LOCATED ON THE BUSBIN ROAD; THENCE RUNNING SOUTH 89 DEGREES 30 MINUTES WEST ALONG THE NORTH

SIDE OF BUSBIN ROAD, 10 FEET TO THE POINT OF BEGINNING TOGETHER WITH A PERPETUAL EASEMENT 10 FEET WIDE TOGETHER WITH ALL RIGHTS AND PROVISIONS NECESSARY FOR THE FULL ENJOYMENT OR USE OF SAID EASEMENT INCLUDING THE RIGHT OF INGRESS AND EGRESS, PASS AND REPASS, TO AND ACROSS SAID EASEMENT, WHICH EASEMENT IS MORE FULLY DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 226 OF THE 4TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED ON THE NORTH SIDE OF BUSBIN ROAD 288 FEET WEST AS MEASURED ALONG THE NORTH SIDE OF BUSBIN ROAD, FROM THE INTERSECTION OF THE NORTH SIDE OF BUSBIN ROAD AND THE EAST LINE OF SAID LAND LOT 226; THENCE RUNNING NORTH o DEGREES 30 MINUTES WEST, 1045.9 FEET TO A POINT LOCATED ON THE SOUTH LINE OF THE TRACT ABOVE DESCRIBED; THENCE RUNNING NORTH 89 DEGREES 15 MINUTES WEST, ALONG THE SOUTHLINE OF SAID ABOVE DESCRIBED TRACT 10 FEET TO A POINT; THENCE RUNNING SOUTH o DEGREES 30 MINUTES EAST, 1046.0 FEET TO A POINT LOCATED ON THE NORTH SIDE OF BUSBIN ROAD; THENCE RUNNING NORTH 89 DEGREES 30 MINUTES EAST, ALONG THE NORTH SIDE OF BUSBIN ROAD 10 FEET TO THE POINT OF BEGINNING. THE INTEREST CONVEYED HEREIN IS THE SAME INTEREST WHICH WAS CONVEYED IN THE WARRANTY DEED RECORDED IN DEED BOOK 3390, PAGE 569-570, FILED WITH THE CLERK OF SUPERIOR COURT FOR FAYETTE COUNTY, GEORGIA, ON APRIL 28, 2008. Tax ID#: 0451-014 Subject to any Easements or Restrictions of Record Property commonly known as: 223 Busbin Road, Fayetteville, GA 30215

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 is commonly known as **223 Busbin Road, Fayetteville, GA 30215** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Sinarjones Services LLC and David Esonwa Nyere or tenant or tenants. Groundfloor Finance Inc. is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Ground-floor Finance Inc. Loss Mitigation 1201 Peachtree Street NE Suite 1104 Atlanta, GA 30361 404-566-9686 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. 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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. 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 non-judicial 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 immediately above.

Groundfloor Properties GA LLC as agent and Attorney in Fact for Sinarjones Services LLC Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 2188-384A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2188-384A
9/9,16,23,30

NOTICE OF SALE UNDER POWER
GEORGIA, FAYETTE COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Bridget C Brumfield to Delta Community Credit Union** dated April 28, 2016, recorded in Deed Book 4447, Page 501, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **EIGHTY THOUSAND SEVEN HUNDRED FIFTY AND 00/100 DOLLARS (\$80,750.00)**, 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 Fayette 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 October, 2026, 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 and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is not limited to, attorney's fees (notice pursuant to O.C.G.A. § 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. Prospective bidders must perform their own due diligence.

Delta Community Credit Union 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: Delta Community Credit Union, 315 North Highway 74, Peachtree City, GA 30269, 800-544-3328.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

Upon information and belief, said property is more commonly known as **53 Bay Branch Boulevard, Unit 53, Fayetteville, GA 30214**. Should a conflict arise between the property address and the legal description, the legal description shall control.

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. If applicable, as part of this Rule, buyers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

*The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable.

