

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.

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 Melvin Ball 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 and as 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**

Legals continued page B3

Continued from page B2

to **Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for LendUS, LLC, its successors and assigns dated 7/30/2021 and recorded in Deed Book 5339 Page 393 and modified at Deed Book 5835Page 1Fayette County, Georgia records; as last transferred to or acquired by PENNYMAC LOAN SERVICES, LLC, conveying the after-described property to secure a Note in the original principal amount of **\$245,471.00**, 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 168 OF THE 5TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 124, HUNTINGTON CREEK SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 17, FAYETTE COUNTY RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS 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 **175 Fox Hunt Ct, Fayetteville, GA 30214-4027** 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): Shawntaia Laquana Riddles or tenant or tenants. PennyMac Loan Services, LLC is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583 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.

PENNYMAC LOAN SERVICES, LLC as agent and Attorney in Fact for Shawntaia Laquana Riddles Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1120-5924A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-5924A 09/09,16,23,30

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA

FAYETTE COUNTY

By virtue of a power of sale contained in a certain security deed from **Uri Talil to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for Hometown Equity Mortgage, LLC dba theLender, its successors and assigns and recorded as Instrument No. 010826500024 in Deed Book 4989, Page 379, Fayette County, Georgia records given to secure a note in the original amount of **\$520,000.00** with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at 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, to wit: October 06, 2026, the following described property:

All that tract or parcel of land lying and being in Land Lot 199 of the 13th District of Fayette County, Georgia, and being 6.58 acres, according to plat of survey by C.E. Lee dated October 20, 1972, and plat of survey by W.R. Frank & Associates, dated July 7, 1987, and being more particularly described as follows:

To locate the point of beginning, begin at an iron pin on the south line of Land Lot 199, 767 feet East, as measured along the South line of Land Lot 199, from intersection of the South line of Land Lot 199 with the East line of Georgia Highway 314; thence running North 0 degrees 15 minutes West, 487 feet to an iron pin, said iron pin marking the true point of beginning; thence running North 0 degrees 15 minutes west 504.4 feet to an iron pin; thence running South 88 degrees 36 minutes West, 116.9 feet to an iron pin; thence running North 0 degrees 23 minutes West, 236.6 feet to an iron pin on the South side of Windy Hill Road (40 foot right of way); thence running South 81 degrees 42 minutes East along the South line of Windy Hill Road, 120.9 feet to an iron pin; thence running North 0 degrees 43 minutes 59 seconds East 12.6 feet to a point; thence running South 79 degrees 53 minutes East, 33.7 feet to a point; thence running South 49 degrees 45 minutes East 54.1 feet to a point; thence running South 31 degrees 33 minutes East 159.6 feet to a point; thence running South 72 degrees 47 minutes 37 seconds East 39.0 feet to a point; thence running North 84 degrees 18 minutes East 237.9 feet to a point; thence running South 0 degrees 51 minutes East 555.5 feet to an iron pin; thence running South 89 degrees 26 minutes West 444.6 feet to an iron pin, said iron pin marking the true point of beginning.

Together with a Forty Foot Easement for Access for Ingress and Egress to and from caption property over and across the property lying north of the line described as follows:

To locate the point of beginning of said line begin at an iron pin on the south line of Land Lot 199 of the 13th District of Fayette County, 767 feet east as measured along the south line of Land Lot 199, from the intersection of the south line Land Lot 199 with the east line of Georgia Highway #314; thence running north 0 degrees 15 minutes west 504.4 feet to an iron pin; thence running south 88 degrees 36 minutes west 116.9 feet to an iron pin; thence running north 0 degrees 23 minutes west 236.6 feet to an iron pin on the south side of Windy Hill Road (40 foot right of way); thence running south 81 degrees 42 minutes East along the south line of Windy Hill Road 120.9 feet to an iron pin at the point of beginning of said line; running thence north 91 degrees 42 minutes west 120.9 feet to a point; running thence north 81 degrees 42 minutes west to the eastern side of the right of way of State Highway #314 (said road having a one hundred foot right of way).

Together with a fifteen foot easement for access for ingress and egress to and from caption property over and across the property lying north of a line described as follows:

To Locate The Point of Beginning of Said Line, Begin at an Iron Pin on The South Line of Land Lot 199 of

The 13th District of Fayette County, 767 Feet East, as Measured Along The South Line of Land Lot 199, From The Intersection of the South Line of Land Lot 199 With The East Line of Georgia Highway 314

Thence Running North 0 Degrees 15 Minutes West 487 Feet to an Iron Pin; Thence Running North 0 Degrees 15 Minutes West 504.4 Feet to an Iron Pin; Thence South 88 Degrees 36 Minutes West 116.9 Feet to an Iron Pin; Thence Running North 0 Degrees 23 Minutes West, 236.5 Feet to an Iron Pin on The South Side of Windy Hill Road (40 Foot Right Of Way); Thence Running South 81 Degrees 42 Minutes East, Along The South Line of Windy Hill Road 120.9 Feet to an Iron Pin; Thence Running North 0 Degrees 44 Minutes East 12.6 Feet to a Point; Said Point Being The Point of Beginning of Said Line; Thence Running South 79 Degrees 53 Minutes East 33.7 Feet to a Point; Thence Running South 49 Degrees 45 Minutes East 54.10 Feet to a Point; Thence Running South 31 Degrees 33 Minutes East 169.6 Feet to a Point; Thence Running South 72 Degrees 31 Minutes East 39 Feet to a Point; Thence Running North 84 Degrees 18 Minutes East 237.9 Feet to a Point on The Western Right of Way of Buffer Road.

