## FORECLOSURES

STATE OF GEORGIA
COUNTY OF FAYETTE
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by **Stacey Newby to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for Synovus Bank dated July 22, 2022, and recorded in Deed Book 5522, Page 500, Fayette County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Newrez, LLC D/B/A Shellpoint Mortgage Servicing, securing a Note in the original principal amount of **$473,137.00**, 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, December 1, 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 148 of the 7th District, Fayette County, Georgia, being Lot 144, of Southampton Subdivision, Phase 2, as per plat recorded at Plat Book 35, Pages 11-12, Fayette County, Georgia Records, which plat is hereby incorporated and made a part hereof by reference.
Said property is known as **403 Carriage Oaks Drive, Tyrone, GA 30290,** 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 Stacey Newby, successor in interest or tenant(s).

NewRez LLC
as Attorney-in-Fact for
Stacey Newby

File no. 26-083937
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.
09/30,10/07,14,21,28,11/04,11,18,25

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., its successors and assigns, 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 January, 2027, 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 and lot 29 of said block and subdivision; running thence southwesterly along the northwesterly line of said Lot 29, 299.4 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., #200, 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
Ad Run Dates:
10/21/2026,10/28/2026,11/04/2026,11/11/2026,11/18/2026,11/25/2026,12/02/2026,12/09/2026,12/16/2026,12/23/2026,12/30/2026;
Case #: 24-010100-4
10/21,28,11/04,11,18,25,12/02,09,16,23,30

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
FAYETTE COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by, **Fatima Amina Knox, to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for Rocket Mortgage, LLC., dated 6/12/2023, and recorded on 6/14/2023, in Book 5625, Page 103-120, Fayette County, Georgia Records, as last assigned to as last assignment to Carrington Mortgage Services, LLC by assignment recorded 3/11/2026 as Instrument No. in book 5932, Page 356-357, conveying the after described property securing the payment of a Note in the amount of **$431,048.00** with interest thereon as set forth therein.
NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and authority vested in it, will on 1/5/2027 sell at public outcry to the highest bidder for cash: During the legal hours of sale before the door of the courthouse of Fayette County, Georgia, the following described property situated in Fayette County, Georgia, to wit:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 40 OF THE 5TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 55, OF WAKEFIELD PLACE SUBDIVISION, PHASE I, AS PER PLAT RECORDED AT PLAT BOOK 17, PAGES 66-68, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.
Tax Parcel ID: 051112020
Being real property commonly known as **185 SHEFFIELD CT FAYETTEVILLE, GA 30215**
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.
Except to the extent that the Holder may bind and obligate Mortgagors to warrant title to the Property under the terms of the Security Deed, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are "as is", "where is'.
The entire purchase price is due and payable at the conclusion of the auction in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is being sold with express reservation that the sale is subject to 1) confirmation and audit of the status of the loan by the holder of the security deed, 2) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, 3) procedures for rescission of sale under O.C.G.A. Section 9-13-172.1, whereby 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 above.
Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone 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 & 1400 Orange, CA 92868, Telephone No.: 800-561-4567
The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Carrington Mortgage Services, LLC to negotiate, amend, or modify the terms of the Security Deed described herein.
Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a deed under power will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. 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

Carrington Mortgage Services, LLC
as Attorney in Fact for
Fatima Amina Knox

For Foreclosure sale information please contact
Vylla Solutions, LLC,
P.O. Box 3309,
Anaheim, California 92803,
Phone: (888) 313-1969
TS # 25-35790
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
11/18,25,12/02, 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 **Shirley A Spencer and Ernest Neal to THE PRUDENTIAL INSURANCE COMPANY OF AMERICA** dated November 14, 1988, recorded in Deed Book 529, Page 161, Fayette County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 4285, Page 256, Fayette County, Georgia Records, as last transferred to Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2018-1 to be recorded 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 **NINETY-SIX THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($96,900.00),** 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 December, 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.
Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2018-1 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 **113 Morallion Hills, Peachtree City, GA 30269.**
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.

Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2018-1
as Attorney in Fact for
Shirley A Spencer and
Ernest Neal

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 35 of the 6th District, Fayette County, Georgia, being Lot 69, Morallion Hills, Phase I, as per plat by M. T. Perdue dated 8/3/87, recorded in Plat Book 18, pages 76 and 77, Fayette County Records, said plat being expressly incorporated herein and made a part of this description by reference; being presently known as 113 Morallion Hills, Peachtree City, Georgia; and being more particularly shown on a survey for Ernest Neal and Shirley A. Spencer by Koons, Wood, Moore and Shimshick dated 2/9/88,
last revised 10/25/88.
MA December 1, 2026
Our file no. 26-24736GA
26-24736GA
10/28, 11/04,11,18,25

NOTICE OF SALE UNDER POWER
FAYETTE COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by **Semeatress N Robinson to Mortgage Electronic Registration Systems, Inc.,** as grantee, as nominee for Vanderbilt Mortgage and Finance, Inc. dba Silverton Mortgage, its successors and assigns dated 7/18/2019 and recorded in Deed Book 4903 Page 401 Fayette County, Georgia records; as last transferred to or acquired by U.S. Bank Trust, National Association, not in its individual capacity, but solely as Owner Trustee for VRMTG Asset Trust, conveying the after-described property to secure a Note in the original principal amount of **$213,400.00,** 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 December 1, 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 253 of the 13th District, Fayette County, Georgia, being Lot 10, Block C, Bentbrook Farms Subdivision, Unit Four, as per plat recorded in Plat Book 15, Page 88, Fayette County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Tax ID#: 130208030 Subject to any Easements or Restrictions of Record
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

**Legals continued page B5**

FILED IN THE OFFICE OF
SUPERIOR, STATE OR
MAGISTRATE COURT
2026 NOV 13 A 11:04
SHEILA STUDDARD
CLERK OF COURT
FAYETTE COUNTY, GA

GRAND JURY PRESENTMENTS
FAYETTE COUNTY SUPERIOR COURT
SEPTEMBER TERM, 2026

We, the Grand Jury, would like to express our special appreciation to Michael Rogers, District Attorney, Warren Sellers, Heather Tucker, Ryan Callahan and Francisco Marquez, Assistant District Attorneys, and Carly Morgan, Legal Secretary for their efforts to assist us in expediting the large number of cases presented to us. Thank you to Superior Court Judges Honorable Scott L. Ballard, Matthew M. McCord, Benjamin D. Coker, Rhonda Kreuziger, and Ben Miller, Jr., for their service to the Griffin Judicial Circuit.

We, the Grand Jury, would like to recognize the Fayette County law enforcement personnel for their outstanding professionalism and valor while protecting our citizens. We would like to express our appreciation to Clerk of Court, Sheila Studdard, and the Fayette County Court Services.

We, the Grand Jury, of the September Term 2026, Fayette County, Georgia, find that we have true bills in all cases where the evidence was sufficient.

We, the Grand Jury, would also like to express our thanks to the law enforcement officers of Fayette County for being professional and so well prepared in case presentment to the grand jury.

We, the Grand Jury, hereby appoint the following for the of the Fayette County Board of Equalization, See Below:

BOARD A
Mark Shamus- expires December 31, 2029

BOARD B
Tom Woody-expires December 31, 2029

BOARD B ALTERNATE
Royce Ruland- expires December 31, 2029

BOARD A ALTERNATE
Malcolm Brown- expires December 31, 2028
Mark LaGrande- expires December 31, 2029

We, the Grand Jury want to express our gratitude for being allowed to serve Fayette County in this capacity. It has been our pleasure.

We, the Grand Jury, hereby authorize the foreman and secretary to sign these presentments on our behalf.