Delta Community Credit Union
as Attorney in Fact for
Bridget C Brumfield

McCalla Raymer
Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"

All that tract or parcel of Land lying and being in Land Lot 121 of the 5th District of Fayette County, Georgia, being more particularly described as follows:

Condominium Unit No. 53 in Building 5 of Phase II of Bay Branch Condominiums, a Condominium, as more particularly described and delineated in the Declaration of Condominium for Bay Branch Condominiums, a Condominium, recorded in Deed Book 1447, page 66, et seq., Fayette County, Georgia, records, as the same may be amended.

This conveyance is made subject to the Declaration and all matters referenced therein, all matters shown on the Plat recorded in Condominium Plat Book 1, page 68 (and shown as "Proposed Phase II" in Condominium Plat Book 1, page 63), aforesaid records, as the same may be amended.

Being the same property conveyed by deeds recorded in Deed Book 4388, page 382 and Deed Book 2504, page 580, Fayette County, Georgia records.

CA October 6, 2026
Our file no. 26-24427GA
26-24427GA
09/09,16,23,30

Legals continued page A6

Continued from page B6

Clerk of the Probate Court
1 Center Drive
Fayetteville, Ga 30214
770-716-4221

9/16

CITATION
PROBATE COURT OF FAYETTE COUNTY
RE: ESTATE OF SHELBA CABE HOLT , FORMER WARD.
Date of Publication, if any: SEPTEMBER 16, 2026
TO WHOM IT MAY CONCERN AND: THE OHIO CASUALTY INSURANCE COMPANY:
The conservator of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, on or before OCTOBER 19, 2026, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing. This the 9th day of September 2026.

GINNY DUHON
PROBATE JUDGE
By: LYNN CRITTENDEN
PROBATE CLERK/DEPUTY CLERK
1 CENTER DRIVE
FAYETTEVILLE, GA 30214
770-716-4224

9/16

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA
IN RE: CHRISTEN LEIGH ZAPALSKI, ESTATE NO. 2026-ES-19928 DECEASED
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The petition of BRIAN DANIEL ZAPALSKI, for a year's support from the estate of CHRISTEN LEIGH ZAPALSKI deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before October 12, 2026, 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. So ordered this 10th day of September, 2026.

ANGELA LANDGAARD
Judge of the Probate Court
By: Meghan L. Martino
Clerk of the Probate Court
1 Center Drive
Fayetteville, GA 30214
770-716-4223

09/16,23,30,10/07

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA
IN RE: MYRTHALA CELINA BRINGUEL, ESTATE NO. 2026-ES-19932 DECEASED
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
TO: WHOM IT MAY CONCERN
The petition of ANDREW JEROME BRINGUEL for a Year's Support from the estate of MYRTHALA CELINA BRINGUEL, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, or before, OCTOBER 16, 2026, 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. On this 11th day of September 2026.

ANGELA LANDGAARD
Judge of the Probate Court
By: MELISSA L. HAAS
Clerk of the Probate Court
1 CENTER DRIVE
FAYETTEVILLE, GA 30214
770-716-4221

09/16,23,30,10/07

MISCELLANEOUS

NOTICE TO BIDDERS
GDOT PID: APO26-9100-36 (Fayette)
The Peachtree City Airport Authority will receive bids for the Air Traffic Control Tower (ATCT) Communications & Weather Equipment project at the Atlanta Regional Airport-Falcon Field. All bids will be received until 2:00 p.m. on Thursday, September 17th, 2026, at the Atlanta Regional Airport – Falcon Field, Airport Terminal Building,

