

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 **Yosef Lew to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for CB Financial, Inc., its successors and assigns dated August 8, 2012, and recorded in Deed Book 3932, Page 141, as last modified in Deed Book 4603, Page 93, Fayette County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Quick-en Loans, Inc. securing a Note in the original principal amount of **\$389,900.00**, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, November 3, 2026, during the legal hours of sale, before the Court-house 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 135 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 33, OF MAPLE SHADE SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 37, PAGES 189-192, AS REVISED IN PLAT BOOK 38, PAGES 26-29, PLAT BOOK 41, PAGE 31, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.
Said property is known as **219 Kelvington Way, Peachtree City, GA 30269**, 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 Shternie Suzi Lew, successor in interest or tenant(s).
Rocket Mortgage, LLC
as Attorney-in-Fact for
Yosef Lew
File no. 26-084875
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

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
GEORGIA, FAYETTE COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by **Victoria Denise Diaz to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for A&D Mortgage LLC, a Florida Limited Liability Company, its successors and assigns dated October 13, 2021, recorded in Deed Book 5385, Page 379, Fayette County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of Imperial Fund Mortgage Trust 2021-NQM4 by assignment recorded in Deed Book 5687, Page 596, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **SIX HUNDRED EIGHTY-THREE THOUSAND ONE HUNDRED AND 00/100 DOLLARS (\$683,100.00)**, 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 November, 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.
Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of Imperial Fund Mortgage Trust 2021-NQM4 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: A&D Mortgage, LLC, 899 W Cypress Creek Rd, Fort Lauderdale, FL 33309, 1-855-235-6267.
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 Stonington Dr, 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.

not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.
*The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable.
Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of Imperial Fund Mortgage Trust 2021-NQM4 as Attorney in Fact for
Victoria Denise Diaz
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 101 AND 102 OF THE 7TH DISTRICT OF FAYETTE COUNTY, GEORGIA AND BEING KNOWN AS LOT 8, BLOCK 1, STONEY BROOK PLANTATION, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 13, PAGE 42, FAYETTE COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" REBAR SET ON THE NORTHERLY RIGHT OF WAY OF STONINGTON DRIVE (50 FOOT RIGHT OF WAY) WHICH REBAR IS LOCATED 1011.08 FEET EASTERLY ALONG THE NORTHERLY RIGHT OF WAY OF STONINGTON DRIVE FROM THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF VANDERWALL WITH THE NORTHERLY RIGHT OF WAY OF STONINGTON DRIVE; RUNNING THENCE NORTH 01 DEGREE 26 MINUTES 01 SECONDS EAST, A DISTANCE OF 379.97 FEET TO A 5/8" REBAR SET; RUNNING THENCE SOUTH 82 DEGREES 52 MINUTES 02 SECONDS EAST, A DISTANCE OF 84.53 FEET TO A 5/8" REBAR FOUND; RUNNING THENCE SOUTH 60 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 110.07 FEET TO A 1/2" REBAR SET; RUNNING THENCE SOUTH 69 DEGREES 25 MINUTES 47 SECONDS EAST, A DISTANCE OF 53.14 FEET TO A 5/8" REBAR FOUND; RUNNING THENCE SOUTH 13 DEGREES 06 MINUTES 25 SECONDS WEST, A DISTANCE OF 183.67 FEET TO A 1/2" REBAR SET; RUNNING THENCE SOUTH 32 DEGREES 36 MINUTES 21 SECONDS WEST, A DISTANCE OF 87.71 FEET TO A 1/2" REBAR SET ON THE NORTHERLY RIGHT OF WAY OF STONINGTON DRIVE; RUNNING THENCE NORTH 55 DEGREES 06 MINUTES 48 SECONDS WEST, A DISTANCE OF 33.69 FEET TO A POINT; CONTINUING THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY RIGHT OF WAY LINE OF STONINGTON DRIVE, AND FOLLOWING THE CURVATURE THEREOF, AN ARC DISTANCE OF 92.86 FEET TO A 1/2" REBAR SET AND THE POINT OF BEGINNING (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 68 DEGREES 09 MINUTES 19 SECONDS WEST, A CHORD DISTANCE OF 92.05 FEET), AND BEING SHOWN ON SURVEY FOR PARKER S. WRIGHT AND ROX-ANA G. WRIGHT BY PEARSON & ASSOCIATES, INC., MARK A. BUCKNER, REGISTERED LAND SURVEYOR, DATED JULY 22, 1992.
JD November 3, 2026
Our file no. 24-15776GA
10/07,14,21,28
NOTICE OF SALE UNDER POWER
GEORGIA, FAYETTE COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by **Adam Moore and Donna Moore to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for Advisors Mortgage Group, LLC, its successors and assigns dated March 8, 2021, recorded in Deed Book 5232, Page 609, Fayette County, Georgia Records, as last transferred to Rocket Mortgage, LLC by assignment recorded in Deed Book 5996, Page 350, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **TWO HUNDRED SEVEN THOUSAND TWO HUNDRED AND 00/100 DOLLARS (\$207,200.00)**, 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 November, 2026, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale,

as provided in the Security Deed and by law which includes, but is not limited to, attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence.
Rocket Mortgage, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
Upon information and belief, said property is more commonly known as **205 Deer Trail, 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.
Rocket Mortgage, LLC
as Attorney in Fact for
Adam Moore and Donna Moore
McCalla Raymer
Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 154 OF THE 5TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 1, BLOCK "B", SECTION II OF BLAKELEY WOODS SUBDIVISION, AS PER PLAT RECORD IN PLAT BOOK 5, PAGE 68, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS SPECIFICALLY INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.
KR November 3, 2026
Our file no. 26-24613GA
10/07,14,21,28
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 **Pamela M. Funderburk and Easter A. Thomas to Mortgage Electronic Registration Systems, Inc.**, as nominee for Homestar Financial Corp, dated March 1, 2023 and recorded on March 6, 2023 in Deed Book 5593, Page 113, 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 **Four Hundred Twenty-Seven Thousand Five Hundred and 00/100 dollars (\$427,500.00)** with interest thereon as provided therein, as last transferred to Rocket Mortgage, LLC by assignment recorded at Book 5975, Page 464, 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 November, 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 250 OF THE 13TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING LOT 3 OF BLOCK A, COUNTRY MANOR, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 202, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FAYETTE COUNTY, GEORGIA, SAID PLAT BEING MADE A PART HEREOF BY REFERENCE.SUBJECT TO THAT CERTAIN RIGHT OF WAY DEED BETWEEN CLIFFORD EUGENE HEFNER, JR. AND DEPARTMENT OF TRANSPORTATION, FILED FEBRUARY 4,1991 IN DEED BOOK 639, PAGE 421, FAYETTE COUNTY, GEORGIA RECORDS.SUBJECT TO ALL COVENANTS, CONDITIONS, ZONING ORDINANCES, RE-