Foreman, Fayette County Grand Jury

Secretary, Fayette County Grand Jury

ORDERED PUBLISHED: This 13th day of November, 2026

Honorable Matthew M. McCord
Judge, Superior Court Fayette County, Georgia

FILED IN THE OFFICE OF
SUPERIOR, STATE OR
MAGISTRATE COURT
2026 NOV 13 A 11:04
SHEILA STUDDARD
CLERK OF COURT
FAYETTE COUNTY, GA

GRAND JURY PRESENTMENT
FAYETTE COUNTY SUPERIOR COURT
SEPTEMBER TERM, 2026

We, the Grand Jury, would like to express our special appreciation to Michael Rogers, District Attorney, Warren Sellers, Heather Tucker, Ryan Callahan and Francisco Marquez, Assistant District Attorneys, and Carly Morgan, Legal Secretary for their efforts to assist us in expediting the large number of cases presented to us. Thank you to Superior Court Judges Honorable Scott L. Ballard, Matthew M. McCord, Benjamin D. Coker, Rhonda Kreuziger, and Ben Miller, Jr., for their service to the Griffin Judicial Circuit.

We, the Grand Jury, would like to recognize the Fayette County law enforcement personnel for their outstanding professionalism and valor while protecting our citizens. We would like to express our appreciation to Clerk of Court, Sheila Studdard, and Fayette County Court Services.

We, the Grand Jury acknowledge that we have reviewed the financial reports from the Fayette County Clerks Office.

We, the Grand Jury, acknowledge that we have toured the Fayette County Jail. We find that the facility is well maintained and clean and the staff has excellent control of inmates. However, we would like to note that we have concerns about the age of the roof, HVAC and generators in the jail and would like these concerns to be addressed.

We, the Grand Jury, of the September Term 2026, Fayette County, Georgia, find that we have true bills in all cases where the evidence was sufficient.

We, the Grand Jury, would also like to express our thanks to the law enforcement officers of Fayette County for being professional and so well prepared in case presentment to the grand jury.

We, the Grand Jury want to express our gratitude for being allowed to serve Fayette County in this capacity. It has been our pleasure.

We, the Grand Jury, hereby authorize the foreman and secretary to sign these presentments on our behalf.

Foreman, Fayette County Grand Jury

Secretary, Fayette County Grand Jury

ORDERED PUBLISHED: This 13th day of November, 2026

Honorable Matthew M. McCord
Judge, Superior Court Fayette County, Georgia

Continued from page B4

attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **130 Fairfield Circle, Fayetteville, GA 30214** 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): Semeatress N Robinson or tenant or tenants. Shellpoint Mortgage Servicing is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 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.

U.S. Bank Trust, National Association, not in its individual capacity, but solely as Owner Trustee for VRMTG Asset Trust as agent and Attorney in Fact for Semeatress N Robinson

Aldridge Pite, LLP Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1263-5971A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-5971A
11/04,11,18,25

NOTICE OF SALE UNDER POWER
FAYETTE COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Justin Keesler and Rylie Sedustine to Mortgage Electronic Registration Systems, Inc.,** as grantee, as nominee for Assurance Financial Group LLC, its successors and assigns dated 8/31/2022 and recorded in Deed Book 5536 Page 488 Fayette County, Georgia records; as last transferred to or acquired by Assurance Financial Group LLC , conveying the after-described property to secure a Note in the original principal amount of **$409,500.00,** with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash 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 December 1, 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 89 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AND BEING LOT 75, CHANTICLEER V, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 11, PAGES 74 AND 75, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FAYETTE COUNTY, GEORGIA, SAID PLAT BEING MADE A PART HEREOF BY REFERENCE. THIS CONVEYANCE IS MADE SUBJECT TO ALL ORDINANCES, EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING SAID BARGAINED PREMISES. ZONING 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 **151 Dixon Circle, 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): Justin Keesler and Rylie Sedustine or tenant or tenants. Assurance Financial Group LLC is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Assurance Financial Group LLC Loss Mitigation Department 1 Corporate Center Drive, Suite 360 Lake Zurich, IL 60047 1-866-397-5370 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.

Assurance Financial Group LLC as agent and Attorney in Fact for Justin Keesler and Rylie Sedustine

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1072-749A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1072-749A
11/04,11,18,25

NOTICE OF SALE UNDER POWER
GEORGIA, FAYETTE COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **John Solomon to Mortgage Electronic Registration Systems, Inc.,** as grantee, as nominee for SunTrust Mortgage, Inc. d/b/a Sun America Mortgage., its successors and assigns dated August 4, 2006, recorded in Deed Book 3073, Page 650, Fayette County, Georgia Records, as last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST by assignment recorded in Deed Book 5880, Page 246, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **ONE HUNDRED SEVENTY-NINE THOUSAND SIX HUNDRED AND 00/100 DOLLARS ($179,600.00),** 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 December, 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.
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST 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: Selene Finance LP, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX
75019, 8777683759.
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 **115 Manchester 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 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.

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST as Attorney in Fact for John Solomon

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 25 of the 5th District, Fayette County, Georgia, being Lot 2, Charleston South, as per plat recorded in Plat Book 18, Page 152, Fayette County, Georgia records, which plat is incorporated herein and made a part
hereof by reference.
JD December 1, 2026
Our file no. 26-21842GA
26-21842GA
11/04,11,18,25

NOTICE OF SALE UNDER POWER
GEORGIA, FAYETTE COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Brenda J Gillespie and Raymond E Gillespie to Mortgage Electronic Registration Systems, Inc.,** as grantee, as nominee for First Community Mortgage, Inc., its successors and assigns dated March 27, 2018, recorded in Deed Book 4725, Page 684, Fayette County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 5930, Page 36, Fayette County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 5586, Page 354, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **TWO HUNDRED TEN THOUSAND AND 00/100 DOLLARS ($210,000.00),** 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 December, 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 d/b/a Shellpoint Mortgage Servicing f/k/a Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with
OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: 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 **267 Nelms 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.

Newrez LLC d/b/a Shellpoint Mortgage Servicing f/k/a Specialized Loan Servicing LLC as Attorney in Fact for Brenda J Gillespie and Raymond E Gillespie

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 31 OF THE 7TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING 5.07 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN PLAT OF SURVEY PREPARED FOR RAYMOND E. GILLESPIE AND BRENDA J. GILLESPIE, BY M.T. PERDUE, GEORGIA REGISTERED LAND SURVEYOR NO. 2261, DATED DECEMBER 7, 1993, AND RECORDED IN PLAT BOOK 24, PAGE 112, FAYETTE COUNTY, GEORGIA RECORDS, REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE ACCURATE DESCRIPTION OF THE METES AND BOUNDS
OF SAID PROPERTY.
JD December 1, 2026
Our file no. 24-15623GA
24-15623G
11/04,11,18,25

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 **FRANK NATTIEL and SHEILA NATTIEL** to NEW CENTURY MORTGAGE CORPORATION, dated January 20, 2006 and recorded on February 6, 2006 in Deed Book 2952, Page 506, 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 Fifty-Two Thousand and 00/100 dollars ($352,000.00**) with interest thereon as provided therein, as last transferred to Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE3, recorded in Deed Book 3458, Page 73, 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 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 119 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 64, OF THE ESTATES SUBDIVISION, PHASE FOUR-A, AS PER PLAT RECORDED IN PLAT BOOK 32, PAGE 99-101, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION AND BEING MORE COMMONLY KNOWN AS 105 DEVONSHIRE PLACE, TYRONE, GEORGIA ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN FAYETTE COUNTY, GEORGIA.
Said property may more commonly be known as **105 Devonshire Place, Tyrone, GA 30290.**
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 Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE3 Mortgage Pass-Through Certificates, Series 2006-HE3, c/o Shellpoint Mortgage Servicing, 75 Beattie Place, Greenville, SC 29601, 1-800-365-7107.
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 _ Frank Nattiel, Sheila Nattiel 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.