Being real property commonly known as **500 Windy Hill Rd, Fayetteville, GA 30214**.

The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).

Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.

Pursuant to O.C.G.A. § 44-14-162.2, the name, address and tele-

phone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:

Carrington Mortgage Services, LLC
500 N. State College Blvd.
Suites 1030, 1300 and 1400
Orange, CA 92868
800-561-4522

The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require U.S Bank National Association, not in its individual capacity, but solely as trustee of Vista Point Securitization Trust 2020-2 to negotiate, amend, or modify the terms of the Security Deed described herein.

U.S Bank National Association, not in its individual capacity, but solely as trustee of Vista Point Securitization Trust 2020-2 as Attorney in Fact for Uri Talil

Attorney Contact:

Tromberg, Miller, Morris & Partners, PLLC
3000 Langford Road, Building 100
Peachtree Corners, GA 30071
Phone: 404-793-1447
Fax: 404-738-1558
26-004023-GA

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 **GEORGE W. DOBRIN AKA GEORGE DOBRIN AND LUCILLE M. DOBRIN AKA LUCILLE DOBRIN TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, AS GRANTEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE LLC in the original principal amount of **\$325,600.00** dated July 15, 2024, and recorded in Deed Book 5742, Page 379, Fayette County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 5951, Page 443, 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:

TAX ID NUMBER(S): 053703018

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 165 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AND BEING LOT 18, WINTERTHUR WOODS, AS PER PLAT RECORDED IN PLAT BOOK 11, PAGE 69, FAYETTE COUNTY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR THE PURPOSE OF INCORPORATING HEREIN. COMMONLY KNOWN AS: 100 WINTERTHUR COURT, FAYETTEVILLE, GA 30214-1362 THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Said property being known as: **100 WINTERTHUR CT, FAYETTEVILLE, GA 30214**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/ are **GEORGE W. DOBRIN AKA GEORGE DOBRIN AND LUCILLE M. DOBRIN AKA LUCILLE DOBRIN** 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 **GEORGE W. DOBRIN AKA GEORGE DOBRIN AND LUCILLE M. DOBRIN AKA LUCILLE DOBRIN**

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 26-439753

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 **Kenneth A Jones, Jr and Kristie K Jones to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for Broker Solutions, Inc., dba New American Funding, its successors and assigns dated March 17, 2022, recorded in Deed Book 5474, Page 700, Fayette County, Georgia Records, as last transferred to NEXUS NOVA, LLC by assignment recorded in Deed Book 5932, Page 190, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **ONE HUNDRED EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$187,500.00)**, 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.

NEXUS NOVA, 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: ServiceMac, LLC, 9726 Old Baires Road, Suite 200, Fort Mill, SC 29707, 877-297-5484.

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 189 Callaway Rd, Fayetteville, GA 30215. 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.

NEXUS NOVA, LLC as Attorney in Fact for Kenneth A Jones, Jr and Kristie K Jones

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 120 of the 5th District of Fayette County, Georgia, being 1 acre as per survey for Herbert L. Bickers by William H. Alexander, dated May 2, 1972, and more particularly described as follows:

To find the beginning point, start

at a point in the center of Stubbs Road 961 Northwesterly from the intersection of Stubbs Road with the East line of said land lot; run thence 60 degrees 30 minutes West 25 feet to a point on the Southwest side of Stubbs Road, which is the beginning point for this description; from said beginning point, running thence South 60 degrees 30 minutes West 208.7 feet to an iron pin; running thence North 29 degrees 30 minutes west 208.7 feet to an iron pin; running thence 60 degrees 30 minutes East 208.7 feet to the Southwest side of Stubbs Road; running thence Southeast-erly along the Southwest side of Stubbs Road 208.7 feet to the point of beginning, being improved property known as **189 Callaway Road**.

Commonly Known As: 189 CALLAWAY Road, Fayetteville, GA 30215
Parcel ID: 05-25-042
JD October 6, 2026
Our file no. 25-18979GA
25-18979GA
9/09,16,23,30

NOTICE OF SALE UNDER POWER

GEORGIA, FAYETTE COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Irlande Cherubin to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for Fremont Investment & Loan, its successors and assigns dated February 22, 2007, recorded in Deed Book 3210, Page 2, Fayette County, Georgia Records, as last transferred to The Bank of New York Mellon f/k/a the Bank of New York as Trustee for Home Equity Loan Trust 2007-FRE1 by assignment recorded in Deed Book 4408, Page 330, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **ONE HUNDRED SIXTEEN THOUSAND TWO HUNDRED FIFTY AND 00/100 DOLLARS (\$116,250.00)**, 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.