the legal hours of sale on the first Tuesday in November, 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 250 OF THE 13TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING LOT 3 OF BLOCK A, COUNTRY MANOR, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 202, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FAYETTE COUNTY, GEORGIA, SAID PLAT BEING MADE A PART HEREOF BY REFERENCE.SUBJECT TO THAT CERTAIN RIGHT OF WAY DEED BETWEEN CLIFFORD EUGENE HEFNER, JR. AND DEPARTMENT OF TRANSPORTATION, FILED FEBRUARY 4,1991 IN DEED BOOK 639, PAGE 421, FAYETTE COUNTY, GEORGIA RECORDS.SUBJECT TO ALL COVENANTS, CONDITIONS, ZONING ORDINANCES, RESTRICTIONS, AND EASEMENTS OF RECORD.
Said property may more commonly be known as **909 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 Nationstar Mortgage, LLC, c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Dallas, TX 75019, 1-888-480-2432.
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 _ Easter A. Thomas, Pamela M. Funderburk 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.
Rocket Mortgage, LLC as Attorney-in-Fact for Pamela M. Funderburk and Easter A. Thomas
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Ad Run Dates: 10/07/2026 ,10/14/2026 ,10/21/2026 ,10/28/2026 ;
Case #: 26-015573-1
10/07,14,21,28
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 **Pamela M. Funderburk and Easter A. Thomas to Mortgage Electronic Registration Systems, Inc.**, as nominee for Homestar Financial Corp, dated March 1, 2023 and recorded on March 6, 2023 in Deed Book 5593, Page 113, 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 **Four Hundred Twenty-Seven Thousand Five Hundred and 00/100 dollars (\$427,500.00)** with interest thereon as provided therein, as last transferred to Rocket Mortgage, LLC by assignment recorded at Book 5975, Page 464, 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 November, 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 250 OF THE 13TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING LOT 3 OF BLOCK A, COUNTRY MANOR, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 202, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FAYETTE COUNTY, GEORGIA, SAID PLAT BEING MADE A PART HEREOF BY REFERENCE.SUBJECT TO THAT CERTAIN RIGHT OF WAY DEED BETWEEN CLIFFORD EUGENE HEFNER, JR. AND DEPARTMENT OF TRANSPORTATION, FILED FEBRUARY 4,1991 IN DEED BOOK 639, PAGE 421, FAYETTE COUNTY, GEORGIA RECORDS.SUBJECT TO ALL COVENANTS, CONDITIONS, ZONING ORDINANCES, RE-

STRICTIONS, AND EASEMENTS OF RECORD.
Said property may more commonly be known as **909 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 Nationstar Mortgage, LLC, c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Dallas, TX 75019, 1-888-480-2432.
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 _ Easter A. Thomas, Pamela M. Funderburk 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.
Rocket Mortgage, LLC as Attorney-in-Fact for Pamela M. Funderburk and Easter A. Thomas
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Case #: 26-015573-1
10/07,14,21,28
STATE OF GEORGIA
COUNTY OF FAYETTE
NOTICE OF SALE
Pursuant to the Order of the Superior Court of Fayette, GA dated August 7, 2026 in the matter of PRIMELENDING, A PLAINSCAPITAL COMPANY vs. JUSTIN M. GREENE AND THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; Civil Action 2025V-1033, which inter alia, forecloses the right to redemption in the Security Deed executed by **JUSTIN M. GREENE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, AS GRANTEE, AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS in the original principal amount of **\$598,951.00** dated October 16, 2024, and recorded in Deed Book 5770, Page 704, Fayette County records, said Security Deed being last transferred to PRIMELENDING, A PLAINSCAPITAL COMPANY in Deed Book 5865, Page 68, Fayette County records, the undersigned as authorized by said Court Order, 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 11/3/2026, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 4TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING 5.01 ACRES, PER SURVEY PREPARED FOR JOHN BULLARD BY C.E. LEE, REGISTERED LAND SURVEYOR, DATED OCTOBER 18, 1985, AND RECORDED IN PLAT BOOK 28, PAGE 52, RECORDS OF FAYETTE COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.
Said property being known as: **252 CHAPPELL RD, FAYETTEVILLE, GA 30215**
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are JUSTIN M. GREENE or tenant(s). 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 any superior security deeds or matters of record.
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 Order to foreclose.
No representation, warranty or guaranty, express or implied, oral or written, shall be given regarding (a) the condition or state of repair of any improvements on the properties, (b) the use, generation, storage, release, disposal or presence of any pollutants, contaminants or other dangerous substances upon,

Continued from page B2

beneath or near the properties, (c) compliance of the properties with any applicable law, regulation or ordinance, including, but not limited to, any land use, zoning or environmental regulation or building code, or (d) any other matter regarding the condition of the properties; (ii) the Petitioners or Parties in Interest are not obligated to alter, repair, or improve the Properties in any manner; and (iii) any purchaser shall accept the properties in their "AS-IS, AND WITH ALL FAULTS" condition, with all present and future faults or defects, and without any representation or warranty of the Petitioners or Parties in Interest. Said properties shall be conveyed to the purchaser via fee simple deed without any warranties or representations as to title.