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE3 Mortgage Pass-Through Certificates, Series 2006-HE3 as Attorney-in-Fact for FRANK NATTIEL and SHEILA NATTIEL

Contact:
Padgett Law Group:
6267 Old Water Oak Road,
Suite 203,
Tallahassee, FL 32312;
(850) 422-2520
Ad Run Dates: 11/04/2026,11/11/2026,11/18/2026,
11/25/2026
Case #: 26-002068-1
11/04,11,18,25

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 12/1/2026, 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.
11/04,11,18,25

NOTICE OF SALE UNDER POWER
FAYETTE COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Jourdan Morris to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pulte Mortgage LLC, its successors and assigns** dated 11/6/2020 and recorded in Deed Book 5147 Page 280 and modified at Deed Book 5651 Page 171, and further modified at Deed Book 5792 Page 675 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 **$510,400.00**, 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 December 1, 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 165 AND/OR LAND LOT 185 OF THE 7TH DISTRICT OF FAYETTE COUNTY GEORGIA, AND BEING LOT 255, EVERTON AT PEACHTREE CITY - PHASE 3A, AS PER PLAT THEREOF RECORDED AT PLAT BOOK 100, PAGE(S) 21-30, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED AND MADE A PART HEREOF. This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. 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 **135 Westberry Street, Peachtree City, GA 30269** 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): Jourdan Morris 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

Legals continued page B6

Continued from page B5

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 Jourdan Morris Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1154-3769A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
1154-3769A
11/04,11,21,25

NOTICE OF SALE UNDER POWER
GEORGIA, Fayette County
By virtue of a Power of Sale contained in that certain Security Deed from **PARKER MORRIS to United Wholesale Mortgage, LLC.**, as lender, Mortgage Electronic Registration Systems, Inc., as beneficiary dated 12/31/2024, recorded 01/06/2025 in Book 5793 at page 190-210, 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 and 00/100 dollars ($225,000.00)**, with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of OBX 2025-NQM5 Trust, there will be sold at public outcry to the highest bidder for cash at the Fayette County, During the legal hours of sale before the door of the courthouse of Fayette County, Georgia, or at such place as may be lawfully designated as an alternative., within the legal hours of sale on the 12/01/2026, 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 31 OF THE 7TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AND BEING THAT PROPERTY SHOWN ON A PLAT OF SURVEY FOR "MRS. ROUNTREE" DATED MARCH 13, 1981, BY LEE ENGINEERING COMPANY, WHICH SAID PLAT IS RECORDED IN PLAT BOOK 12, PAGE 190, RECORDS OF THE CLERK OF THE SUPERIOR COURT OF FAYETTE COUNTY, GEORGIA, WHICH SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND BEING MORE PARTICULARLY DESCRIBED BY REFERENCE TO SAID PLAT AS FOLLOWS:
TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF LAND LOTS 31, 32, 33 AND 34 SAID DISTRICT, THENCE NORTH 88 DEGREES 52 MINUTES 32 SECONDS EAST ALONG THE LINE DIVIDING LOTS 31 AND 32 A DISTANCE OF 1299.4 FEET TO A POINT; THENCE NORTH 18 DEGREES50 MINUTES 45 SECONDS EAST ALONG THE CENTER OF A PUBLIC ROAD A DISTANCE OF 428.52 FEET TO A POINT; THENCE CONTINUING NORTH 12 DEGREES 25 MINUTES 37 SECONDS EAST A DISTANCE OF 80.49 FEET TO AN IRON PIN AT THE POINT OF BEGINNING, THENCE FROM THE POINT OF BEGINNING SOUTH 89 DEGREES 19 MINUTES 37.2 SECONDS WEST A DISTANCE OF 750.65 FEET TO AN IRON PIN; THENCE NORTH 0 DEGREE 08 MINUTES 54.5 SECONDS EAST A DISTANCE OF 359.53 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 50 MINUTES 47.6 SECONDS EAST A DISTANCE OF 715.51 FEET TO AN IRON PIN IN THE CENTER OF A PUBLIC ROAD; THENCE SOUTH 14 DEGREES 50 MINUTES 42 SECONDS WEST ALONG THE CENTER OF SAID PUBLIC ROAD A DISTANCE OF 10 FEET TO A POINT; THENCE SOUTH 0 DEGREES 29 MINUTES 59.3 SECONDS WEST ALONG THE CENTER OF SAID PUBLIC ROAD A DISTANCE OF 74.54 FEET TO A POINT; THENCE SOUTH 12 DEGREES 24 MINUTES 17 SECONDS EAST ALONG THE CENTER OF SAID ROAD A DISTANCE OF 131.03 FEET TO A POINT; THENCE SOUTH 3 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE CENTER OF SAID ROAD A DISTANCE OF 140.76 FEET TO AN IRON PIN AT THE POINT OF BEGINNING, CONTAINING 5.97 ACRES, ACCORDING TO SAID PLAT OF SURVEY, TOGETHER WITH ALL RIGHTS, MEMBERS AND APPURTENANCES TO THE SAID DESCRIBED PREMISES IN ANYWISE APPERTAINING OR BELONGING.
Said legal description being controlling, however the property is more commonly known as **313 NELMS RD, FAYETTEVILLE , GA 30215.**
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 PARKER MORRIS, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.
The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc , Loss Mitigation Dept., PO Box 65250 Salt Lake City, UT 84165-0250 Telephone Number: (888) 818-6032. 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.
Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of OBX 2025-NQM5 Trust as Attorney in Fact for PARKER MORRIS
THE BELOW 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.
Contact: Premium Title Services, Inc..
114 Mesa Park Drive, Suite 100,
El Paso, TX 79912
Telephone Number:
(866) 337-7097
Case No. TS No.: 2026-00100-GA-SPS
Ad Run Dates:
11/04/2026
11/11/2026
11/18/2026
11/25/2026
https://www.altisource.com/LoginPage.aspx
11/04,11,18,25

NOTICE OF SALE
GEORGIA, FAYETTE COUNTY
By virtue of a power of sale contained in that certain Deed to Secure Debt, Fixture Filing and Security Agreement from **LYNETTE ALLEN-PYE AND T. ROOSEVELT PYE to COLONY BANK**, dated March 31, 2023, and recorded in Deed Book 5604, Page 188 et seq., in the Office of the Clerk of Superior Court of Fayette County, Georgia, said Deed to Secure Debt, Fixture Filing and Security Agreement having originally been given to secure that certain Promissory Note in the original principal amount of **FOUR MILLION FIVE HUNDRED FORTY EIGHT THOUSAND AND 00/100 DOLLARS ($4,548,000.00)** of even date therewith, as well as all extensions, renewals and modifications thereof, together with any and all other indebtedness, of any type or description, then or thereafter owing by GENESIS BIRTH CONCEPTS, INC. to COLONY BANK, there will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door at Fayetteville, Fayette County, Georgia, within the legal hours of sale on the first Tuesday in December, the following described property:
All that tract or parcel of land lying and being in Land Lot 80 of the 7th District, Fayette County, Georgia, being Lot 17, Elysian Fields, as shown on Final Subdivision Plat for Elysian Fields, recorded in Plat Book 49, pages 153-159, Fayette County, Georgia Records, which plat is incorporated herein by this reference.
Tax ID#. 070907005
THE STREET ADDRESS OF THE ABOVE-DESCRIBED PROPERTY, UPON INFORMATION AND BELIEF OF COLONY BANK, ACCORDING TO THE PRESENT NUMBERING SYSTEM OF STREETS IN FAYETTE COUNTY, GEORGIA IS **220 ELYSIAN DRIVE, FAYETTEVILLE, GA 30214**.
The indebtedness secured by the aforementioned Deed to Secure Debt, Fixture Filing and Security Agreement has been and is hereby declared immediately due and payable in full because of the failure of GENESIS BIRTH CONCEPTS, INC. to maintain payments upon said indebtedness owing to the COLONY BANK in accordance with its terms. Said indebtedness remaining in default, this sale shall be made for the purpose of paying such indebtedness, as well as all expenses of this sale, including attorneys' fees.
The above-described property will be sold as the property of LYNETTE ALLEN-PYE AND T. ROOSEVELT PYE and will be sold subject to the following items which may affect the title to said property: all zoning and subdivision ordinances and/or regulations; matters which would be disclosed by an accurate survey or an inspection of the property; all real property ad valorem taxes or assessments, which may constitute liens upon said property; all liens which, under applicable law, would take priority over the Deed to Secure Debt described above; and all easements, restrictions, rights-of-way, security deeds or other encumbrances of record which have priority over the referenced Deed to Secure Debt.
To the best of the knowledge and belief of the undersigned, the party presently in possession of said property is LYNETTE ALLEN-PYE AND T. ROOSEVELT PYE, and/or a tenant or tenants.
Please be further advised that the entity which has full authority to negotiate, amend and modify all terms of your Notes, Security Deed, and related documents, is:
Colony Bank
10115 Crown Ridge Drive
Suite 103
Covington, Georgia 30014
Tel: (229) 426-6000, Ext. 6328
ATTN: Steve Herman
Please note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of such loan.
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
COLONY BANK,
as Attorney-in-Fact for
LYNETTE ALLEN-PYE AND
T. ROOSEVELT PYE
MOORE, CLARKE, DuVALL
& RODGERS, P.C.
D. BRADLEY FOLSOM
Attorneys for COLONY BANK
Post Office Box 4540
Valdosta, Georgia 31604-4540
(229) 245-7823
11/04,11,18,25