7 Falcon Drive, Peachtree City, GA 30269. No bids will be accepted after the deadline.
Bids will be opened at 2:00 p.m. on Thursday, September 17th, 2026 in the Atlanta Regional Airport – Falcon Field, Airport Terminal Building, 7 Falcon Drive, Peachtree City, GA 30269.
The work is generally described as follows:
This project consists of supplying, installation, test and commission of the new Atlanta Regional Airport Falcon Field Airport – Air Traffic Control Tower (ATCT) Communications and Weather Equipment. Deliver a fully operational communications and weather system that is in compliance with the Federal Contract Tower FAA Minimum Equipment List. Contractor shall provide all labor, tools, materials and equipment and perform all work required for the installation, wiring, connecting, adjusting, testing, commissioning and training and warranting of all items. A new Airfield Lighting Control Panel and Secondary Weather Wind Sensor tower is included in this scope. The Contractor's installers shall provide evidence of prior experience on at least three (3) locations within the last five (5) years where as they have demonstrated the ability to install, configure and integrate all equipment needed to meet FAA minimum equipment standards as laid out in FAA Advisory Circular 90-93A and the FAA Contract Tower Minimum Equipment List. Contractor shall provide copies of FCC radiotelephone license for radio certification. Airport has the right, for any reason, to refuse unqualified Contractors regardless of bid price.
A non-mandatory but recommended Pre-Bid Conference will be held at 2:30 p.m. on Wednesday, August 26th, 2026, in the conference room at Atlanta Regional Airport – Falcon Field, Airport Terminal Building, 7 Falcon Drive, Peachtree City, GA 30269. Bidders are strongly encouraged to attend the Pre-Bid Conference.
Bid security in the form of a bid bond equal to 5% of the total bid is required. Contract security in the form of 100% Performance and 100% Payment Bonds will be required.
No bid may be withdrawn after the time scheduled for opening of bids and for a period of One Hundred Twenty (120) days beyond.
Office of Engineer: Michael Baker International
3930 E. Jones Bridge Road, Suite 220
Peachtree Corners, GA 30092 (770) 263-9118
Airport Administration Office: Attn. Hope Macaluso
Atlanta Regional Airport – Falcon Field
7 Falcon Drive, Peachtree City, GA 30269 (770) 487-2225
For Bidding, Contract Documents: Laura Schechtel
Laura.Schechtel@mbakerintl.com
3930 E Jones Bridge Rd, Suite 220
Peachtree Corners, GA 30092 (678) 966-6638
This project will be funded under provision of the Airport and Airway Safety and Capacity Act of 1987. Certain mandatory federal requirements apply to this solicitation and will be made a part of any contract awarded, including but not limited to:
(a) Davis Bacon Act (DOL Regulation 29 CFR Part 5)
(b) Affirmative Action to Ensure Equal Employment Opportunity (Executive order 11246 and DOL Regulation 41 CFR Part 60)
(c) Copeland Act, 29 CFR Part 3.
(d) Contract Work Hours and Safety Standards Act.
(e) Title VI of Civil Rights Act of 1964.
(f) Government wide Debarment and Suspension and Government wide Requirements for Drug-free Workplace (DOT Regulation 49 CFR Part 29)
(g) Buy American Preferences (Title 49 United States Code, Chapter 501)
(h) Foreign Trade Restriction: Denial of Public Works Contracts to Suppliers for Goods and Services of Countries that Deny Contracts to Suppliers of Goods and Services of Countries that Deny Procurement Market Access to U.S. Contractors (DOT Regulation 49 CFR Part 30)
(i) Certification of Nonsegregated Facilities (41 CFR Part 60-1.8)
(j) Debarment, Suspension, Ineligibility and Voluntary Exclusion (49 CFR Part 29)
(k) Bid guarantee of 5% (49 CFR Part 18.36(h)(1))
(l) Performance Bond of 100% (49 CFR Part 18.36(h)(2))
(m) Payment Bond of 100% (49 CFR Part 18.36(h)(3))
By submitting a bid under this solicitation, except for those items listed by the bidder on a separate and clearly identified attachment to its bid, the bidder certifies that steel and each manufactured product is produced in the United States (as defined in the clause Buy American - Steel and Manufactured Products For Construction Contracts) and that components of unknown origin are considered to have been produced or manufactured outside the United States. Bidders may obtain from Michael Baker International lists of articles, materials, and supplies excepted from this provision.
The Peachtree City Airport Authority reserves the right to waive any informalities or irregularities in the bids received and to reject any or all bids or to award or refrain from awarding the contract for any of the work, whichever is deemed to be in the Owner's best interests
8/26, 9/02,09,16