A copy of this notice of sale has been given to the Petitioners and Parties in Interest as required by Georgia law.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, located at the business address of 13010 Morris Rd., Suite 450 Alpharetta, GA 30004 is the entity that will conduct the public sale, and may be further contacted at the contact information below.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 13010 Morris Rd., Suite 450 Alpharetta, GA 30004 Phone: 470-321-7112 Firm File No. 25-350777 10/07,14,21,28

STATE OF GEORGIA
COUNTY OF FAYETTE
NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Security Deed executed by **LEE R MARSHALL TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR COUNTRYWIDE BANK, N.A.** in the original principal amount of **\$37,000.00** dated June 29, 2006, and recorded in Deed Book 3048, Page 96, Fayette County records, said Security Deed being last transferred to RRA CP OPPORTUNITY TRUST 1 in Deed Book 5991, Page 524 , 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 11/3/2026, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 220 & 229 OF THE 13TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 16, COUNTRY LAKE, PHASE ONE, AS PER PLAT RECORDED IN PLAT BOOK 19, PAGE 23; AS AMENDED IN PLAT BOOK 19, PAGE 198, FAYETTE COUNTY, GEORGIA RECORDS, TO WHICH REFERENCE IS MADE FOR THE PURPOSE OF INCORPORATING THE SAME AS A PART HEREIN. THIS PROPERTY IS KNOWN AS 135 MORNING SPRINGS WALK, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FAYETTE COUNTY, GEORGIA.

Said property being known as: **135 MORNING SPRINGS WALK, FAIRBURN, GA 30213** To the best of the undersigned's knowledge, the party or parties in possession of said property is/are LEE R MARSHALL 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: Real Time Resolutions, Inc. 1349 Empire Central Dr, Suite 706 Dallas, TX 75247

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.

RRA CP OPPORTUNITY TRUST 1, as Attorney-in-Fact for LEE R MARSHALL Robertson, Anschutz, Schneid, Crane & Partners, PLLC 13010 Morris Rd., Suite 450 Alpharetta, GA 30004 Phone: 470-321-7112 Firm File No. 25-338468 10/07,14,21,28

NOTICE OF SALE UNDER POWER GEORGIA, FAYETTE COUNTY By virtue of a Power of Sale contained in that certain Security Deed from **SHAHARA CARR TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR OCMBC, INC.**, dated February 1, 2024, recorded February 5, 2024, in Book 5692, Page 180-197, Fayette County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of **Six Hundred Thirty-Nine Thousand Nine Hundred Twenty and 00/100 dollars (\$639,920.00)**, 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 it's individual capacity but solely as Trustee on behalf of HOMES 2024-NQM1, there will be sold at public outcry to the highest bidder for cash at the Fayette County Courthouse, within the legal hours of sale on the first Tuesday in November, 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 5 OF THE 9TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 53, ELLENS RIDGE SUBDIVISION, PHASE TWO, AS MORE PARTICULARLY DEPICTED ON A PLAT RECORDED IN PLAT BOOK 36, PAGES 185-187, FAYETTE COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Said legal description being controlling, however the property is more commonly known as **110 BROWNING COURT, FAYETTEVILLE, GA 30214**. 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 SHAHARA CARR, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) purchaser's tendering to Rubin Lublin, LLC, anti-money laundering information as required pursuant to the FinCEN Real Estate Report Rule. Failure to provide information, could result in rescission of the sale.

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF HOMES 2024-NQM1 as Attorney in Fact for SHAHARA CARR

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-26-01109-6 rlselaw.com/property-listing 10/07,14,21,28

Notice Of Sale Under Power State Of Georgia, County Of Fayette. Under And By Virtue Of The Power Of Sale Contained In A Deed To Secure Debt Given By **Gabriel Ndengey To Mortgage Electronic Registration Systems, Inc. ("Mers") As Nominee For Equifirst Corporation** , Dated 10/25/2006, And Recorded On 11/14/2006 As Book No. 3129 And Page No. 701-720, Fayette County, Georgia Records, As Last Assigned To U.S. Bank Trust Company, National Association, As Trustee, As Successor-In-Interest To U.S. Bank National Association, As Trustee For Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3 (The Secured Creditor), By Assignment, Conveying The After-Described Property To Secure A Note Of Even Date In The Original Principal Amount Of **\$318,250.00**,