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
FAYETTE COUNTY
By virtue of a power of sale contained in a certain security deed from **Megan Elizabeth Utech to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Everett Financial, Inc. dba Supreme Lending, its successors and assigns** and recorded in Deed Book 5285, Page 367-382, Fayette County, Georgia records given to secure a note in the original amount of **$389,500.00** 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 December, 2026, to wit: December 01, 2026, the following
described property:
All that tract or parcel of land lying and being in Land Lot 60 of the 6th District of Fayette County, Georgia, being Lot 99 of Planterra Ridge Subdivision, Phase 3B2, as shown on that certain plat of said subdivision recorded in Plat Book 25, Pages 128-129, Fayette County, Georgia Records, reference to which plat is hereby made for a more accurate description of the metes and bounds of said Lot 99.
Being real property commonly known as **300 Terrane Ridge, Peachtree City, GA 30269.**
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 telephone 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:
Freedom Mortgage Corporation
951 Yamato Road, Suite 175
Boca Raton, FL 33431
1-855-690-5900
The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Freedom Mortgage Corporation to negotiate, amend, or modify the terms of the Security Deed
described herein.
Freedom Mortgage Corporation
as Attorney in Fact for Megan
Elizabeth Utech
Attorney Contact:
Tromberg, Miller, Morris & Partners, PLLC
3000 Langford Road, Building 100
Peachtree Corners, GA 30071
Phone: 404-793-1447
Fax: 404-738-1558
26-006390-GA
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
11/04,11,18,25

STATE OF GEORGIA
COUNTY OF FAYETTE
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by **GREY D. VALENTA to HOMEBANC MORTGAGE CORPORATION** in the original principal amount of **$271,200.00** dated January 26, 2005, and recorded in Deed Book 2711, Page 617, Fayette County records, said Security Deed being last transferred to U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR IN INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, IN TRUST FOR HOLDERS OF THE HOMEBANC MORTGAGE TRUST 2005-3, MORTGAGE BACKED NOTES in Deed Book 5984, Page 618, 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 12/1/2026, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 192 OF THE 4TH DISTRICT AND LAND LOT 5 OF THE 6TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 252, UNIT ELEVEN, WOODCREEK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 29, PAGES 82-84, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE
Said property being known as: **500 STONEHAVEN DR, FAYETTEVILLE, GA 30215**
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are GREY D. VALENTA 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 COMPANY,
NATIONAL ASSOCIATION,
AS TRUSTEE,
AS SUCCESSOR IN INTEREST
TO U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE, IN TRUST
FOR HOLDERS OF THE HOME-
BANC
MORTGAGE TRUST 2005-3,
MORTGAGE BACKED NOTES,
as Attorney-in-Fact for
GREY D. VALENTA
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 25-363866
11/04,11,18,25

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF FAYETTE
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt and Assignment of Rent from **Tony A. Johnson and Summer R. Johnson to Grover P. Kneece**, dated May 20, 2013, and recorded on May 22, 2013 in Deed Book 4059, Pages 338–343, in the Office of the Clerk of the Superior Court of Fayette County, Georgia (the "Security Deed"), securing a Note and Security Agreement dated May 20, 2013 in the original principal amount of **$464,121.63**, 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 the first Tuesday in December 2026, the same being December 1, 2026, the following described property:
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 33 and 34 of the 4th Land District of Fayette County, Georgia, containing 22.547 acres, on Plat of Survey for Grover P. Kneece dated 08/02/08, prepared by R.M. Boyd & Associates, R.M. Boyd, RLS #2227, and recorded in Plat Book 46, Page 21, in the Office of the Clerk of the Superior Court of Fayette County, Georgia, which plat is incorporated herein by reference.
The aforesaid property is known as **515 Bankstown Road, Brooks, GA 30205** according to the present system of numbering property in Fayette County, GA.
Together with all easements, rights, royalties, mineral, oil, and gas rights and profits, water, water rights and water stock, privileges, tenements, hereditaments, and appurtenances thereunto belonging, and all buildings, fixtures, and improvements now or hereafter located thereon, as more particularly described in the Security Deed.
The indebtedness secured by the 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 and when due. The indebtedness 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 as provided by law), as provided in the Note and the Security Deed.
The property will be sold on an "as is" basis without any representation, warranty, or recourse against the above-named secured creditor, subject to: (1) all unpaid ad valorem taxes and assessments, if any; (2) the right of redemption of any taxing authority; (3) any matters that an accurate survey or inspection of the property might disclose; and (4) all easements, restrictions, covenants, encumbrances, and matters of record superior to the Security Deed, if any.
To the best of the knowledge and belief of the undersigned, the party in possession of the property is Tony A. Johnson and Summer R. Johnson, or a tenant or tenants of the above-named parties.
The entity having full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is:
Grover P. Kneece
215 Betty Jean Lane
Brooks, GA 30205
678-414-9071
Notice has been given of the intention to collect attorney's fees in accordance with the terms of the Note and the Security Deed and the provisions of O.C.G.A. § 13-1-11.
GROVER P. KNEECE,
as Attorney-in-Fact for
Tony A. Johnson and
Summer R. Johnson
Prepared by:
John P. Joiner
Attorney for Grover P. Kneece
500 Westpark Drive,
Suite 150
Peachtree City, GA 30269
(404)926-4554
johnj@weissman.law
11/04,11,18,25

NOTICE OF SALE UNDER POWER
GEORGIA, FAYETTE COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by **Renee Mitchell Simpson to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for New American Funding, LLC, its successors and assigns dated April 27, 2023, recorded in Deed Book 5610, Page 79, Fayette County, Georgia Records, as last transferred to New American Funding, LLC f/k/a Broker Solutions, Inc. d/b/a New American Funding by assignment recorded in Deed Book 6005, Page 560, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **THREE HUNDRED EIGHTY-SEVEN THOUSAND EIGHT HUNDRED FORTY-FIVE AND 00/100 DOLLARS ($387,845.00),** 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 January, 2027, 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.
New American Funding, 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: New American Funding, LLC, 8201 North FM 620, Suite 120, Austin, TX 78726, 8008935304.
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 **365 Dominique Ct, 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.
New American Funding, LLC
as Attorney in Fact for
Renee Mitchell Simpson
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 LOTS 199 & 200 OF THE 13TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 38, SHENANDOAH ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 38, PAGES 161-166, FAYETTE COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.
CA January 5, 2027
Our file no. 26-24977GA
26-24977GA
11/18,25,12/02,09,16,23,30

## NAME CHANGE

IN THE SUPERIOR COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
In RE the name change of:
Gladys Malline
Wallace Overstreet
Petitioner
Civil Action File No:
2026V-1105
NOTICE OF PETITION TO
CHANGE NAME
Gladys Malline Wallace Overstreet filed a petition in the Fayette County Superior Court on October 28, 2026 to change the name from Gladys Malline
Wallace Overstreet to Malline W. Overstreet. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
This 28th day of October 2026.
11/04,11,18,25

IN THE SUPERIOR COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
In RE the name change of:
Kevin A Dasilva
Petitioner
Civil Action File No:
2026V-1110
NOTICE OF PETITION TO
CHANGE NAME
Kevin A Dasilva filed a petition in the Fayette County Superior Court on October 29, 2026 to change the name from Kevin A Dasilva to Kevin Allen Dasilva. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
11/04,11,18,25