Bank of New York Mellon f/k/a the Bank of New York as Trustee for Nationstar Home Equity Loan Trust 2007-FRE1 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 **150 Betsill Road, Fayetteville, GA 30215**. 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 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. 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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 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
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 SOUTHPPOINT 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 Baires 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 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 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, lien, 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 **Sinarijones Services LLC to Groundfloor Credit 1, LLC** dated 1/13/2025 and recorded in Deed Book 5796 Page 151 Fayette County, Georgia records; as last transferred to or acquired by Groundfloor Properties GA LLC, conveying the after-described property to secure a Note in the original principal amount of **\$454,980.00**, 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 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 0 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 0 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 0 DEGREES 30 MINUTES EAST, 1052.3 FEET TO A POINT LOCATED ON THE BUSBIN ROAD; THENCE RUNNING SOUTH 89 DEGREES 30 MIN-

UTES 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 0 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 0 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): Sinarijones 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. Groundfloor 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
Sinarijones 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 B5

NOTICE OF SALE UNDER POWER GEORGIA, FAYETTE COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **QASHAUN CURRY-MILLER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR SHELTER HOME MORTGAGE LLC**, dated August 14, 2020, recorded August 19, 2020, in Book 5096, Page 523-541, Fayette County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of **Two Hundred Twenty-Five Thousand Eight Hundred Thirty-Four and 00/100 dollars (\$225,834.00)**, with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NEWREZ LLC, there will be sold 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 December, 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 LOT 94 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 49, HUNTERS GLEN, FETLOCK MEADOWS, GLENLOCH VILLAGE SUBDIVISION, SECTION II, AS PER PLAT RECORDED IN PLAT BOOK 8, PAGES 174-176, FAYETTE COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION, SAID PROPERTY BEING KNOWN AS 101 HAMILTON ROAD ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN FAYETTE COUNTY, GEORGIA.

Said legal description being controlling, however the property is more commonly known as **101 HAMILTON RD, PEACHTREE CITY, GA 30269**.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

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: 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; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is QASHAUN CURRY-MILLER, or tenants(s).

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) purchaser's tendering to Rubin Lublin, LLC, anti-money laundering information as required pursuant to the FinCEN Real Estate Report Rule. Failure to provide information, could result in rescission of the sale.

The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

NEWREZ LLC as Attorney in Fact for QASHAUN CURRY-MILLER THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-26-04485-1 Ad Run Dates 09/23/2026, 11/04/2026, 11/11/2026, 11/18/2026, 11/25/2026 rlselaw.com/property-listing 09/23, 11/04,11,18,25

NAME CHANGE

IN THE SUPERIOR COURT OF FAYETTE COUNTY STATE OF GEORGIA

In RE the name change of: Demetrios Vidal Protopapadakis Katherine Protopapadakis Petitioner

Respondent: Demetrios E. Protopapadakis

Civil Action File No: 2026V-0937

NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD

Katherine Protopapadakis filed a petition in the Fayette County Superior Court on September 11,

2026 to change the name of the following minor child from Demetrios Vidal Protopapadakis to Demetrios Frances Protopapadakis. Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA 16-21-1(f)(2) and (3). 09/23,30,10/07,14

IN THE SUPERIOR COURT OF FAYETTE COUNTY STATE OF GEORGIA

In RE the name change: OsCiriah Sostan Press Petitioner

Civil Action File No: 2026V-0938

NOTICE OF PETITION TO CHANGE NAME

OsCiriah Sostan Press filed a petition in the Fayette County Superior Court on September 16, 2026 to change the name from OsCiriah Sostan Press to OsCiriah Waltruet Sostan. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed. 09/23,30,10/07,14

IN THE SUPERIOR COURT OF FAYETTE COUNTY STATE OF GEORGIA

In RE the name change: Nelda Joyce Edwards Petitioner

Civil Action File No: 2026V-0939

NOTICE OF PETITION TO CHANGE NAME

Nelda Joyce Edwards filed a petition in the Fayette County Superior Court on September 16, 2026 to change the name from Nelda Joyce Edwards to Nelda Joyce Walley. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed. 09/23,30,10/07,14

ABANDONED VEHICLES

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE (TOWING OR STORAGE COMPANY)

Vehicle Make: Chevrolet Year:2016 Model: Silverado 1500 Vehicle ID #: 1GCRCREC-5GZ136393 Vehicle License #: N/A State: GA

You are hereby notified, in accordance with OCGA 40-11-19 (a)(2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicle is currently located at 100 Shamrock Industrial Blvd. Tyrone, GA 30290

Anyone with an ownership interest in this vehicle should contact the following business immediately: Business Name: Embrey's Towing Inc. Address 100 Shamrock Industrial Blvd. Tyrone, GA 30290 Telephone #: 678-364-1807 MAG 40-04

ABANDONED MOTOR VEHICLE PETITION NOTICE

Notice is hereby given, pursuant to O.C.G.A. Section 40-11-19.1, that petitions have been filed in the Magistrate Court of FAYETTE County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court will order the sale of the vehicle to satisfy the debt. Vehicle location information may be obtained from:

TRIUMPH AUTOS INC: 135 HABERSHAM DR 1ST FL STE (L) FAYETTEVILLE GA 30214

STEPHAN'S AUTOMOTIVE AND COLLISION: 475 ETHAN DR STE (D) FAYETTEILLE GA 30214

MAKANAKI AUTO LLC: 135 HABERSHAM DR STE (E) FAYETTEVILLE GA 30214

H&T PREOWNED VEHICLE SALE INC: 1591 HWY 85 NORTH FAYETTEVILLE GA 30214

Anyone claiming an ownership interest in any vehicle listed below may file an answer to the petition on or before: 08/31/2026.