IN THE STATE COURT OF FAYETTE COUNTY STATE OF GEORGIA
D and D Energy Group, Inc
Petitioner v.
Retail Realty Holdings LLC
Ameena Kommu

Respondent
Civil action file #: 2026SV-0182
NOTICE OF PUBLICATION
By order for service by publication dated the 5th day of August, 2026, you are hereby notified that on the February 20, 2025, D and D Energy Group, Inc filed suit against you for suit on open account, breach of contract, quantum meruit. You are required to file with the clerk of the state or court and serve upon petitioner D and D Energy Group, Inc. an answer in writing within sixty (60) days of the order for publication. Witness the honorable Thompson, Judge of this Superior Court. This the 17th day of August, 2026. 09/02,09,16,23,30

IN THE JUVENILE COURT OF FAYETTE COUNTY STATE OF GEORGIA
In the interest of:
Name Sex Age DOB Case no.
E.H. F 13 years 10/122012
Case No. 56-26-353 and 56-26-377
L.H. M 17 years 08/04/2009
Case No. 56-26-354 and 56-26-378
Children under 18 years of age
NOTICE OF SUMMONS
TO WHOM IT MAY CONCERN:
BRIAN HANDSCHUH, LEGAL FATHER OF THE ABOVE REFERENCED CHILDREN, PURSUANT TO ORDER OF THIS COURT, YOU ARE HEREBY NOTIFIED THAT A FINAL ADJUDICATION HEARING ON A PETITION FOR PERMANENT GUARDIANSHIP WILL BE HELD ON NOVEMBER 5, 2026 AT 9:00 A.M. FOR THE ABOVE-NAMED MINOR CHILDREN; CONTACT AT THE LAST KNOWN ADDRESS CANNOT BE MADE, AND THAT BY REASON OF AN ORDER FOR PUBLICATION ENTERED BY THE COURT ON OR ABOUT SEPTEMBER 8, 2026. YOU ARE HEREBY COMMANDED AND REQUIRED TO APPEAR BEFORE THE JUVENILE COURT OF FAYETTE COUNTY, GEORGIA, 1 CENTER DRIVE, FAYETTEVILLE, GEORGIA, 30214, ON NOVEMBER 5, 2026 AT 9:00 A.M. AND RESPOND TO A PETITION ALLEGING THAT THE CHILDREN ARE DEPENDENT FILED BY THE FAYETTE COUNTY DIVISION OF FAMILY AND CHILDREN SERVICES ON AUGUST 14, 2026 AND RESPOND WITH ANY OBJECTIONS TO ELTHER THE ESTABLISHMENT OF THE PERMANENT GUARDIANSHIP OR THE SELECTION OF THE PROPOSED GUARDIANS, TISHANNA AND JASON WILLIAMS OR BOTH, WITHIN 10 DAYS OF THE SECOND PUBLICATION OF THIS NOTICE. FAILURE TO APPEAR AND RESPOND TO THIS ACTION MAY RESULT IN ADVERSE ACTION, INCLUDING A FINDING OF DEPENDENCY BEING TAKEN AGAINST YOU AND AN AWARD PERMANENT GUARDIANSHIP TO THE PROPOSED GUARDIANS.
SAID PETITIONS AND SUMMONS NOTIFYING YOU OF YOUR RIGHTS IS ON FILE AT THE FAYETTE COUNTY JUVENILE COURT CLERK'S OFFICE, FAYETTEVILLE, GEORGIA, AND A COPY OF SAME MAY BE OBTAINED DURING REGULAR BUSINESS HOURS BY THE CHILDREN'S PARENTS, GUARDIAN, LAWFUL CUSTODIAN, AND THE PERSON PRESENTLY HAVING PHYSICAL CUSTODY OF SAID CHILDREN.
WITNESS THE HONORABLE STEPHEN D. OTT, JUDGE OF SAID COURT. THIS 8TH DAY OF SEPTEMBER, 2026. 09/16,23,30,10/07