With Interest At The Rate Specified Therein, There Will Be Sold By The Undersigned At Public Outcry To The Highest Bidder For Cash At The Fayette County Courthouse Within The Legal Hours Of Sale On The First Tuesday In November, 2026, The Following Described Property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 59 Of The 5th District Of Fayette County, Georgia And Being More Particularly Described As Follows: Beginning At The Common Land Lot Lines Of Land Lot 70 And Land Lot 59 And The Intersection F The Easterly Right Of Way Of Price Road Having A 60 Foot Right Of Way; Thence Running Along The Easter! Right Of Way Line Of Price Road Southerly And Continuing Around The Cul De Sac Of Price Road A Distance Of 187.48 Feet To A Point, Said Point Being The True Point Of Beginning; Thence Running South 42 Degrees 41 Minutes And 13 Seconds East A Distance Of 505.83 Feet To A Point; Thence Running South 69 Degrees 06 Minutes And 15 Seconds West A Distance Of 45.27 Feet To A Point; Thence Running South 75 Degrees 33 Minutes And 26 Seconds West A Distance Of 73.01 Feet To A Point; Thence Running South 41 Degrees 14 Minutes And 15 Seconds West A Distance Of 22.47 Feet To A Point; Thence Running South 68 Degrees 21 Minutes And 18 Seconds West A Distance Of 108.07 Feet To A Point; Thence Running South 73 Degrees 40 Minutes And 24 Seconds West A Distance Of 39.32 Feet To A Point; Thence Running North 80 Degrees 14 Minutes And 34 Seconds West A Distance Of 52.81 Feet To A Point; Thence South 44 Degrees 06 Minutes And 34 Seconds West A Distance Of 20.00 Feet To A Point; Thence Running North 55 Degrees 39 Minutes And 26 Seconds West A Distance Of 24. 76 Feet To A Point; Thence Running South 86 Degrees 48 Minutes And 01 Seconds West A Distance Of 131.51 Feet To A Point; Thence Running South 82 Degrees 09 Minutes And 30 Seconds West A Distance Of 78.05 Feet To A Point; Thence Running South 80 Degrees 10 Minutes And 22 Seconds West A Distance Of 92.38 Feet To A Point; Thence Running North 86 Degrees 46 Minutes And 47 Seconds West A Distance Of 17.01 Feet To A Point; Thence Running South 60 Degrees 42 Minutes And 44 Seconds West A Distance Of 52.38 Feet To A Point; Thence Running South 45 Degrees 40 Minutes And 34 Seconds West A Distance Of 48.82 Feet To A Point; Thence Running South 46 Degrees 07 Minutes And 02 Seconds West A Distance Of 63.20 Feet To Point; Thence Running South 58 Degrees 02 Minutes And 35 Seconds West A Distance Of 64.38 Feet To A Point; Thence Running North 00 Degrees 41 Minutes And 03 Seconds West A Distance Of 369.76 Feet To A Point; Thence Running South 75 Degrees 44 Minutes And 43 Seconds East A Distance Of 380.91 Feet To A Point; Thence Running North 00 Degrees 41 Minutes And 07 Seconds West A Distance Of 69.98 Feet To A Point; Thence Running North 11 Degrees 26 Minutes 45 Seconds East A Distance Of 87.97 Feet To A Point; Thence Running North 23 Degrees 28 Minutes 48 Seconds East A Distance Of 84.17 Feet To A Point; Thence Running North 15 Degrees 00 Minutes And 05 Seconds East A Distance Of 122.95 Feet To A Point; Thence Running South 82 Degrees 03 Minutes 1 Seconds East A Distance Of 17.87 Feet To A Point; Thence Running North 76 Degrees 26 Minutes And 9 Seconds East An Arc Distance Of 44.66 Feet To A Point Said Point Being The True Point Of Beginning And Containing 5.00 Acres More Or Less As Shown On Survey Prepared By Delta Surveyors, Inc., Dated September 29, 1997 For Scott Odom. The Debt Secured By Said Deed To Secure Debt Has Been And Is Hereby Declared Due Because Of, Among Other Possible Events Of Default, Failure To Pay The Indebtedness As And When Due And In The Manner Provided In The Note And Deed To Secure Debt. Because The Debt Remains In Default, This Sale Will Be Made For The Purpose Of Paying The Same And All Expenses Of This Sale, As Provided In The Deed To Secure Debt And By Law, Including Attorney's Fees (Notice Of Intent To Collect Attorney's Fees Having Been Given). U.S. Bank Trust Company, National Association, As Trustee, As Successor-In-Interest To U.S. Bank National Association, As Trustee For Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3 Holds The Duly Endorsed Note And Is The Current Assignee Of The Security Deed To The Property. NEWREZ LLC D/B/A Shellpoint Mortgage Servicing, Acting On Behalf Of And, As Necessary, In Consultation With U.S. Bank Trust Company, National Association, As Trustee, As Successor-In-Interest To U.S. Bank National Association, As Trustee For Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3 (The Current Investor On The Loan), Is The Entity With The Full Authority To Negotiate, Amend, And Modify All Terms Of The Loan. Pursuant To O.C.G.A. § 44-14-162.2, NEWREZ LLC D/B/A Shellpoint Mortgage Servicing May Be Contacted At: NEWREZ LLC D/B/A Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 100, Greenville, SC 29601-2743, 866-825-2174. Please Note That, Pursuant To O.C.G.A. § 44-14-162.2, The Secured Creditor Is Not Required To Amend Or Modify The Terms Of The Loan. To The Best Knowledge And Belief Of The Undersigned, The Party/Parties In Possession Of The Subject Property Known As **257 Price Road, Fayetteville, Georgia 30215** Is/Are: Gabriel Ndengey Or Tenant/Tenants. Said Property Will Be Sold Subject To (A) Any Outstanding Ad Valorem Taxes (Including Taxes Which

Are A Lien, But Not Yet Due And Payable), (B) Any Matters Which Might Be Disclosed By An Accurate Survey And Inspection Of The Property, And (C) All Matters Of Record Superior To The Deed To Secure Debt First Set Out Above, Including, But Not Limited To, Assessments, Liens, Encumbrances, Zoning Ordinances, Easements, Restrictions, Covenants, Etc. The Sale Will Be Conducted Subject To (1) Confirmation That The Sale Is Not Prohibited Under The U.S. Bankruptcy Code; And (2) Final Confirmation And Audit Of The Status Of The Loan With The Holder Of The Security Deed. Pursuant To O.C.G.A. Section 9-13-172.1, Which Allows For Certain Procedures Regarding The Rescission Of Judicial And Nonjudicial Sales In The State Of Georgia, The Deed Under Power And Other Foreclosure Documents May Not Be Provided Until Final Confirmation And Audit Of The Status Of The Loan As Provided In The Preceding Paragraph. U.S. Bank Trust Company, National Association, As Trustee, As Successor-In-Interest To U.S. Bank National Association, As Trustee For Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-Ks3 As Attorney In Fact For Gabriel Ndengey. This Law Firm Is Acting As A Debt Collector Attempting To Collect A Debt. Any Information Obtained Will Be Used For That Purpose. 00000010847903 Barrett Daffin Frappier Turner & Engel, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398. 10/07,14,21,28

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 Tuesdays 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 south-easterly 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 consti-

tute 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

STATE OF GEORGIA
COUNTY OF FAYETTE

NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by **Anthony L. Cooper and Judy M. Cooper to Wieland Financial Services** dated April 27, 2001, and recorded in Deed Book 1627, Page 565, Fayette County Records, said Security Deed having been last sold, assigned, transferred and conveyed to New Residential Mortgage Loan Trust 2017-32, securing a Note in the original principal amount of **\$190,000.00**, 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 188 OF THE 5TH DISTRICT, FAYETTE COUNTY, GEORGIA AND BEING LOT 28, BLOCK A, BRANDON MILL UNIT FOUR, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 143, FAYETTE COUNTY, GEORGIA RECORDS. SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Said property is known as **310 Brandon Mill Circle, Fayetteville, GA 30214**, 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 Anthony L Cooper and Judy M Cooper, successor in interest or tenant(s).

New Residential Mortgage Loan Trust 2017-3 as Attorney-in-Fact for Anthony L. Cooper and Judy M. Cooper

File no. 26-085005 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. 10/28, 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 **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 Shimschick 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

NAME CHANGE

IN THE SUPERIOR COURT OF FAYETTE COUNTY
STATE OF GEORGIA
IN RE the name change of child:
Eliana Zamarah Felder
Brandon Tate
Petitioner

Civil Action File No: 2026V-0976
NOTICE OF PETITION TO

Legals continued page B4

Continued from page B4

stitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.

- 2 -Provides for the nonpartisan election of all probate court judges. House Resolution No. 251

Ga. L. 2026, p. 1110

() YES

() NO Shall the Constitution of Georgia be amended so as to require that all probate court judges be elected in nonpartisan elections?"

Summary

This proposal provides that all probate judges shall be elected in nonpartisan elections. It amends Article VI, Section VII, Paragraph I of the Georgia Constitution, relating to selection and term of office of judges, by revising subparagraph (a).

A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.