Vehicle Make: HYUNDAI | Year: 2013 Model: ELANTRA Vehicle License # State: GA Vehicle ID: 5NPDH4AE9DH160639 Magistrate Court Case: 2026MB00124 Vehicle Make: TOYOTA | Year: 2021 Model: CAMRY Vehicle License # State: GA Vehicle ID: 4T1G11AK5MU563315 Magistrate Court Case: 2026MB00123 Vehicle Make: VOLVO | Year: 2016 Model: AA Vehicle License # E9200HY State: GA Vehicle ID: 4V4NC9EH6GN956388 Magistrate Court Case: 2026MB00122 Vehicle Make: PORCHE | Year: 2004 Model: CAYENNE S Vehicle License # State: GA Vehicle ID: WP1AB29P14LA76744 Magistrate Court Case: 2026MB00109 Vehicle Make: TOYOTA | Year: 2014 Model: TUNDRA Vehicle License # State: GA Vehicle ID: 5TFHW5F18EX336833 Magistrate Court Case: 2026MB00111 09/23,30

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that a petition was filed in the Magistrate court of Fayette County to foreclose a lien for all amounts

owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is 100 Shamrock Industrial Blvd. Tyrone, GA 30290

Anyone with an ownership interest in a vehicle listed herein may file an answer to this petition on or before: 10/14/2026

Answer forms may be found in the Magistrate Court Clerk's office located at: 1 Center Dr. Fayetteville, GA 30214

Forms may also be obtained online at www.georgiamagistratecouncil.com

Vehicle Make: Ford Year: 2013 Model: Taurus Vehicle ID #: 1FAHP2H87DG108932 Vehicle License #: 1A0W016 State: AL

Magistrate Court Case #: 2026MB00144 Vehicle Make: Ford Year: 2014 Model: Edge Vehicle ID #: 2FMDK4JC2EBA75683 Vehicle License #: SDW4009 State: GA

Magistrate Court Case #: 2026MB00145 Vehicle Make: Isuzu Year: 2007 Model: NPR Vehicle ID #: JALB4W16377400900 Vehicle License #: WRW541 State: GA

Magistrate Court Case #: 2026MB00146 Vehicle Make: Ford Year: 2012 Model: F-350 Super Duty Vehicle ID #: 1FT8W3CT7CEC28772 Vehicle License #: CZI5855 State: GA

Magistrate Court Case #: 2026MB00147 Vehicle Make: BMW Year: 2009 Model: 5 Series Vehicle ID #: WBANW53529CT55981 Vehicle License #: P6800247 State: GA

Magistrate Court Case #: 2026MB00148 Vehicle Make: Jeep Year: 2011 Model: Grand Cherokee Vehicle ID #: 1J4RS4GG2BC538948 Vehicle License #: 7614TU State: SC

Magistrate Court Case #: 2026MB00149 Vehicle Make: Toyota Year: 2001 Model: Camry Vehicle ID #: 4T1BG22K71U812528 Vehicle License #: SBZ0893 State: GA

Magistrate Court Case #: 2026MB00150 Vehicle Make: Ford Year: 2012 Model: Taurus Vehicle ID #: 1FAHP2HWoCG137038 Vehicle License #: C1406926 State: GA

Magistrate Court Case #: 2026MB00151 Vehicle Make: Acura Year: 2006 Model: MDX Vehicle ID #: 2HNYD18856H503268 Vehicle License #: N/A State: GA

Magistrate Court Case #: 2026MB00152 Vehicle Make: Dodge Year: 2008 Model: Grand Caravan Vehicle ID #: 2D8HN54P68R126858 Vehicle License #: N/A State: GA

Magistrate Court Case #: 2026MB00153 Vehicle Make: Ford Year: 2015 Model: Fiesta Vehicle ID #: 3FADP4JEXFM209263 Vehicle License #: SMU0703 State: GA

Magistrate Court Case #: 2026MB00154 Present location of vehicles: 100 Shamrock Industrial Blvd. Tyrone, GA 30290 MAG 40-10 09/23,30

CITY OF FAYETTEVILLE

City of Fayetteville – Board Vacancies for January 2026

The City of Fayetteville is currently seeking residents to serve on the following boards, with terms beginning in January 2027:

- Planning and Zoning Commission
- Ethics Board
- Mental Health Advisory Board
- Downtown Development Authority / Main Street Tourism

Residents interested in contributing to their community are encouraged to apply.

For more information about each board and the application process, please visit: www.fayetteville-ga.gov/boards

Application Deadline: Friday, October 30, 2026

Chelsea Siemen, City Clerk 770-719-4290 09/23

CITY OF PEACHTREE CITY

NOTICE OF PUBLIC HEARING

The Mayor and City Council of Peachtree City will hold a public hearing on Thursday, October 8, 2026, at 9:30 A.M. It will be held in the City Hall Council Chambers at 151 Willowbend Road in Peachtree City. All interested parties are invited to attend and be heard.