NOTICE DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of Elaine Fay Prather Kuban, deceased, late of Fayette County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.
This 9th day of September, 2026.
Justin Prather, Executor
Estate of Elaine Kuban
15 Backwater Court, Sharpsburg, Ga 30277
678-621-4537
09/09,16,23,30

Notice to Debtors and Creditors
All creditors of the estate of WIL-LIE JAMES CONARD late of Fayette County, deceased, 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 undersigned.
This 17th day of AUGUST, 2026
Name: Teresa Walton Williams
Title: Executor
Address: 120 Chaparral Trace
Yadron, GA 30290
8/26, 09/02,09,16

Notice to Debtors and Creditors
All creditors of the Estate of Kathleen Adams Garner, deceased late of Fayette County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.
This 18th day of August, 2026
Toby Blanton,
Executor of the Estate of Kathleen Adams Garner, deceased
c/o Lawson, Beck, Sandlin & Webb, LLC.
Heather A. Dognazzi, Attorney
1125 Commerce Drive, Ste 300
Peachtree City, GA 30269
770-486-8949
8/26, 9/02,09,16

STATE OF GEORGIA
COUNTY OF FAYETTE

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Sandra Storey Feagans, deceased
All creditors of the estate of Sandra Storey Feagans, deceased, late of Fayette 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.
Kenneth Lamar Feagans
Executor of the Estate of Sandra Storey Feagans
87 Riverchase Drive
Villa Rica, GA 30180
08/26,09/02,09,16

STATE OF GEORGIA
COUNTY OF FAYETTE
NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Waymon Eldridge Ahart, deceased
All creditors of the estate of Waymon Eldridge Ahart, deceased, late of Fayette 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.
This 17th day of August, 2026.
Daniel L. Ahart
Executor of the Estate of Waymon Eldridge Ahart
534 Adams Road
Fayetteville, GA 30214
08/26,09/02,09,16

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Debra Jeanne Jackson, DECEASED
All creditors of the estate of Debra Jeanne Jackson, Deceased, late of FAYETTE County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.
Robert Ruppenthal
Administrator of the estate of Debra Jeanne Jackson deceased
1044 Highway 54 W
Fayetteville, GA 30214
9/2,9,16,23

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Lucious John Craddock, DECEASED
All creditors of the estate of Lucious John Craddock, Deceased, late of FAYETTE County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.
Robert Ruppenthal
Administrator of the estate of Lucious John Craddock deceased
1044 Highway 54 W
Fayetteville, GA 30214
9/2,9,16,23

NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of Scott Alan Armbrust, late of Fayette County, Georgia, deceased, 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.
Douglas B. Hooper, Esq.
Warner, Hooper & Ramsey
101 World Drive - Suite 325
Peachtree City, Georgia 30269
Sierra Marie Armbrust
Executor
Estate of
Scott Alan Armbrust
8240 Mitchell Mill Road
Ooltewah, Tennessee 37363
9/2,9,16,23

NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of Elizabeth Ann Pope Hagan, late of Fayette County, Georgia, deceased, 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.
Douglas B. Hooper, Esq.
Warner, Hooper & Ramsey
101 World Drive - Suite 325
Peachtree City, Georgia 30269
Paul Knox Hagan III
Executor
Estate of
Elizabeth Ann Pope Hagan
3429 Nebo Road
Dallas, Georgia 30157
9/2,9,16,23