- 3 -Authorizes creation of Georgia Next Generation 9-1-1 Fund for 9-1-1 systems expansion, maintenance, and operation.

House Resolution No. 1243

Ga. L. 2026, p. 1109

() YES

() NO

Shall the Constitution of Georgia be amended so as to authorize the General Assembly to dedicate certain existing revenues, including revenues reallocated by law, to a nonlapsing fund to be used exclusively for the expansion, maintenance, and operation of emergency 9-1-1 systems in this state?"

Summary

This proposal authorizes the General Assembly to provide by general law for the creation of the Georgia Next Generation 9-1-1 Fund. It amends Article III, Section IX, Paragraph VI of the Georgia Constitution, relating to appropriations to be for specific sums, by adding a new subparagraph (s).

A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.

10/14,21,28

Notice to Appear

State of Georgia

County of DeKalb

IN THE SUPERIOR COURT

OF DeKALB COUNTY.

In the interest of Minor Child Ironey Lynn Gantt

File number 26AD052-1

TO: Dustin Drake Gantt, whereabouts unknown.

GREETINGS: You are hereby notified that a Petition for Adoption and a Motion for Termination of Rights of the Legal Father was filed in this court by and through attorney Judy D. Sartain, alleging that the whereabouts of the father are unknown, and asking that the Court terminate the rights and obligations of the father with respect to the child, and of the child arising to him from the parental relationship, including the right to inheritance, and that the child be committed to the custody of the adoptive parent, with the right to proceed for adoption by the Petitioner. A Final Hearing on this matter has been scheduled for December 16, 2026 in Courtroom 7D at the DeKalb County Courthouse, Decatur, GA.

Pursuant to O.C.G.A. § 19-8-10 (a) and (b) et. seq., you may appear in the pending adoption action and show cause why your rights to the child sought to be adopted in this action should not be terminated by an adoption. The Petitioner has alleged that you have:

(1)abandoned the Child or

(2)that you have failed to exercise proper parental care or control due to misconduct or inability, as set out in paragraph (2), (i), or (4) of subsection (b) of Code Section 15-11-94;

Additionally, the Petitioner has alleged that you have significantly failed:

(1)To communicate or make a bona fide attempt to communicate with that Child in a meaningful, supportive, parental manner; or

(2)To provide for the care and support of that child as required by law or judicial decree.

If you fail to appear following receipt of this notice, your parental rights to the Child shall be terminated.

This the 23rd day of October, 2026

Judy D. Sartain, Esq.

Attorney for the Petitioners

3630 Thompson Bridge Rd

Ste 21-332

Gainesville, GA 30506

judy@judydsartainlaw.com

10/28, 11/04,11

NOTICE DEBTORS AND CREDITORS

Notice to Debtors and Creditors

All creditors of the estate of Paul Richard Seeman, III 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 September, 2026

Name: John James Laskey

Title: Administrator

Address: 1724 Sand Harbor Circle, Ocean Isle Beach, NC 28469

10/07,14,21,28

STATE OF GEORGIA

FAYETTE COUNTY

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF PATRICIA DIANNE VINING

All creditors of the estate of PATRICIA DIANNE VINING, 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.

Janet Lynne Donadeo, Executor of the Estate of PATRICIA DIANNE VINING 215 Rehobeth Way Fayetteville, GA 30214

10/07,14,21,28

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Herbie Lewis Simmons, Jr., deceased, late of Fayette County, Georgia are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.

This 25th day of September, 2026.

Gladys Q. Simmons 290 Gilbert Road Fayetteville, Georgia 30214

Lora K. Haas Hodges, McEachern & King Attorneys for Personal Representative 2002 Commerce Drive North, Suite 300 Peachtree City, Georgia 30269.

(770) 473-0072

10/07,14,21,28

Notice to Debtors and Creditors

Estate #2026-ES-19923

All creditors of the estate of Ernest Darrell Melton 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.

Karen Ragsdale Executor

10 Woodcrest Drive Sharpsburg, GA 30277

10/07,14,21,28

NOTICE TO DEBTORS AND CREDITORS

State of Georgia, County of Fayette

In Re: Estate of Mary Lillian Sullivan

All creditors of the estate of Mary Lillian Sullivan, 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 Barry L. Sullivan, Executor of the Estate of Mary Lillian Sullivan, deceased.

Barry L. Sullivan 745 E. Riversdale Dr, Apt 335 Eagle, ID 83616

This October 5, 2026.

Wooldridge Law Offices, LLC 28 Jackson Street Newnan, GA 30263

(770) 253-2222

10/14,21,28,11/04

Notice to Debtors and Creditors

All creditors of the estate of James Michael Kingman 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 October, 2026

Name: John Vogtnr

Title: Executor

Address: 206 Windgate Court, Peachtree City, Georgia 30269

10/14,21,28,11/04

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF ELLEN WADE MCQUEEN, DECEASED

All creditors of the estate of ELLEN WADE MCQUEEN, Deceased, late of FAYETTE County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.

Robert Ruppenthal, Administrator of the estate of ELLEN WADE MCQUEEN, deceased 1044 Highway 54 W Fayetteville, GA 30214

10/14,21,28, 11/4

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF WILLIAM B. MCQUEEN, DECEASED

All creditors of the estate of WILLIAM B. MCQUEEN, Deceased, late of FAYETTE County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.

Robert Ruppenthal, Administrator of the estate of WILLIAM B. MCQUEEN, deceased 1044 Highway 54 W Fayetteville, GA 30214

10/14,21,28, 11/4

Notice to Debtors and Creditors

All creditors of the estate of Jerry Dean Hartman 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 6th day of October, 2026

Name: Richard James Hartman

Title: Executor

Address: 102 Harris Halt, Peachtree City, Georgia 30269

10/14,21,28, 11/04

Notice to Debtors and Creditors

All creditors of the estate of Jacqueline Cooley Pope 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 6th day of October, 2026

Name: Jacqueline Elaine Jordan

Title: Administrator

Address: P.O. Box 1105, Newnan, GA 30264

10/14,21,28,11/04

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA

COUNTY OF FAYETTE

All creditors of the Estate of Thomas Reese Varner, deceased, late of Fayette County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment. This 15th day of October 2025.