The purpose of the hearing is to allow a public discussion to consider a text amendment to the Parking Ordinance, specifically Section 909 – Off-Street Automobile Parking Requirements of Article IX of the Zoning Ordinance.

Information pertaining to this public hearing is available at City Hall, Monday through Friday, between the hours of 8:00 A.M. and 5:00 P.M. 09/23

FAYETTE COUNTY

RFQ NOTICE

Fayette County, Georgia invites you to submit a Statement of Qualification (SOQ) for consideration, leading to approximately 3 to 5 contracts for Transportation Engineer of Record services. SOQs will be received until 3:00p.m., on Thursday, October 15, 2026. For the complete list of specifications, requirements and other relevant information, Request for Qualification #27035-Q: Public Works Transportation Engineer of Record are available for download on the Fayette County website at: https://fayettecountygga.gov/departments/purchasing/bids___request_for_proposals.php or email Sherry White at swHITE@fayettecountygga.gov. 9/16,23

INCORPORATIONS

NOTICE OF INCORPORATION

Notice is given that Articles of Incorporation which will incorporate TETON Homes, Inc. will be delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. (O.C.G.A. Section 14-2-201.1) The initial registered office of the corporation will be 415 Conservatory Point, Fayetteville, Fayette County, Georgia 30215 and the initial Registered Agent at such address is Rollin Rockett VI. 09/16,23

NOTICE OF INCORPORATION

Notice is given that articles of incorporation which incorporate FLINT RIVER SPECIALTIES SERVICES, INC. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located 315 Prime Point, Peachtree City, Fayette County, Georgia 30269, and its registered agent at such address is Janet Bell Maxwell. 9/16,23

NOTICE OF INCORPORATION

Notice is given that articles of incorporation which incorporate LMRX, INC. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located 315 Prime Point, Peachtree City, Fayette County, Georgia 30269, and its registered agent at such address is Janet Bell Maxwell. 9/16,23

NOTICE OF INCORPORATION

Notice is given that articles of incorporation which will incorporate TW Express Freight Group, a for-profit corporation, will be delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code (O.C.G.A. Sec. 14-2-202.1). The initial registered office of the corporation is located at 101 Beckett Lane Ste 202 RM #4, Fayetteville, GA, 30214 and its initial registered agent at such address is Travis Walker. 09/16,23

NOTICE OF INCORPORATION

Notice is given that Articles of Incorporation that will incorporate The Guidance Project, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The principal office of the corporation is 2086 Jodeco Rd., #1048, McDonough, GA, 30253. The registered agent for the corporation is Vernon Ruth, and the registered agent's address is 240 Normandy Dr, Fayetteville, GA 30214. 09/23,30

PROBATE

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA

IN RE: ESTATE OF LEON WENDELL HOLMES, ESTATE NO. 2026-ES-19905 DECEASED

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: WHOM IT MAY CONCERN

GINA LINETTE HOLMES, has filed a petition to be appointed administrator of the estate of LEON WENDELL HOLMES deceased, of said County. (The Petitioner has also applied for waiver of bond.) All interested people are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before OCTOBER 2, 2026.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

On this 1ST day of September 2026.

ANGELA LANGAARD Judge of the Probate Court By: Melissa L. Haas Clerk of the Probate Court 1 Center Drive Fayetteville, Georgia 30214 Address 770-716-4221

9/9,16,23,30

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA

IN RE: ESTATE OF) RAYMOND BRUCE STONE) ESTATE NO. 2026-ES-19469 DECEASED.

NOTICE BY PUBLICATION

TO: The Redeptorists Congregation Of The Holy Redeemer, and all other interested parties

The Estate of Raymond Bruce

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA

IN RE: ESTATE OF SCOTT ALAN ARMBRUST, ESTATE NO. 2026-ES-19877 DECEASED

PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS NOTICE

SIERRA MARIE ARMBRUST has petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before OCTOBER 5, 2026.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

This the 27th day of August 2026.

ANGELA LANDGAARD Judge of the Probate Court By:LYNN CRITTENDEN Clerk of the Probate Court 1 CENTER DRIVE FAYETTEVILLE, GA 30214 770-716-4224

09/02,09.16.23

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA

IN RE: ESTATE OF ELIZABETH JAYNE ANDERSON, ESTATE NO. 2026-ES-19909 DECEASED

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: WHOM IT MAY CONCERN

NICHOLAUS LOFTIN, has filed a petition to be appointed administrator of the estate of ELIZABETH JAYNE ANDERSON deceased, of said County. (The Petitioner has also applied for waiver of bond.) All interested people are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before OCTOBER 2, 2026.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

On this 27TH day of AUGUST 2026.

ANGELA LANGAARD Judge of the Probate Court By: Melissa L. Haas Clerk of the Probate Court 1 Center Drive Fayetteville, Georgia 30214 770-716-4221

9/2,9,16,30

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA

IN RE: ESTATE OF VICKIE LEE MARTIN ,) ESTATE NO. 2026-ES-19909 DECEASED

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: WHOM IT MAY CONCERN

JOHN USSERY, has filed a petition to be appointed administrator of the estate of VICKIE LEE MARTIN deceased, of said County. (The Petitioner has also applied for waiver of bond.) All interested people are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before OCTOBER 9, 2026.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

On this 1ST day of September 2026.