Notice to Debtors and Creditors
All creditors of the estate of Ronald W. Grant late of Fayette County, deceased, 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.
This 26th day of August, 2026
Lori Grant
Executor
for the Estate of Ronald W. Grant
100 Longshore Way
Fayetteville GA 30214
9/2,9,16,23
Notice to Debtors and Creditors
All creditors of the estate of Edna Woods Hill late of Fayette County, deceased, 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.
This 27th day of August, 2026
Name: Nathan Napoleon Hill, Jr.
Title: Administrator
Address: 120 Pointer Ridge Trail, Fayetteville, GA 30214
09/02,09,16,23

Notice to Debtors and Creditors
All creditors of the estate of Danielle Williams late of Fayette County, deceased, 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.
This 8th day of September, 2026

Name: John Raymond Harshaw II
Title: Administrator
Address: 118 McElroy Rd, Fayetteville, GA 30214

9/16,23,30, 10/7

Notice to Debtors and Creditors
All creditors of the estate of Sara S. Simmons late of Fayette County, deceased, 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.
This 9th day of September 2026
Name: Lisa Powell
Title: Executor
Address: 388 Lee Road 965, Valley Al 36854
9/16,23,30, 10/7

Notice to Debtors and Creditors
All creditors of the estate of Terri Lynn Koehn late of Fayette County, deceased, 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.
This 10th day of September, 2026
Name: Bradley Arthur Koehn
a/k/a Bradley A. Koehn
Title: Executor
Address: 346 Summer Place, Peachtree City, GA 30269
9/16,23,30, 10/7

DEBTORS AND CREDITORS NOTICE
STATE OF GEORGIA
COUNTY OF FAYETTE
All creditors of the Estate of Richard B. Corbin late of said State and County, deceased, 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 payment to the undersigned.
This 10th day of September, 2026.
Selena Ruth Corbin, Executor
153 W. Kelley Lake Dr.
Brooks, GA 30205

Glover & Davis, P.A.
P.O. Drawer 1038
Newnan, Georgia 30264
9/16,23,30, 10/7

Notice to Debtors and Creditors
All creditors of the estate of Patricia Ann Brogan late of Fayette County, deceased, 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.
This 10th day of September, 2026
Name: Andrew Ryan Barth
Title: Administrator
Address: 115 Bridger Point Road, Fayetteville, GA 30215
9/16,23,30, 10/7

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF FAYETTE
All creditors of the estate of Robert Paul Johnston, Sr, late of Fayette County, Georgia, deceased, 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.
This 4th day of September, 2026.
Susan Bishop Johnston, Executor
of the Estate of
Robert Paul Johnston, Sr
Deceased

Karen C. Gainey
Attorney for the
Estate of Robert Paul Johnston, Sr
deceased
Law Office of Karen Gainey, P.C.
430 Prime Point, Suite 105
Peachtree City, GA 30269
09/16,23,30,10/07

SUPERIOR COURT OF FAYETTE COUNTY

IN THE SUPERIOR COURT OF FAYETTE COUNTY
STATE OF GEORGIA
Janell L. McKenzie
Petitioner v.
Micheal R. Williams
Respondent

Civil action file #: 2026V-0810
NOTICE OF PUBLICATION
By order for service by publication dated the 20th day of August, 2026, you are hereby notified that on the 10th day of August, 2026, Janell L. McKenzie filed suit against you for petition for divorce. You are required to file with the clerk of the superior court and to serve upon petitioner Janell L. McKenzie an answer in wiring within sixty (60) days of the order for publication. Witness the Honorable Benjamin D. Coker, Judge of this Superior Court. This the 20th day of August, 2026. 08/26,09/02, 09,16

IN THE SUPERIOR COURT OF FAYETTE COUNTY
STATE OF GEORGIA
Vanitinine Johnson
Plaintiff v.
Pharoah Johnson Jr
Defendant