Jehan Zaynab Wright Administrator Maxwell Ndungu Esq. Max Law Office LLC 3350 Riverwood Pkwy Se Suite 1900 Atlanta, Ga 30339

10/14,21,28,11/04

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA

COUNTY OF FAYETTE

IN RE: ROBERT WILLIAM EICHHAMMER

All creditors of the estate of ROBERT WILLIAM EICHHAMMER, late of Fayette County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment.

This day of , 20.

NAME: Tyler B. Toma

Administrator of the Estate Of Robert William Eichhammer

Address: P.O. Box 73142, Newnan, Georgia 30271

Attorney: Tyler B. Toma P.O. Box 73142 Newnan, Georgia 30269

10/21,28,11/04,11

Notice to Debtors and Creditors

All creditors of the estate of Robert Andrews late of Fayette County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.

This 8th day of October, 2026

Name: Brenda Ann Andrews

Title: Executor

Address: 101 TERRANE RIDGE PEACHTREE CITY, GA 30269

10/14,21,28, 11/04

Notice to Debtors and Creditors

All creditors of the estate of GENARO GARCIA RODRIGUEZ 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 2nd day of October, 2026

Name: MARIA DE LOS ANGELES GARCIA

Title: EXECUTOR

Address: 220 CEDAR DRIVE PEACHTREE CITY, GA 30269

10/14,21,28,11/04

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA

COUNTY OF FAYETTE

IN RE: ESTATE OF STEVEN CRAIG SCHINDLER

All creditors of the estate of STEVEN CRAIG SCHINDLER, late of Fayette County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.

This 10th day of October, 2026.

NAME: CALE AVERY SCHINDLER

Administrator of the Estate Of Steven Craig Schindler

Address: 300 Flat Creek Trail, Fayetteville, GA 30214

10/21,28,11/04,11

STATE OF GEORGIA

FAYETTE COUNTY

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF FERMAN DAVID TRAMMELL

All creditors of the estate of FERMAN DAVID 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 Walters, Executor of the Estate of FERMAN DAVID TRAMMELL 438 Rivers Road Fayetteville, GA 30214

10/21,28, 11/04,11

STATE OF GEORGIA

FAYETTE COUNTY

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF KEN EUGENE CUNNINGHAM

All creditors of the estate of KEN EUGENE CUNNINGHAM, 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.

Amy Lynn Cunningham Smoak, Executor of the Estate of Ken Eugene Cunningham 1509 Dead Oak Senoia, GA 30263

10/21,28, 11/04,11

STATE OF GEORGIA

FAYETTE COUNTY

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF BRUCE GARLAND RUSSELL, JR.

All creditors of the estate of BRUCE GARLAND RUSSELL, JR., 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.

Dana S. Mifsud, Executor of the Estate of BRUCE GARLAND RUSSELL, JR. 215 Harbor Circle Panacea, FL 32346

10/21,28, 11/04,11

STATE OF GEORGIA

FAYETTE COUNTY

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of Pauline Lynn Sheffield, 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 the 6th day of October, 2026.

Linda Sheffield Cargile, Executor

Philip P. Grant McNally, Fox, Grant & Davenport, P.C. 100 Habersham Drive Fayetteville, Georgia 30214

(770) 461-2223

10/21,28, 11/04,11

Notice to Debtors and Creditors

All creditors of the estate of Frazier Eugene Tharpe 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 16th day of October, 2026

Name: Barbara Ann Tharpe

Title: Executor

Address: 173 Dana Drive, Fayetteville, Georgia 30215

10/21,28,11/04,11

Notice to Debtors and Creditors

All creditors of the estate of Grady F. Duke 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 16th day of October, 2026

Name: Sheryl Duke Bryant

Title: Executor

Address: 201 Shorewalk, Peachtree City, Georgia 30269

10/21,28,11/04,11

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 Eazetta 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 Heinsen

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

SUPERIOR COURT OF FAYETTE COUNTY

IN THE SUPERIOR COURT OF FAYETTE COUNTY

STATE OF GEORGIA

Nina Augustin

Petitioner

v.

Nathaniel Neal

Respondent

Civil action file #: 2026V-0901

NOTICE OF PUBLICATION

By order for service by publication dated the 3rd day of September, 2026, you are hereby notified that on the 2nd day of September, 2026, Nina Augustin filed suit against you for divorce.

You are required to file with the clerk of the superior court and to serve upon petitioner Nina Augustin an answer in wiring within sixty (60) days of the order for publication.

Witness the Honorable Benjamin Coker, Judge of this Superior Court.

This the 30th day of September, 2026.

10/07,14,21,28

IN THE SUPERIOR COURT OF FAYETTE COUNTY

STATE OF GEORGIA

Abdul Rahman Naim

Petitioner

v.

Vickie L. Cameron

Respondent

Civil action file #: 2026V-0904

NOTICE OF PUBLICATION

By order for service by publication dated the 3rd day of September, 2026, you are hereby notified that on the 2nd day of September, 2026, Abdul Rahman Naim filed suit against you for divorce publication.

You are required to file with the clerk of the superior court and to serve upon petitioner Abdul Rahman Naim an answer in wiring within sixty (60) days of the order for publication.

Witness the Honorable Rhonda Kreuziger, Judge of this Superior Court.

This the 28th day of September, 2026.

10/07,14,21,28

IN THE SUPERIOR COURT OF FAYETTE COUNTY

STATE OF GEORGIA

CIVIL ACTION NUMBER 2026V-0966

State of Georgia

PLAINTIFF

VS

Heyward, Dquan Lavrris

DEFENDANT

SUMMONS

TO: WALKER, TRACY ANN

You are hereby required to file with the Clerk of said court and serve upon the plaintiff of plaintiff's attorney, whose name, address and email address are:

Stephanie Ivey

16001 Barnesville Street

Zebulon, Georgia 30295

sivey@pacga.org

an answer to the complaint which is herewith served upon you. You must make your answer within 30 days after service of this summons upon you. This time excludes the day of service. If you fail to answer, the court will issue a default judgement against you for the relief sought in the complaint.

If this action pertains to a Protective Order, the answer is to be filed and served on or before the scheduled hearing date attached.

This 21st day of September, 2026

10/21,28

IN THE SUPERIOR COURT OF FAYETTE COUNTY

STATE OF GEORGIA

Courtney Brown

Petitioner

v.

Rodney E. Brown, Jr.

Respondent

Civil action file #: 2026V-1057

NOTICE OF PUBLICATION

By order for service by publication dated the 13th day of October, 2026, you are hereby notified that on the 14th day of October, 2026, Courtney Brown filed suit against you for divorce.