IN THE SUPERIOR COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
In RE the name change of:
Jamil Abul Willis Joyner
Petitioner
Civil Action File No:
2026V-1113
NOTICE OF PETITION TO
CHANGE NAME
Jamil Abul Willis Joyner filed a petition in the Fayette County Superior Court on October 29, 2026 to change the name from Jamil Abul Willis Joyner to Jamil Abdul. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
11/04,11,18,25

IN THE SUPERIOR COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
In RE the name change of:
Cynthia Roman
Petitioner
Civil Action File No:
2026V-1114
NOTICE OF PETITION TO
CHANGE NAME
Cynthia Roman filed a petition in the Fayette County Superior Court on October 29, 2026 to change the name from Cynthia Roman to Cynthia Hart. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
11/04,11,18,25

IN THE SUPERIOR COURT
OF FAYETTE COUNTY
STATE OF GEORGIA

Legals continued page B7

Continued from page B6

In RE the name change of:
Sheria Denise McClow
Petitioner
Civil Action File No:
2026V-1137
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Sheria Denise McClow filed a petition in the Fayette County Superior Court on November 3, 2026 to change the name from Sheria Denise McClow to Sheria Denise Johnson. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
11/11,18,25, 12/02

IN THE SUPERIOR COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
In RE the name change of:
Gabrielle Victoria Von
Leonhard Rothschild
Petitioner
Civil Action File No:
2026V-1165
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Gabrielle Victoria Von Leonhard Rothschild filed a petition in the Fayette County Superior Court to change the name from Gabrielle Victoria Von
Leonhard Rothschild to Gabrielle Victoria Klinger. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
11/18,25, 12/02,09

## ABANDONED VEHICLES

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: 12/11/2026
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: 2007
Model: Fusion
Vehicle ID #:
3FAHP06Z37R259151
Vehicle License #: ABC7IW
State: GA
Magistrate Court Case #:
2026MB00191
Vehicle Make: Hyundai
Year: 2025
Model: Kona
Vehicle ID #:
KM8HB3AB5SU288393
Vehicle License #: N/A
State: GA
Magistrate Court Case #:
2026MB00190
Vehicle Make: Audi
Year: 2018
Model: Q7
Vehicle ID #:
WA1LAAF74JD038498
Vehicle License #: GNI150
State: GA
Magistrate Court Case #:
2026MB00189
11/11,18

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: 12/16/2026
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: Audi
Year: 2017
Model: Q3
Vehicle ID #:
WA1HCCFS1HR004631
Vehicle License #: CWT9598
State: GA
Magistrate Court Case #:
2026MB00195
Vehicle Make: Kia
Year: 2010
Model: Rio
Vehicle ID #:
KNADH4A39A6680177
Vehicle License #: ABF8SU
State: GA
Magistrate Court Case #:
2026MB00194
11/18,25

## PROBATE

IN THE PROBATE COURT OF
FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
KETAN GIRISHBHAI GINOYA,
DECEASED
ESTATE NO. 2026-ES-19941
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
TO: Whom it may concern:
KESHITA RAJENDRAKUMAR PATEL has petitioned to be appointed administrator of the estate of KETAN GIRISHBHAI GINOYA deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before NOVEMBER 30, 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 19th day of October 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
10/28, 11/04,11,18

IN THE PROBATE COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
DEBRA CLIMARS SCHOOLS,
ESTATE NO. 2026-ES-20022
DECEASED
PETITION FOR LETTERS OF ADMINISTRATION
NOTICETO: Any and all unknown heirs, and to whom it may concern:
JERRY RUSSELL SCHOOLS, JR., has petitioned to be appointed administrator of the estate of DEBRA CLIMARS SCHOOLS 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 DECEMBER 4, 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 26th day of October, 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
11/04,11,18,25

IN THE PROBATE COURT OF
FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF ERNESTINE DANIELS HINKSTON,
DECEASED
ESTATE NO. 2025-ES-19397
NOTICE
[For discharge from office and all liability]
IN RE: Petition for Discharge of Personal Representative
TO: GNNOMBY HINKSTON and WESLEY HINKSTON, JR. and to whom it may concern:
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before DECEMBER 7, 2026.
TO: WENDI DANIELS
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before the 30th day after OCTOBER 27, 2026 (the date of the mailing of this notice to you by certified or registered mail, return receipt requested); provided, however, that if a return receipt for such notice is actually received by the Court within such 30 days, the deadline for the filing of any objection shall be 30 days from the date of receipt shown on
such return receipt.
TO: KHALEEL JAMES HINKSTON
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before the 30th day after OCTOBER 27, 2026 (the date of the mailing of this notice to you by certified or registered mail, return receipt requested); provided, however, that if a return receipt for such notice is actually received by the Court within such 30 days, the deadline for the filing of any objection shall be 30 days from the date of receipt shown on
such return receipt.
TO: TROY DUNCAN
This is to notify you who are required to be served personally, to file an objection, if there is any, to the above-referenced petition, in this Court on or before the 30th day after the date you are personally served or sign the return receipt.
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 October 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
11/04,11,18,25

IN THE PROBATE COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
WILLIAM CARTER PITTS, II.,
ESTATE NO. 2026-ES-20024
DECEASED
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: Any and all unknown heirs, and to whom it may concern:
JAMES RONALD PITTS has petitioned to be appointed administrator of the estate of WILLIAM CARTER PITTS, II. 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 DECEMBER 4, 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 27th day of October, 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
11/04,11,18,25

IN THE PROBATE COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
IN RE:
JOHN EDWARD ROSS,
ESTATE NO. 25-19054
DECEASED
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The petition of ELAINE MARIE ROSS, for a year's support from the estate of JOHN EDWARD ROSS, 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 December 4, 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 28th day of October, 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
11/04,11,18,25

IN THE PROBATE COURT OF
FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
RICHARD HENRY OLIVAS,
DECEASED
ESTATE NO. 2025-ES-20029
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: WHOM IT MAY CONCERN
JOSEPHINE OLIVAS, has petitioned to be appointed administrator of the estate of RICHARD HENRY OLIVAS deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/ or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before DECEMBER 4, 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 29TH day
of October 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
11/04,11,18,25

IN THE PROBATE COURT OF
FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
CHRIS ALLEN MARTIN,
DECEASED
ESTATE NO. 2026-ES-20031
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: ANY UNKNOWN HEIRS
and to whom it may concern: Emily Ruth Martin has petitioned to be appointed Administrator of the estate of Chris Allen Martin deceased, of said County. (The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before December 4th, 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.
Angela Landgaard
Judge of the Probate Court
Riley Skiff
Clerk of the Probate Court
1 Center Dr. Fayetteville, GA 30214
Address
770-716-4284
Telephone Number
11/04,11,18,25

IN THE PROBATE COURT OF
FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
MARTHA CHRISTINE ATHA,
DECEASED
ESTATE NO. 2026-ES-20037
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: Any Unknown Heirs and
to whom it may concern:
Cindy Christine Mercer has petitioned to be appointed Administrator of the estate of Martha Atha, deceased, of said County. (The Petitioner has also applied for waiver of bond and/ or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before December 3rd, 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.
Angela Landgaard
Judge of the Probate Court
Riley Skiff
Clerk of the Probate Court
1 Center Drive
Fayetteville, GA 30214
Address
770-716-4284
Telephone Number
11/11,18,25, 12/2

IN THE PROBATE COURT OF
FAYETTE COUNTY
STATE OF GEORGIA
IN RE:
STEPHEN LAMAR BRYANT,
DECEASED
ESTATE NO. 2026-ES-20044
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
TO: WHOM IT MAY CONCERN
The petition of DIXON BANKS BRYANT for a Year's Support from the estate of STEPHEN LAMAR BRYANT, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, or before, DECEMBER 11, 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 4th day of November 2026.
ANGELA LANDGAARD
Judge of the Probate Court
By: MELISSA L. HAAS
Clerk of the Probate Court
1 CENTER DRIVE
FAYETTEVILLE, GA 30214
Address
770-716-4221
Telephone Number
11/11,18,25, 12.02

IN THE PROBATE COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
ROBERT LOUIS MCDONALD,
ESTATE NO. 25-ES-19285
DECEASED
NOTICE
[For discharge from office and all liability]
IN RE: Petition for Discharge of Personal Representative
TO:All and singular the heirs of said decedent,)(the beneficiaries under the will,) and to whom it may concern:
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before DECEMBER 18, 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 is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before DECEMBER 18, 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 30th day of October 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
11/04,11,18,25