Civil action file #: 2026V-0813
NOTICE OF PUBLICATION
By order for service by publication dated the 2nd day of September, 2026, you are hereby notified that on the 10th day of August, 2026, Vanitinine Johnson filed suit against you for petition for divorce by publication. You are required to file with the clerk of the superior court and to serve upon plaintiff's attorney, Vanitinine Johnson 320 Molly's Way Fayetteville, GA 30214 an answer in wiring within sixty (60) days of the order for publication. Witness the Honorable Rhonda B. Kreuziger, Judge of this Superior Court. This the 2nd day of September, 2026. 09/16,23,30,10/07

TOWN OF TYRONE

PUBLIC HEARINGS
Public Hearings will be held before the Tyrone Planning Commission on Thursday, September 24th , 2026 and before the Town Council on October 15th, 2026 at Tyrone Town Hall, 950 Senoia Road, Tyrone, GA beginning at 7:00PM. The purpose of these hearings will be to consider the following:
CONSIDERATION OF A RE-ZONING REQUEST FROM APPLICANT HOBGOOD FAMILY, LP FOR AN APPROXIMATELY 9.38-ACRE TRACT WITH PARCEL NUMBER 0727-068 FROM O-1 (OFFICE INSTITUTIONAL) TO R-18 (RESIDENTIAL 1-ACRE 1,800 MIN. HOME SIZE).
Information on these public hearings can be obtained at Tyrone Town Hall, 950 Senoia Road Monday-Friday 8am-5pm via phone or email at (770) 487-4038, info@tyronega.gov
09/16

TRADE NAME APPLICATION

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
2026TR-0162
The undersigned hereby certifies that it is conducting a business in the City of Fayetteville, County of Fayette, State of Georgia at physical address: 280 Creekview Trl, Fayetteville, GA 30214 in the state of Georgia under the name: DBA Fresh Coat Fayetteville 91719 and that the nature of the business is Painting Services and that said business is composed of the following Corporation/LLC:
AG One Enterprises
8735 Dunwoody Place Ste N
Atlanta, GA 30350
09/09,16

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
2026TR-0165
The undersigned hereby certifies that it is conducting a business in the City of Peachtree City, County of Fayette, State of Georgia at physical address: 110 Timber Ridge Peachtree City, GA 30269 in the state of Georgia under the name: Leaps & Bounds Play Center and that the nature of the business is Children's indoor educational play center and that said business is composed of the following Corporation/LLC:
Leaps & Bounds Play Center LLC
Kandace Claborn
Owner
Bradley Claborn
Owner
110 Timber Ridge
Peachtree City, GA 30269
09/09,16

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
2026TR-0163
The undersigned hereby certifies that it is conducting a business in the City of Peachtree City, County of Fayette, State of Georgia at physical address: 111 Petrol Point Suite 206 Peachtree City, GA 30269 in the state of Georgia under the name: Advanced Med Spa by Katty n Beauty and that the nature of the business is Medical spa and aesthetic services and that said business is composed of the following Corporation/LLC:
Advanced Med Spa by Katty n Beauty
111 Petrol Point Suite 206
Peachtree City, GA 30269
09/09,16

APPLICATION TO REGISTER BUSINESS UNDER TRADE NAME
State of Georgia,
County of Fayette
2026TR-0160
The undersigned hereby certifies that it is conducting a business in the City of Peachtree City, County of Fayette, State of Georgia, at physical address: 100 Market Place Blvd, Peachtree City, GA 30269 under the name: J. Alexander's and the nature of that business is a restaurant with malt beverages, wine and distilled spirits consumed on premises with Sunday sales and that said business is composed of the following corporation/LLC:
J. Alexander's Restaurants, LLC
1600 West End Ave.
Suite 400
Nashville, TN 37203
9/09,16

AMENDED APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
2026TR-0164
The undersigned hereby certifies that it is conducting a business in the City of Peachtree City, County of Fayette, State of Georgia at physical address: 102 Waterford Ct, Peachtree City, GA 30269 in the state of Georgia under the name: DPP Travel-Georgia and that the nature of the business is travel advisor and that said business is composed of the following Corporation/LLC:
Pullin Management & Consulting
102 Waterford
Peachtree City, GA 30269
09/09,16