You are required to file with the clerk of the superior court and to serve upon petitioner Courtney Brown an answer in wiring within sixty (60) days of the order for publication.

Witness the Honorable Matthew McCord, Judge of this Superior Court.

This the 14th day of October, 2026.

10/21,28,11/04,11

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

TOWN OF TYRONE

NOTICE TO BID

The Town of Tyrone will be receiving separate sealed Bids for all material, labor, and equipment for the "2026 Generator Replacement Sewer Pump Station #3 – Project Number PW-2026-05". This includes removing the existing generator and the legal disposal of the existing generator, along with the installation of a new Cummins C125N6 generator set at Pump Station #3 and called for in the Contract Documents and Technical Specifications and associated work, complete. Bids shall be based on unit price Items. The project shall be Fully Complete within 30 consecutive calendar days from the date of Notice to Proceed of the contract.

The Town will receive bids until 10:00 AM on November 4, 2026, at 950 Senoia Road, Tyrone GA 30290. Bids received after this time will not be accepted. Bids will be opened and publicly read aloud. All interested parties are invited to attend.

Contract documents may be examined at the following location: Town of Tyrone, 950 Senoia Road, Tyrone, GA 30290. All Bidders are required to obtain the free online Bidding Documents, Specifications and Drawings from the Town's website link at: <https://www.tyronega.gov/bid-items>.

All Bidders shall be subject to the conditions in the Contract Documents. No BIDDER may withdraw his bid within 60 days after the date of the Bid opening.

Each Bidder is required to submit a "Bid" form, "Non-Collusion Affidavit" and "Immigration and Security Form" as outlined in the Contract Documents.

The Town of Tyrone reserves the right to waive any informalities or irregularities or to reject any or all bids and to readvertise.

10/14,21,28

TOWN OF WOOLSEY

Town of Woolsey

NOTICE TO THE PUBLIC

The Town of Woolsey Mayor and Council will hold an initial public hearing regarding the Town's 2027 Comprehensive Plan Update at Town Hall, 113 Hill Avenue, Fayetteville, GA 30215, on Monday, November 9, 2026, at 7:00 pm. The purpose of this hearing is to brief the community on the process to be used to develop the plan update and opportunities for public participation in plan development, and to obtain input on the proposed planning process. All interested parties should attend. Questions should be directed to Maurice Ungaro, Zoning Director, at 770-719-8711 or zoning_director@woolseyga.com.

10/28

TRADE NAME APPLICATION

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.

State of Georgia County of Fayette

2026TR-0201

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: 213 Fulton Court, Peachtree City, GA 30269 in the state of Georgia under the name: Sync CT and that the nature of the business is medical imaging technology services specializing in CT systems, imaging workflow support, and technical consulting and that said business is composed of the following partnership: Christopher Thornburgh, Managing partner

11 Corbel Way, Newnan, GA 30265

Lori Crower, Managing Partner

7 Corbel Way, Newnan, GA 30269

Ali Dawood, Partner

62 Villa Place Court

Tucker, GA 30084

10/21,28

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.

State of Georgia County of Fayette

2026TR-0205

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: 213 Fulton Court, Peachtree City, GA 30269 in the state of Georgia under the name: CBCT Systems and that the nature of the business is medical imaging technology services specializing in CT systems, imaging workflow support, and technical consulting and that said business is composed of the following partnership: Christopher Thornburgh, Managing partner

11 Corbel Way, Newnan, GA 30265

Lori Crower, Managing Partner

7 Corbel Way, Newnan, GA 30269

Ali Dawood, Partner

62 Villa Place Court

Tucker, GA 30084

10/21,28

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.

State of Georgia County of Fayette

2026TR-0206

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: 150 Governor's Square, Suite E, Peachtree City, GA 30269 in the state of Georgia under the name: RSI Vacations and that the nature of the business is administrative and accounting office

Legals continued page B6

Continued from page B5

and that said business is composed of the following corporation/LLC: TravHoldings, LLC
150 Governor's Square Suite E
Peachtree City, GA 30269
10/21,28

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
State of Georgia County of Fayette 2026TR-0207
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: 232 City Circle , Suite 800, Peachtree City, GA 30269 in the state of Georgia under the name: Jeni's Ice Cream and that the nature of the business is shop selling ice cream and that said business is composed of the following corporation/LLC:
Coco Cream Co, LLC
3483 Satellite Blvd
Suite 200
Duluth, GA 30096
10/21,28

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
State of Georgia County of Fayette 2026TR-0209
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: 226 City Circle , Suite 640, Peachtree City, GA 30269 in the state of Georgia under the name: Sephora and that the nature of the business is retail sales of cosmetics and perfumes and that said business is composed of the following corporation/LLC:
Sephora USA, Inc
350 Mission Street, 7th floor
San Francisco, CA 94105
10/21,28

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
State of Georgia County of Fayette 2026TR-0211
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: 1210 North Peachtree Parkway, Suite 26,Peachtree City, GA 30269 in the state of Georgia under the name: Selena Brows and that the nature of the business is eyebrow beauty services, including brow shaping and microblading and that said business is composed of the following corporation/LLC:
Uyen Ho Services LLC/Owner
1024 Genny Ln
Riverdale, GA 30296
10/21,28

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
State of Georgia County Of Fayette 2026TR-0210
The undersigned hereby certifies that it is conducting a business in the City of Fayetteville, County of Fayette, State of Georgia at physical address: 210 Highland Hills Rd., Fayetteville, GA 30214 in the state of Georgia under the name: Stokes Noise Control and that the nature of the business is construction contracting and that said business is composed of the following person:
Clinard Stokes
210 Highland Hills Rd.
Fayetteville, GA 30214
10/21,28

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
State of Georgia County of Fayette 2026TR-0208
The undersigned hereby certifies that it is conducting a business in the City of Fayetteville, County of Fayette, State of Georgia at physical address: 1325 Highway 92 N, Fayetteville, GA 30214 in the state of Georgia under the name: Assetz Auto LLC and that the nature of the business is auto sale and repair and that said business is composed of the following corporation/LLC:
Assetz Auto, LLC
1325 Highway 92 N
Fayetteville, GA 30214
10/21,28

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
State of Georgia County of Fayette