IN THE PROBATE COURT OF
FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
JAMES ALLEN MCCLENDON,
ESTATE NO. 2026-ES-20032
DECEASED
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: ANY UNKNOWN HEIRS
and to whom it may concern: Jeffrey Allen McClendon has petitioned to be appointed Administrator of the estate of James Allen McClendon deceased, of said County. (The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before December 4th, 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.
Angela Landgaard
Judge of the Probate Court
Riley Skiff
Clerk of the Probate Court
1 Center Dr. Fayetteville, GA 30214
Address
770-716-4284
Telephone Number
11/04,11,18,25

IN THE PROBATE COURT OF
FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
WILLIAM CARTER PITTS, II.,
ESTATE NO. 2026-ES-20024
DECEASED
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: Any and all unknown heirs, and to whom it may concern:
JAMES RONALD PITTS has petitioned to be appointed administrator of the estate of WILLIAM CARTER PITTS, II. 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 DECEMBER 4, 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 19th day of October 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
10/28, 11/04,11,18

IN THE PROBATE COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
DEBRA CLIMARS SCHOOLS,
ESTATE NO. 2026-ES-20022
DECEASED
PETITION FOR LETTERS OF ADMINISTRATION
NOTICETO: Any and all unknown heirs, and to whom it may concern:
JERRY RUSSELL SCHOOLS, JR., has petitioned to be appointed administrator of the estate of DEBRA CLIMARS SCHOOLS 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 NOVEMBER 30, 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 12th day of November 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
11/18

## MISCELLANEOUS

Notice of Organization
Notice is hereby given that articles of Organization, which organizes Real People Records LLC, have been delivered to the Secretary of State for filing in accordance with the Georgia Limited Liability Company Act. The initial registered office of the company is located at 390 Broadmoor Drive, Fayetteville, GA, and its initial registered agent at such address is Element CPA PC.
11/11,18

Advertisement
Peachtree City Airport Authority
Peachtree City, Georgia
Atlanta Regional Airport –
Falcon Field
Airport Consulting Services –
Engineering Services
The Peachtree City Airport Authority located in Peachtree City, Georgia requests "Statements of Qualifications" from qualified firms to engage in services of a consulting firm for engineering services in connection with the Airport Capital Improvement Plan at Atlanta Regional Airport – Falcon Field. Notices of Requests for Statements of Qualifications will only be provided to consulting firms that are currently Area Classes No. 2.09 Aviation Design, No. 8.02 Airport Construction Administration and Observation, and No. 2.09b Airport Design – Electrical. The complete Request for Qualifications may be obtained by sending an email with subject name "REQUEST FOR QUALIFICATIONS" to hope@kffc.org. This is NOT a request for a priced proposal. Statements must be sealed, delivered via mail or in person, and marked "Airport Consulting Engineering Services Areas 2.09, 2.09b, and 8.02" on the outside of the envelope. Statements of Qualifications must be received at Atlanta Regional Airport – Falcon Field, 7 Falcon Drive, Peachtree City, GA 30269 by no later than 12:00 p.m. on December 16, 2026. Late responses will not be considered.
11/18,25,12/02,09

Advertisement
Peachtree City Airport Authority
Peachtree City, Georgia
Atlanta Regional Airport –
Falcon Field
Airport Consulting Services-
Planning Services
The Peachtree City Airport Authority located in Peachtree City, Georgia requests "Statements of Qualifications" from qualified firms to engage in services of a consulting firm for planning services in connection with the Airport Capital Improvement Plan at Atlanta Regional Airport – Falcon Field. Notices of Requests for Statements of Qualifications will only be provided to consulting firms that are currently prequalified with the GDOT in Area Classes 1.08 Airport Master Planning. The complete Request for Qualifications may be obtained by sending an email with subject name "REQUEST FOR QUALIFICATIONS" to hope@kffc.org. This is NOT a request for a priced proposal. Statements must be sealed, delivered via mail or in person, and marked "Airport Consulting Engineering Services Area 1.08" on the outside of the envelope. Statements of Qualifications must be received at Atlanta Regional Airport – Falcon Field, 7 Falcon Drive, Peachtree City, GA 30269 by no later than 12:00 p.m. on December 16, 2026. Late responses will not be considered.
11/18,25,12/02,09

## NOTICE DEBTORS AND CREDITORS

NOTICE TO DEBTORS
AND CREDITORS
State of Georgia
County of Fayette
In Re: Estate of
Mark Andrew Klinkerfuss
All creditors of the estate of Mark Andrew Klinkerfuss deceased, late of Fayette County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to, Kathleen Ludwig, Administrator of the Estate of Mark Andrew Klinkerfuss, deceased.
Administrator/Executor Name(s):
Kathleen Ludwig
Administrator/Executor Address:
256 Porter Road
Fayetteville, GA 30215
10/28, 11/04,11,18

Notice to Debtors and Creditors
All creditors of the estate of Wendy Bourton Mappus 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 20th day of October, 2026
Name: Nora Jane Harman
Title: Executor
Address: 222 Terrane Ridge,
Peachtree City, GA 30269
10/28, 11/04,11,18

NOTICE TO DEBTORS
AND CREDITORS
Estate 2026-ES-19907
All debtors and creditors of the Estate of Betty Mayfield Shuler, 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,
Thomas Joel Shuler,
Executor,
115 Arlington Trace
Fayetteville, GA 30215
10/28,11/04,11,18

Notice to Debtors and Creditors
All creditors of the estate of June Elaine Eazzetta 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 21st day of October, 2026
Name: Janell Heinssen
Title: Executor
Address: 150 Asbury Way,
Fayetteville, Georgia 30215
10/28,11/04,11,18

Notice to Debtors and Creditors
All creditors of the estate of Kaye Frances Fogg 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 21st day of October, 2026
Name: Patricia A, Kirkland
Title: Executor
Address: P.O. Box 1084,
Fayetteville, GA 30214
10/28, 11/04,11,18

Notice to Debtors and Creditors
All creditors of the estate of ANN OBIE SAPP A/K/A OBIE LOU SAPP & OBIE B. SAPP 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 28th day of October, 2026
Name: deAndrade Law Firm
Address: Two Ravinia Drive, Ste 1530, Atlanta, Georgia 30346
10/28, 11/04,11,18

Notice to Debtors and Creditors
All creditors of the estate of Donnie Owen Haddix 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 22nd day of October, 2026
Name: Cathy Kay Haddix
Title: Executor
Address: 7 Dover Trail, Peachtree City, Georgia 30269
10/28, 11/04,11,18

NOTICE TO DEBTORS
AND CREDITORS
All creditors of the estate of Frances LaVerne Edberg, 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.
Malynda C. Hooper, Esq.
Warner, Hooper & Ramsey
101 World Drive - Suite 325
Peachtree City, Georgia 30269
Stephan Edmond Klamke,
Executor
Estate of Frances LaVerne Edberg
105 Cottonwood Circle
Peachtree City, Georgia 30269
11/04,11,18,25

Notice to Debtors and Creditors
All creditors of the estate of Ellen Yvonne Ewell 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 October, 2026
Name: William Ewell
Title: Administrator
Address: 210 Nix Court,
Fayetteville, GA 30214
11/04,11,18,25

Notice to Debtors and Creditors
All creditors of the estate of Philip James Stackhouse, Jr. 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 October, 2026
Name: David Joseph Hayes
Title: Executor
Address: 180 Rehobeth Way,
Fayetteville, Georgia 30214
11/04,11,18,25

Notice to Debtors and Creditors
2026-ES-20002
All creditors of the estate of Maureen Lennon 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.
Michael Lennon
Title: Executor
140 Triple Crown Pointe
Fayetteville, GA 30215
11/04,11,18,25

STATE OF GEORGIA
FAYETTE COUNTY
NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF
Thomas Grover McClendon
All creditors of the estate of
Thomas Grover McClendon, 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.
Catherine M. James,
Executor of the Estate of
Thomas Grover McClendon
345 Stayman Park
Fayetteville, GA 30215