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
2026TR-0167
The undersigned hereby certifies that it is conducting a business in the City of Tyrone, County of Fayette, State of Georgia at physical address: 414 Jenkins Road, Tyrone, GA 30290 in the state of Georgia under the name: Woodland Wag and that the nature of the business is this will be a dog treat business

Continued from page B7

and that said business is composed of the following :corporation/LLC: McCullough Tate Holdings LLC 2000 Commerce Drive Peachtree City, GA 30269 09/16,23

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME. 2026TR-0166 The undersigned hereby certifies that it is conducting a business in the City of Peachtree City, County of Fayette, State of Georgia at physical address: 2000 Commerce Drive, Peachtree City, GA 30269 in the state of Georgia under the name: Graze & Co and that the nature of the business is operate a mobile food business including a mobile unit and that said business

is composed of the following Corporation/LLC: Fork and Fire Group LLC 2000 Commerce Drive Peachtree City, GA 30269 09/16,23

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME. 2026TR-0168 The undersigned hereby certifies that it is conducting a business in the City of Peachtree City, County of Fayette, State of Georgia at physical address: 2000 Commerce Drive, Peachtree City, GA 30269 in the state of Georgia under the name: Frassas's and that the nature of the business is operate a coffee and loaded tea mobile unit and that said business is composed of the following Corporation/LLC: Royal Tate LLC 2000 Commerce Drive

Peachtree City, GA 30269 09/16,23 APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME. 2026TR-0169 The undersigned hereby certifies that it is conducting a business in the City of Peachtree City, County of Fayette, State of Georgia at physical address: 2011 Commerce Drive N, Peachtree City, GA 30269 in the state of Georgia under the name: Goosehead Insurance-Levin & Jacobs and that the nature of the business is insurance agency and that said business is composed of the following Corporation/LLC: Peachtree Agency LLC 608 Francis Ave Peachtree City, GA 30269 09/16,23 APPLICATION TO REGISTER A

BUSINESS TO BE CONDUCTED UNDER A TRADE NAME. 2026TR-0170 The undersigned hereby certifies that it is conducting a business in the City of Peachtree City, County of Fayette, State of Georgia at physical address: 1211 North Peachtree Parkway, Peachtree City, GA 30269 in the state of Georgia under the name: Foot Solutions and that the nature of the business is orthopedic shoe store and dmepos and that said business is composed of the following Corporation/LLC: Douglasville F.S., Inc 1211 North Peachtree Parkway Peachtree City, GA 30269 09/16,23 APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME. 2026TR-0171 The undersigned hereby certifies

that it is conducting a business in the City of Peachtree City, County of Fayette, State of Georgia at physical address: 248 Highway 314, Suite A, Fayettville, GA 30214 in the state of Georgia under the name: We Care of Georgia and that the nature of the business is mental health services and that said business is composed of the following person: Amy Owen/President 416 Holly Grove Church Road Peachtree City, GA 30269 09/16,23

PUBLIC AUCTION

NOTICE OF PUBLIC SALE: The following self-storage Cube contents containing household and other goods will be sold for cash by CubeSmart Management, LLC, 410 Dividend Dr., Peachtree City, GA 30269 to satisfy a lien on

09/30/2026 at approx. 2:00 PM at www.storagetreasures.com. Cube # 219, Troynette R Horton; Cube # 526, Alfred E Green; Cube # 529, Erin York; Cube # 611, Alfred E Green; Cube # 833, John Carter; Cube # 1009, Lamar Landreth; Cube # 1017, Ezieme I Anyaogu; Cube # 1255, Ezieme I Anyaogu. 09/09

PUBLIC SALE The following vehicle has been deemed abandoned and will be sold at public auction as per GA code 40-11-2 on September 24, 2026 at 10:00 am. Location: 180 Industrial Way, Fayetteville, GA 30215. 2017 Ram 1500st VIN #: 1C6RR6KG2HS5513364 09/09,16