ANGELA LANGAARD Judge of the Probate Court By: Melissa L. Haas Clerk of the Probate Court 1 Center Drive Fayetteville, Georgia 30214 Address 770-716-4221

9/9,16,23,30

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA

IN RE: ESTATE OF) RAYMOND BRUCE STONE) ESTATE NO. 2026-ES-19469 DECEASED.

NOTICE BY PUBLICATION

TO: The Redeptorists Congregation Of The Holy Redeemer, and all other interested parties

The Estate of Raymond Bruce

Stone having filed its Petition Of The Estate of Raymond Bruce Stone, By and Through Robert A. Ruppenthal, As Administrator, For Declaratory Judgment and Direction, all interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before OCTOBER 19, 2026.

BE NOTIFIED FURTHER: 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.

This the 8TH day of September 2026

ANGELA LANDGAARD Judge, Probate Court of Fayette County, Georgia 1 Center Drive, Fayetteville, GA 30214 (770) 716-4220 9/16,23,30, 10/7

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

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA

IN RE: ESTATE OF NATHAN NAPOLEON HILL, SR , ESTATE NO. 2026-ES-19936 DECEASED

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: WHOM IT MAY CONCERN

NATHAN NAPOLEON HILL, JR. has filed a petition to be appointed administrator of the estate of NATHAN NAPOLEON HILL SR. deceased, of said County. (The Petitioner has also applied for waiver of bond.) All interested people are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before OCTOBER 23, 2026.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court

Continued from page B6

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 14th day of September 2026.

ANGELA LANGAARD
Judge of the Probate Court
By: Melissa L. Haas
Clerk of the Probate Court
1 Center Drive
Fayetteville, Georgia 30214
770-716-4221
09/23,30,10/07,14

IN THE PROBATE COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
PHILIP STACKHOUSE, JR.,
ESTATE NO. 2026-ES-19851
DECEASED

NOTICE
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed. [For use if an heir is required to be served by publication]
TO:TIMOTHY STACKHOUSE
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before October 26, 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. So ordered this 16th 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
09/23,30,10/07,14

IN THE PROBATE COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
ELIZA SPICER,
ESTATE NO. 2026-ES-19672
DECEASED

NOTICE ON THE PETITION TO PROBATE WILL IN SOLEMN FORM
TO:LUCILLA MCFADDEN AND AVERELL SPICER, UNLOCATABLE HEIRS, AND TO WHOM IT MAY CONCERN
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before OCTOBER 23, 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. On this 18TH day 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
09/23,30,10/07,14

IN THE PROBATE COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
ANN JACKSON,
ESTATE NO. 2026-ES-19945
DECEASED
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: Any and all unknown heirs, and to whom it may concern: HENRY SHAWN JAMES has petitioned to be appointed administrator of the estate of ANN JACKSON deceased, of said county. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before OCTOBER 26, 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. So ordered this 18th 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
09/23,30,10/07,14

MISCELLANEOUS

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 #:
2025SV-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 EITHER 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

STATEMENT OF OWNERSHIP
Fayette County News, USPS Publication No. 188-420. Filing date: Sept. 28, 2026. Published weekly, 52 issues annually. Annual subscription price: \$40. Known office of publication: 224 Lanier West, Fayetteville, GA 30214. Contact: Debbie McClain, (770) 461-6317. Headquarters and general business office: 219 Thomas Street, Thomas-ton, GA 30286. Publisher: Debbie McClain, 224 Lanier West, Fayetteville, GA 30214. Editor: Bridge Turner, 224 Lanier West, Fayetteville, GA 30214. Managing editor: N/A. Owners: Debbie McClain and Bridge Turner, both of 224 Lanier West, Fayetteville, GA 30214. There are no known bondholders, mortgages or other security holders owning or holding 1 percent or more of the total amount of bonds, mortgages or other securities. Tax status: N/A. Circulation figures below show the average number of copies of each issue during the preceding 12 months, followed by the number of copies of the single issue published nearest the filing date. Issue date for circulation data: Sept. 23, 2026. Total number of copies: 1,400/1,400; mailed outside-county paid subscriptions, 32/30; mailed in-county paid subscriptions, 293/295; paid distribution outside the mail, 926/932; paid distribution through other classes of mail, 0/0; total paid print distribution, 1,251/1,257; free or nominal-rate outside-county copies, 0/0; free or nominal-rate in-county copies, 0/0; free or nominal-rate copies mailed through other USPS classes, 0/0; free or nominal-rate distribution outside the mail, 100/100; total free or nominal-rate distribution, 100/100; total print distribution, 1,351/1,357; copies not distributed, 49/43; total print copies, 1,400/1,400; paid electronic copies, 513/519; total paid print and electronic copies, 1,764/1,776; total print and electronic distribution, 1,864/1,876; percent paid, 94/95. I certify that 50 percent of all distributed copies, electronic and print, are paid above a nominal

price. This Statement of Ownership will be published in the Sept. 23, 2026, issue of the Fayette County News. I certify that all information furnished in this statement is true and complete. Debbie McClain, Publisher Sept. 28, 2026 09/23