Legals continued page B8

Continued from page B7

11/04,11,18,25

NOTICE TO DEBTORS
AND CREDITORS
All creditors of the Estate of JERALD BURLEIGH MARVIN and SUZANNE GERALDINE MARVIN, 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 payment to the undersigned.
This 29 day of October, 2026.
Lyndsay Suzanne LaGanke
Executor of the Estate of
Jerald Burleigh Marvin and
Suzanne Geraldine Marvin
339 Walnut Grove Road
Peachtree City, GA 30269
11/04,11,18,25

Notice to Debtors and Creditors
All creditors of the estate of William Ray Mitchell, Sr. 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 5th day of November, 2026

Name: Patricia Minor
Title: Executor
Address: 125 Lake Circle Drive,
Fayetteville, Georgia 30215
11/11,18,25,12/02

Notice to Debtors and Creditors
State of Georgia
County of Fayette
In Re: Estate of Glenda
Smith Maxwell
All creditors of the estate of Glenda Smith Maxwell deceased, late of Fayette County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to Eric K. Maxwell, Executor/Administrator of the Estate of Glenda Smith Maxwell deceased.
Executor/Administrator Name:
Eric K. Maxwell.
Executor/Administrator
Address: 315 Prime Point,
Suite B, Peachtree City, GA 30269
11/11,18,25, 12/2

Notice to Debtors and Creditors
State of Georgia
County of Fayette
In Re: Estate of Jasper
Monroe Maxwell
All creditors of the estate of Jasper Monroe Maxwell deceased, late of Fayette County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to Eric K. Maxwell, Executor/Administrator of the Estate of Jasper Monroe Maxwell deceased.
Executor/Administrator Name:
Eric K. Maxwell.
Executor/Administrator
Address: 315 Prime Point,
Suite B, Peachtree City, GA 30269
11/11,18,25, 12/2

STATE OF GEORGIA
FAYETTE COUNTY
NOTICE TO DEBTORS AND
CREDITORS
IN RE: ESTATE OF
Nancy Ann Trammell
All creditors of the estate of Nancy Ann Trammell, 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.
Roxianne Trammell Waters,
Executor of the Estate of
Nancy Ann Trammell
438 Rivers Road
Fayetteville, GA 30214
11/11,18,25,12/02

STATE OF GEORGIA
FAYETTE COUNTY
NOTICE TO DEBTORS AND
CREDITORS
IN RE: ESTATE OF
Russell Anders Hamner
All creditors of the estate of Russell Anders Hamner, 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.
Helen Kay Cox,
Executor of the Estate of
Russell Anders Hamner
4290 Berkeley South Ct
Duluth, GA 30096
11/11,18,25,12/02

Notice to Debtors and Creditors
All creditors of the estate of Lois D'Andrea 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 11th day of November, 2026
Name: John A. D'Andrea
Title: Executor
Address: 417 Padgett Road,
Senoia, GA 30276
11/18,25,12/02,09

NOTICE TO DEBTORS
AND CREDITORS
IN RE: ESTATE OF
PAULINE ELIZABETH KING
All creditors of the estate of PAULINE ELIZABETH KING 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.
Larry Clayton King, Administrator
of the Estate of
PAULINE ELIZABETH KING
550 Avon Drive
Fayetteville, GA 30214
11/18,25, 12/02,09

NOTICE TO DEBTORS
AND CREDITORS
All creditors of the estate of Virginia Lee DeSelms, 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.
Malynda C. Hooper, Esq.
Warner, Hooper & Ramsey
101 World Drive - Suite 325
Peachtree City, Georgia 30269
Teddy Edward DeSelms, Executor
Estate of Virginia Lee DeSelms
74 Sandchase Circle
Inlet Beach, Florida, 32361
11/18,25, 12/02,09

NOTICE TO DEBTORS
AND CREDITORS
All creditors of the estate of Sarah Anne Overlander, 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.
Malynda C. Hooper, Esq.
Warner, Hooper & Ramsey
101 World Drive - Suite 325
Peachtree City, Georgia 30269
Craig Michael Overlander,
Executor
Estate of Sarah Anne Overlander
84 Bittersweet Lane
New Canaan, Connecticut 06840
11/18,25, 12/02,09

Notice to Debtors and Creditors
All creditors of the estate of Nathan Napoleon Hill, Sr. 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 13th day of November, 2026
Name: Nathan Napoleon Hill Jr.
Title: Administrator
Address: 120 Pointer Ridge Trail,
Fayetteville, GA 30214
1118,25,12/02,09

NOTICE TO DEBTORS
AND CREDITORS
All creditors of the estate of Ioakim A. Haldopoulos, deceased, late of Fayette County, Georgia, are hereby notified to render an account of their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.
This 18th day of November 2026.
Kimberly Ford Haldopoulos
Executrix of the Estate of
Ioakim A. Haldopoulos,
deceased
234 Newport Drive
Peachtree City, GA 30269
Laura French, J.D.,
Runway Cowork,
196 Alps Road,
Beechwood Ste 70,
Athens, GA 30606
11/25,12/02,09,16

## SUPERIOR COURT OF FAYETTE COUNTY

IN THE SUPERIOR COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
Eric Munsen
Petitioner
v.
Eyleen Munsen
Respondent
Civil action file #:
2026V-0899
NOTICE OF PUBLICATION
By order of publication dated 7th October, 2026, you are hereby notified that on the 1st day of September, 2026, Eric Munsen filed suit against you for divorce.
You are required to file with the clerk of the superior court and to serve upon petitioner, at the Law Office of Caroline Pineres, 1875 Old Alabama Road, Unit 1310, Roswell, GA 30076 an answer in writing within sixty (60) days of the date of the order of publication.
Witness the Honorable
Benjamin D Coker
of this Superior Court.
This the 21st day of October, 2026.
10/28, 11/04,11,18

IN THE SUPERIOR COURT
OF FAYETTE COUNTY
State of Georgia
M&T Bank
Plaintiff
vs.
Odette T Shirley,
The United States of America
and
Sutherland Farms Community
Association of
Fayette County, Inc.
Defendants
Civil action file no:
2026V-0885
To: Odette T Shirley
L/K/A 200 Diana Dr
Fayetteville, GA 30215
AMENDED NOTICE OF
SERVICE BY PUBLICATION
The above-styled action regarding property commonly known as 200 Diana Dr, Fayetteville, GA 30215, was filed against you by plaintiff via that certain complaint for judicial foreclosure filed on August 26, 2026. By order granting motion for service by publication entered on October 26, 2026, this court ordered that service of process upon you be had by publication as provided by law. You are hereby required to file with the clerk of this court and to serve upon plaintiff's attorney, Joy Lynn Kundawala, at McCalla Raymer Leibert Pierce, LLP, 1544 Old Alabama Rd, Roswell, GA 30076, an answer to plaintiff's complaint for judicial foreclosure within sixty (60) days from the date of the order for publication as set forth above.
This 29th day of October, 2026.
11/04,11,18,26

## TRADE NAME APPLICATION

APPLICATION TO
REGISTER A BUSINESS
UNDER A TRADE NAME
STATE OF GEORGIA,
COUNTY OF FAYETTE
2026TR-0218
The undersigned hereby certifies that they are conducting a business in the City of Tyrone, County of FAYETTE at
Physical Address:
42 Carriage Oaks Dr
Tyrone, GA, 30290
In the State of Georgia, under the name: Design My Backyard and the nature of the business is General Construction, and that said business is composed of the following corporation:
Innovative Construction
And Real Estate LLC
42 Carriage Drive
Tyrone, GA, 30290
11/11,18

APPLICATION TO REGISTER A
BUSINESS TO BE CONDUCTED
UNDER A TRADE NAME.
State of Georgia County of Fayette
2026TR-0227
The undersigned hereby certifies that it is conducting a business in the City of Fayetteville, County of Fayette, State of Georgia at physical address: 135 Bethea Road, Fayetteville, GA 30214 in the state of Georgia under the name: Southside Furniture Outlet and that the nature of the business is retail sales of liquidated/used furniture and that said business is composed of the following corporation/LLC:
Green House Enterprise LLC
228 Busbin Road
Fayetteville, GA 30215
11/11,18