2026TR-0204
The undersigned hereby certifies that it is conducting a business in the City of Fayetteville, County of Fayette, State of Georgia at physical address: 130 Omin Rd, Fayetteville, GA 30214 in the state of Georgia under the name: Jameston Outfitters and that the nature of the business is apparel and uniform imprinting and resale and that said business is composed of the following corporation/LLC:
Jamestone & Associates, Inc
Richard T. DeLoach, Jr.
President
130 Omin Rd
Fayetteville, GA 30214
10/21,28

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
State of Georgia County of Fayette 2026TR-0203
The undersigned hereby certifies that it is conducting a business in the City of Fayetteville, County of Fayette, State of Georgia at physical address: 310 Weatherly Drive, Fayetteville, GA 30214 in the state of Georgia under the name: What the Fluff? and that the nature of the business is gourmet cotton candy vendor and that said business is composed of the following partnership:
Andrea Frye
310 Weatherly Drive
Fayetteville, GA 30214
Amanda DuMont
1110 Hwy 85
Senoia, GA 30276
Meribeth Bowen
35 Hayward Bishop Court
Senoia, GA 30276
10/21,28

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
State of Georgia County of Fayette 2026TR-0212
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: 1029 Peachtree Parkway, STE #165, Peachtree City, GA 30269 in the state of Georgia under the name: Countywide Commercial Financial and that the nature of the business is commercial financing solutions for busi-

ness and real estate investments and that said business is composed of the following corporation/LLC:
Countywide Real Estate, Inc
1029 N. Peachtree Parkway
Peachtree City, GA 30269
10/28, 11/04

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
State of Georgia County of Fayette 2026TR-0213
The undersigned hereby certifies that it is conducting a business in the City of Peachtree City, County of Fayette, State of Georgia at physical address: 2000 Commerce Drive, Peachtree City, GA 30269 in the state of Georgia under the name: Frassa's Craft Coffee & Co and that the nature of the business is operate a coffee and tea mobile unit and that said business is composed of the following corporation/LLC:
Royal Tate LLC
2000 Commerce Drive
Peachtree City, GA 30269
10/28, 11/04

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
State of Georgia County of Fayette 2026TR-0214
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: 200 Tiger Way, Peachtree City, GA 30269 in the state of Georgia under the name: Trinity Air and that the nature of the business is HVAC, plumbing & electrical and that said business is composed of the following corporation/LLC:
Trinity Air Heating, Cooling Plumbing & Electrical LLC
200 Tiger Way
Peachtree City, GA 30269
10/28, 11/04

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
State of Georgia County of Fayette 2026TR-0215
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: 200 Tiger Way,

Peachtree City, GA 30269 in the state of Georgia under the name: Trinity Electrical & Generators and that the nature of the business is HVAC, plumbing & electrical and that said business is composed of the following corporation/LLC:
Trinity Air Heating, Cooling Plumbing & Electrical LLC
200 Tiger Way
Peachtree City, GA 30269
10/28, 11/04

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME.
State of Georgia County of Fayette 2026TR-0216
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: 200 Tiger Way, Peachtree City, GA 30269 in the state of Georgia under the name: Trinity Plumbing & Drains and that the nature of the business is HVAC, plumbing & electrical sales & service and that said business is composed of the following corporation/LLC:
Trinity Air Heating, Cooling Plumbing & Electrical LLC
1431 Greenway Drive,
Ste 200
Irving, TX 75038
10/28, 11/04

PUBLIC AUCTION

NOTICE OF PUBLIC SALE
The undersigned, wishing to avail themselves of the provisions under the Georgia Self-service Storage Facility Act of 2013, hereby gives notice of the sale under said act to wit; Thursday the 19th day of November, 2026 at 1:00 PM, on that day will conduct a public sale to the highest bidder, with bidding to take place on lockerfox.com, FOR CASH ONLY, the contents of spaces at Storage Xxtra, 109 Kirkley Road, Tyrone, GA, 30290 Hodges, Caletitia T. 2079 Household Goods, Misc. Jones, Nicole 1077 Household Goods, Boxes, Furniture, Misc. Barry, Candious 1080 Household Goods, Toys, Misc. Jimmerson, Romero 209DD Misc Items. Jimmerson, Romero P3 Misc THE PUBLIC IS INVITED TO ATTEND AT LOCKERFOX.COM, SALE IS SUBJECT TO

ADJOURNMENT.
NOTICE OF PUBLIC SALE
The undersigned, wishing to avail themselves of the provisions under the Georgia Self-service Storage Facility Act of 2013, hereby gives notice of the sale under said act to wit; Thursday the 19th day of November, 2026 at 1:00 PM, on that day will conduct a public sale to the highest bidder, with bidding to take place on lockerfox.com, FOR CASH ONLY, the contents of spaces at Storage Xxtra, 1572 Hwy 85 N Suite 200, Fayetteville, GA, 30214 Morton, Damon 1125 household goods, boxes, tools, furniture. Anderson, Antwan 604A furniture , boxes. Harrison, Jaleel 14110 boxes, suitcases. Muhammad, Michael 1183 misc items. CURWEN, MICHAEL 13052D A-9/17. Charleston, Jacquita 835 misc items. FINCH, DONNIA 14051 household goods, boxes, furniture. Hickson, Kimtrice G. 4052 household goods, boxes, furniture. MYLES, JOSEPH 13088 household goods, boxes, furniture. SINGLETARY, PAMELA 1178 misc items. Head, Martha 205B boxes, furniture. misc items. Head, Martha 205A boxes, furniture, misc items. Head, Martha P22 . Braun - Edmond, Bridgette 820 household goods, boxes, suitcases, furniture, trunks, tools, toys. Pulliam, Victor 4015 household goods, boxes, suitcases, furniture, trunks THE PUBLIC IS INVITED TO ATTEND AT LOCKERFOX.COM, SALE IS SUBJECT TO ADJOURNMENT.
10/28,11/04

NOTICE OF PUBLIC SALE:
The following self-storage Cube contents containing household and other goods will be sold for cash by Cube Smart Asset Management, LLC as agent for owner 815 West Lanier Avenue Fayetteville, Ga 30214 to satisfy a lien on November 18,2026 at approx. 2pm at www.storagetreasures.com.
Cube 2232 Deja Robinson;
Cube 3002 Shamar Jackson;
Cube 3118 Donna Jennings;
Cube 3208 Keandra Diamond;
Cube 3223 Asia Ector;
Cube 3231 Domoniqua Thomas
10/28