SHERIFF/TAX SALES

Fayette County Sheriff's Office Sale
Fayette County, Georgia
There will be sold at public outcry to the highest bidder via online auction, between the dates of the auction at the Internet address of https://www.auctionsinternational.com/ utilized for Fayette County, Georgia online auctions, the following:
One black in color 2018 Jeep Compass VIN# 3C4NJCAB4JT211131. Said property will be sold as is, no warranty, as the property of the Fayette County Sheriff's Office, which was seized pursuant to O.C.G.A. §17-5-54. Some items may be subjected to minimum bids, and we reserve the right to reject any or all bids. Auctioned vehicles may not be in compliance with Georgia State Law regarding registration. Vehicles must be removed by a wrecker or other legal means. Items purchased must be removed by the buyer from the designated pick-up location. A detailed list can be obtained by contacting Major Michelle Walker at mwalker@fayettecountygva.gov. The online sale will be held from October 19, 2026, through November 2, 2026. 09/23,30,10/07,14

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
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

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Willis LeRoy LeMon, DECEASED.
All creditors of the Estate of Willis LeRoy LeMon, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to the said estate are required to make immediate payment. This 9th day of September, 2026. Daniel Franklin LeMon, Administrator with will annexed Philip P. Grant McNally, Fox, Grant & Davenport, P.C. 100 Habersham Drive Fayetteville, Georgia 30214 (770) 461-2223 09/23,30,10/07,14

Notice to Debtors and Creditors
All creditors of the estate of Michelle Denise Charles 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 23rd day of September, 2026 Name: Sabrina Stallworth Title: Executor Address: 252 Fayard St. Biloxi, MS 39530 09/23,30,10/07,14
Notice to Debtors and Creditors
All creditors of the estate of Katie Reynolds, 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. This 14th day of September, 2026. Daryl Reynolds Personal Representative 120 Woolsey Park Drive Fayetteville, Georgia 30215

Lora K. Haas Hodges, McEachern & King Attorney's for Personal Representative 2002 Commerce Drive North Peachtree City, Georgia 30269 770-473-0072 09/23-30, 10/17-14

STATE OF GEORGIA COUNTY OF FAYETTE NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF DAVID LAWRENCE BREED, deceased
All creditors of the estate of David Lawrence Reed, 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. Lynn Button Breed Administrator of the Estate of DAVID LAWRENCE REED 155 Scott Boulevard Tyrone, GA 30290 09/23-30, 10/07-14

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA COUNTY OF FAYETTE
All creditors of the estate of Gerard Vincent Johnson 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 15th day of September, 2026. Joseph Nelson Thompson, Administrator of the Estate of Gerard Vincent Johnson, Deceased Karen C. Gainey Attorney for the Estate of Gerard Vincent Johnson, Deceased Law Office of Karen Gainey, P.C. 430 Prime Point, Suite 105 Peachtree City, GA 30269 09/23,30, 10/07,14

Notice to Debtors and Creditors
All creditors of the estate of VIRGINIA LEA MATHIS, 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. Ronald Douglas Mathis Executor of the Estate of Virginia Lea Mathis C/O Christopher D. Brown Brown, Barbour & Thraillkill, PC PO Box 142908 Fayetteville, GA 30214 770-461-2025 09/23,30 10/07,14

STATE OF GEORGIA COUNTY OF FAYETTE NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF LAWRENCE R. HUNT, deceased
All creditors of the estate of LAWRENCE R. HUNT, 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. Alexandra Marie Hunt, Executor of the Estate of LAWRENCE R. HUNT 14 Croftstone Court Mauldin, SC 29662 09/23-30, 10/07-14

STATE OF GEORGIA COUNTY OF FAYETTE NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF MICHAEL LEE WHARTON, deceased
All creditors of the estate of Michael Lee Wharton, 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. Brenda Wharton, Executor of the Estate of Michael Lee Wharton 129 Rowland Road Brooks, GA 30205 09/23-30, 10/07-14

SUPERIOR COURT OF FAYETTE COUNTY

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

TRADE NAME APPLICATION

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 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, Suite D101 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 dmpes 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 Fayetteville, County of Fayette, State of Georgia at physical address: 248 Highway 314, Suite A, Fayetteville, 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 09/23,30

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
2026TR-0175
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: 225 Market Place Connector #1015, Peachtree City, GA 30269 in the state of Georgia under the name: Sakura Sound & Media and that the nature of the business is Event DJ and media company and that said business is composed of the following Corporation/LLC: House Ninja Music LLC 225 Market Place Connector #1015 Peachtree City, GA 30269 09/23,30

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
2026TR-0174
The undersigned hereby certifies that it is conducting a business in

Continued from page B7

the City of Peachtree City, County of Fayette, State of Georgia at physical address: 117 Governors Square, Suite D, Peachtree City, GA 30269 in the state of Georgia under the name: Stearns Retirement Group and that the nature of the business is financial planning, retirement planning, and investment advisory services and that said business is composed of the following Corporation/LLC:
Stearns Financial Group
Derek Illston/COO
1047 Summit Grove Drive, Suite 305
Watkinsville, GA, 30677
09/23,30

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
2026TR-0172
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: 314 Welton Way, Peachtree City, GA 30269 in the state of Georgia under the name: Black Oak Rental and that the nature of the business is trailer rental

and that said business is composed of the following Corporation/LLC:
Lovin' Coffee, LLC
314 Welton Way
Peachtree City, GA 30269
09/23,30