APPLICATION TO REGISTER A
BUSINESS TO BE CONDUCTED
UNDER A TRADE NAME.
State of Georgia County of Fayette
2026TR-0222
The undersigned hereby certifies that it is conducting a business in the City of Fayetteville, County of Fayette, State of Georgia at physical address: 1572 Hwy 85 N, Suite 331, Fayetteville, GA 30214 in the state of Georgia under the name: The JV Experience and that the nature of the business is hair salon providing hair styling, hair extensions and hair care and that said business is composed of the following corporation/LLC:
The JV Experience
1572 Hwy 85 N, Suite 331
Fayetteville, GA 30214
11/11,18

APPLICATION TO REGISTER A
BUSINESS TO BE CONDUCTED
UNDER A TRADE NAME.
State of Georgia County of Fayette
2026TR-0223
The undersigned hereby certifies that it is conducting a business in the City of Fayetteville, County of Fayette, State of Georgia at physical address: 125 Whitman Grove, Fayetteville, GA 30215 in the state of Georgia under the name: Mayowa OPEX and that the nature of the business is operations, inventory, logistics and supply chain consulting and that said business is composed of the following corporation/LLC:
Mayowa Performance Solutions LLC
125 Whitman Grove
Fayetteville, GA 30215
11/11,18

APPLICATION TO REGISTER A
BUSINESS TO BE CONDUCTED
UNDER A TRADE NAME.
State of Georgia County of Fayette
2026TR-0224
The undersigned hereby certifies that it is conducting a business in the City of Fayetteville, County of Fayette, State of Georgia at physical address: 1924 Highway 85, Suite 104, Jonesboro, GA 30238 in the state of Georgia under the name:Southern Cellar & Cigar and that the nature of the business is retail grocery, general merchandise, alterations, personal services, printing, copying, fax and notary and that said business is composed of the following corporation/LLC:
ABV Investments LLC
1924 Highway 85
Jonesboro, GA 30238
11/11,18

APPLICATION TO REGISTER A
BUSINESS TO BE CONDUCTED
UNDER A TRADE NAME.
State of Georgia County of Fayette
2026TR-0225
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: 107 Grenoble Rd, Peachtree City, GA 30269 in the state of Georgia under the name: Handy Girl and that the nature of the business is home maintenance and repair and that said business is composed of the following person:
Chris English
107 Grenoble Rd
Peachtree City, GA 30269
11/11,18

APPLICATION TO REGISTER A
BUSINESS TO BE CONDUCTED
UNDER A TRADE NAME.
State of Georgia County of Fayette
2026TR-0221
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: 109 Lexington Pass, Peachtree City, GA 30269 in the state of Georgia under the name: Faith Outreach Church International and that the nature of the business is religious ministry providing worship services, Christian education, evangelism, community outreach and related church activities and that said business is composed of the following person:
Adam L Morrison IV
Nervia Morrison
109 Lexington Pass
Peachtree City, GA 30269
11/11,18

APPLICATION TO REGISTER A
BUSINESS TO BE CONDUCTED
UNDER A TRADE NAME.
State of Georgia County of Fayette
2026TR-0226
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: 401 Westpark Court, Suite 200, Peachtree City, GA 30269 in the state of Georgia under the name: MHill Solutions and that the nature of the business is healthcare market research, commercial insights and strategic advisory consulting and that said business is composed of the following corporation/LLC:
Michelle Hill, LLC
401 Westpark Court, Suite 200
Peachtree City, GA 30269
11/11,18

APPLICATION TO REGISTER A
BUSINESS TO BE CONDUCTED
UNDER A TRADE NAME.
State of Georgia County of Fayette
2026TR-0228
The undersigned hereby certifies that it is conducting a business in the City of Fayetteville, County of Fayette, State of Georgia at physical address: 2708 Hwy 92 S Fayetteville, GA 30215 in the state of Georgia under the name: County Line Country Store and that the nature of the business is gasoline station with convenience store and that said business is composed of the following corporation/LLC:
Countywide Store Inc
2708 Hwy 92 S
Fayetteville, GA 30215
11/18,25

APPLICATION TO REGISTER A
BUSINESS TO BE CONDUCTED
UNDER A TRADE NAME.
State of Georgia County of Fayette
2026TR-0229
The undersigned hereby certifies that it is conducting a business in the City of Fayetteville, County of Fayette, State of Georgia at physical address: 500 Lanier Ave W, Ste 902, Fayetteville, GA 30214 in the state of Georgia under the name: LBH Business Advisor and Tax Consultants, and that the nature of the business is accounting, tax and payroll services and that said business is composed of the following corporation/LLC:
Lazo & Associated Tax Group LLC
500 Lanier Ave W Ste 902
Fayetteville, GA 30214
11/25,12/02

APPLICATION TO REGISTER A
BUSINESS TO BE CONDUCTED
UNDER A TRADE NAME.
State of Georgia County of Fayette
2026TR-0231
The undersigned hereby certifies that it is conducting a business in the City of Fayetteville, County of Fayette, State of Georgia at physical address: 1050 Wedgewood Drive Fayetteville, GA 30214 in the state of Georgia under the name: Momma D's Bakery and that the nature of the business is cottage bakery and that said business is composed of the following corporation/LLC:
Danielle M. Prusoff LLC
1050 Wedgewood Drive
Fayetteville, GA 30214
11/18,25

APPLICATION TO REGISTER A
BUSINESS TO BE CONDUCTED
UNDER A TRADE NAME.
State of Georgia County of Fayette
2026TR-0230
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: 101 Tivoili Gardens Road, Suite C, Peachtree City, GA 30269 in the state of Georgia under the name: The Jazz Burger and that the nature of the business is food truck/trailer and that said business is composed of the following corporation/LLC:
Jason Bitten, Owner
156 Terrane Ridge
Peachtree City, GA 30269
11/18,25

## PUBLIC AUCTION

Notice of Enforcement of lien
without judicial intervention.
The contents of the listed leased space(s) located at Ms. Lillian's Self-Storage, 127 Commerce St, Fayetteville, GA 30214 will be placed for Public Auction and Sale to the highest bidder to be held online at www.storageauctions.com on December 16th, 2026, bidding ends at 10:00AM. $50 refundable deposit required on each winning bid. Units may include: Furniture, Antiques, Electronics, Household items, Office items, Clothes, Toys, Baby items, Tools, Automobiles, Trailers, etc. The units, description, and names are;
5, 10x10, Kellen Thomas.
11/11,18

NOTICE OF LIEN SALE
Notice is hereby given that a public auction will be held by competitive bid on www.storageauctions.net on 12.4.26 at 11:00AM to satisfy the Lien on the property stored at Store Here Self Storage at
126 Huddleston Rd
Peachtree City GA 30269. In the units listed. Tenants may have notated the inventories listed at the time of rental. Landlord makes no representation or warranty that the units contain said inventories.
#063/096-James Hale,
Household, Misc. Items
#008- Brittany Williams,
Household Items
#012 William Hubbs,
Household Items
#328 Lasundra Mizell,
Household Items
#051 Paul Conner,
Household Items
All units must be paid for at the time of the sale. Credit cards and Money Orders will be the only forms of payment accepted. No checks or Cash. No one under the age of 18 is allowed to attend the sale. Each person attending must agree to follow all Rules and Regulations of the sale. The landlord reserves the right to bid at the sale. All purchased goods are sold "as is" and must be removed by 5:00 p.m. on the day following the sale.
Buyers must provide a current, original or a photocopy of their original resale permit at the time of sale in lieu of sales tax. This sale is subject to cancellation in the event of settlement between landlord and obligated party.
11/18

## CORPORATE NAME CHANGE

NOTICE OF CORPORATE
NAME CHANGE
Notice is given that Articles of Amendment which will change the name of the corporation Kerri Thompson Real Estate, Inc. to Lamb Property Co., Inc, will be delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. (O.C.G.A Section 14-2-1006.1)
The registered office of the corporation will be 777 McBride Road, Fayetteville, Fayette County, Georgia 30215 and the initial Registered Agent at such address is Kerri Lamb.
11/11,18