APPLICATION TO REGISTER A BUSINESS UNDER TRADE NAME
State of Georgia
County of Fayette
The undersigned hereby certifies that it is conducting a business in the City of Tryone, County of Fayette, State of Georgia at physical address: PO BOX 102, Tyrone, GA 30290 in the state of Georgia under the name: Webranger and that the nature of the business is web consulting agency and that said business is composed of the following person:
William DeVane
PO BOX 102
Tyrone, GA 30290
09/23,30

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
State of Georgia
County of Fayette
2026TR-0176
The undersigned hereby certifies

that it is conducting a business in the City of Fayetteville, County of Fayette, State of Georgia at physical address: 150 Guild Lane, Fayetteville, GA 30214 in the state of Georgia under the name: The Tare Group and that the nature of the business is business consultancy and that said business is composed of the following corporation/LLC:
Kayne Interactive, LLC
150 Guild Lane
Fayetteville, GA 30214
09/23,30

PUBLIC AUCTION

NOTICE OF PUBLIC SALE
The undersigned, wishing to avail themselves of the provisions under the Georgia Self-service Storage Facility Act of 2013, hereby gives notice of the sale under said act to wit; Thursday the 15th day of October, 2026 at 1:00 PM, on that day will conduct a public sale to the highest bidder, with bidding to take place on lockerfox.com, FOR CASH ONLY, the contents of spaces at Storage Xxtra, 1572 Hwy 85 N Suite 200, Fayetteville, GA, 30214 GLENN, TWANDA 328A household goods, boxes, furniture. 360 Design Firm 328A household goods,boxes,furniture.

GLENN, TWANDA P111 car. 360 design Firm P111 car. Milligan, Chantel CC1047 misc items. HENDERSON, TOBY "T.A." 14089 household goods, furniture, boxes. Dugas, Rotasha 13011 Furniture. HENDERSON, TOBY "T.A." 14111 household goods, boxes, sporting goods, suitcases. Bell Jr, Marshall 1019 furniture,boxes,tools ,totes. Marshall Contracting Company LLC 1019 furniture,boxes,tools,-totes. MILLER, DEBORAH 12034 household goods, boxes, furniture. Parham, Lloyd 12106 household-goods, boxes, furniture. Chapman, Jessica 1116 Misc Items. Harvey, Lawrence 4043 household goods, boxes, trunks, furniture. Fears, Starr 14094 household goods and boxes. Brooks, Wanda 13026D misc. Timson-Brown, Juanita 4069 boxes, business inventory. MARONEY, JEVONNI 12121 misc items. MARONEY, JEVONNI P72 fence material . PDQ Fence LLC 12121 misc items.PDQ Fence LLC P72 fence material. THE PUBLIC IS INVITED TO ATTEND AT LOCKERFOX.COM, SALE IS SUBJECT TO ADJOURNMENT.
09/23,30

NOTICE OF PUBLIC SALE
The undersigned, wishing to avail

themselves of the provisions under the Georgia Self-service Storage Facility Act of 2013, hereby gives notice of the sale under said act to wit; Thursday the 15th day of October, 2026 at 1:00 PM, on that day will conduct a public sale to the highest bidder, with bidding to take place on lockerfox.com, FOR CASH ONLY, the contents of spaces at Storage Xxtra, 109 Kirkley Road, Tyrone, GA, 30290 Kemp, lewis 201 household goods, furniture,boxes. Hairston, Arminta 111 Household Goods, Boxes, Suitcases, Toys Misc THE PUBLIC IS INVITED TO ATTEND AT LOCKERFOX.COM, SALE IS SUBJECT TO ADJOURNMENT.
9/23,30

NOTICE OF PUBLIC SALE:
The following self-storage Cube contents containing household and other goods will be sold for cash by Cube Smart Asset Management, LLC as agent for owner 815 West Lanier Avenue Fayetteville, Ga 30214 to satisfy a lien on October 14,2026 at approx. 2pm at www.storagetreasures.com.
Cube 2088 Antoinette Theodore;
Cube 3006 Whitney Lofton
09/23

Notice of Public Sale
LEGAL NOTICE: PUBLIC SALE OF ABANDONED VEHICLE
Notice is hereby given that the following vehicle (s) will be sold at a public auction to the
Highest bidder to satisfy a lien for repair, storage, and court costs as ordered by the Magistrate Court of Fayette County, Georgia, Case No:2026MB00090
• Vehicle Description:
2023 INFINITY QX55 WHITE
• VIN:
3PCAJ5LR4PF101014
• LICENSE PLATE: N/A
DATE: 10/02/2026 @ 2 PM
LOCATION: KG HOLDING & INVESTMENTS @1591 HWY 85 N FAYETTEVILLE, GA. 30214
2nd Vehicle
Notice is hereby given that the following vehicle (s) will be sold at a public auction to the
Highest bidder to satisfy a lien for repair, storage, and court costs as ordered by the Magistrate Court of Fayette County, Georgia, Case No:2026MB00082
• Vehicle Description:
2016 MERCEDES C300
• VIN:55SWF4JB1GU128967
• LICENSE PLATE: N/A
DATE: 10/02/2026 @ 2 PM
09/23,30