

Fayette County News Legals & Classified Notices

FORECLOSURES

NOTICE OF SALE UNDER POWER
 Because of a default under the terms of the Security Deed executed by **Rossana Urugutia and Roderick Callaway to Wells Fargo Bank, N.A.** dated September 22, 2015, and recorded in Deed Book 4370, Page 681, Fayette County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of **\$312,900.00**, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, July 7, 2026, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

All that tract or parcel of land lying and being in Land Lot 68 of the 5th District of Fayette County, Georgia, being Lot 192 of Lakeside on Redwine, Unit 2, Phase C, as per Plat thereof recorded in Plat Book 34, pages 59-61, Fayette County, Georgia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description; being known as 215 Fieldstone Way, according to the present system of numbering property in the City of Fayetteville, Fayette County, Georgia; and being the same property conveyed by deeds recorded in Deed Book 2471, page 106; Deed Book 2471, page 80; and Deed Book 1753, page 345, Fayette County, Georgia records.

Said property is known as **215 Fieldstone Way, Fayetteville, GA 30215**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.

The property is or may be in the possession of Rossana Urugutia and Roderick Callaway, successor in interest or tenant(s).

Rocket Mortgage, LLC
 as Attorney-in-Fact for
 Rossana Urugutia and
 Roderick Callaway

File no. 26-084160
LOGS LEGAL GROUP LLP*
 Attorneys and Counselors at Law
 1050 Crown Pointe Parkway, Suite 500
 Atlanta, GA 30338
 (770) 220-2535
 https://www.logs.com/
 *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
 5/27, 6/3,10,17,24, 7/01

NOTICE OF SALE UNDER POWER
 STATE OF GEORGIA,
 COUNTY OF FAYETTE
 By virtue of a Power of Sale contained in that certain Security Deed from **Erik Ausler to Mortgage Electronic Registration Systems, Inc.**, as nominee for Mega Capital Funding Inc., dated October 6, 2023 and recorded on October 11, 2023 in Deed Book 5662, Page 369, in the Office of the Clerk of Superior Court of Fayette County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of **Two Hundred Ninety Thousand Six Hundred Thirty-Eight and 00/100 dollars (\$290,638.00)** with interest thereon as provided therein, as last transferred to PennyMac Loan Services, LLC, recorded in Deed Book 5739, Page 21, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Fayette County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in July, 2026, all property described in said Security Deed including but not limited to the following described property:

All that tract or parcel of land lying and being in Land lots 250 and 251 of the 5th District of Fayette County, Georgia, being lot 30, Block B of North Fayette Estates, Unit One, as per Plat thereof recorded in Plat Book 10, page 23, Fayette County, Georgia records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description, and being more particularly described as follows: BEGINNING at an iron pin on the southwesterly side of Georgia State Highway # 314, 1605.5 feet south-easterly from the corner formed by the intersection of the south-westerly 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., Westlake Village, CA 91361 818-224-7442. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are _ Erik Ausler and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code, 2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and 3) any legal impediments to the undertaking and completion of sale.

The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.

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: 05/20/2026
 ,05/27/2026 ,06/03/2026
 ,06/10/2026 ,06/17/2026
 ,06/24/2026 ,07/01/2026 ;
 05/20,27,06/03,10,17,24,07/01

STATE OF GEORGIA
 COUNTY OF FAYETTE
NOTICE OF SALE UNDER POWER
 Because of a default under the terms of the Security Deed executed by **Tara M. Davis Jackson to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for USAA Federal Savings Bank, its successors and assigns dated July 26, 2017, and recorded in Deed Book 4636, Page 111, Fayette County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Rocket Mortgage, LLC, securing a Note in the original principal amount of **\$363,750.00**, 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, July 7, 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 27 of the 6th District, Fayette County, Georgia, being Lot 2, Waterford Green Subdivision, as per plat recorded in Plat Book 19, Pages 111-113, Fayette County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 109 Chadwick Drive according to the present system of numbering property in Fayette County, Georgia.

Said property is known as **109 Chadwick Drive, 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 Tara M. Davis Jackson, successor in interest or tenant(s).

Rocket Mortgage, LLC
 as Attorney-in-Fact for
 Tara M. Davis Jackson
 File no. 26-084067
LOGS LEGAL GROUP LLP*
 Attorneys and Counselors at Law
 1050 Crown Pointe Parkway,
 Suite 500
 Atlanta, GA 30338
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 https://www.logs.com/
 *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
 06/03,10,17,24,07/01

NOTICE OF SALE UNDER POWER
 GEORGIA, FAYETTE COUNTY
 Under and by virtue of the Power of Sale contained in a Security Deed given by **Kenneth A Jones, Jr and Kristie K Jones to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for Broker Solutions, Inc., dba New American Funding, its successors and assigns dated March 17, 2022, recorded in Deed Book 5474, Page 700, Fayette County, Georgia Records, as last transferred to NEXUS NOVA, LLC by assignment recorded in Deed Book 5932, Page 190, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **ONE HUNDRED EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$187,500.00)**, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Fayette County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2026, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
 The debt secured by said Security Deed has been and is hereby declared due and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is not limited to, attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence.

NEXUS NOVA, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: ServiceMac, LLC, 9726 Old Bales Road, Suite 200, Fort Mill, SC 29707, 877-297-5484. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

Upon information and belief, said property is more commonly known as **189 Callaway Rd, Fayetteville, GA 30215**. Should a conflict arise between the property address and the legal description, the legal description shall control. ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. If applicable, as part of this Rule, buyers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply

with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

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

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

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

EXHIBIT "A"
 All that tract or parcel of land lying and being in Land Lot 120 of the 5th District of Fayette County, Georgia, being 1 acre as per survey for Herbert L. Bickers by William H. Alexander, dated May 2, 1972, and more particularly described as follows:

To find the beginning point, start at a point in the center of Stubbs Road 961 Northwesterly from the intersection of Stubbs Road with the East line of said land lot; run thence 60 degrees 30 minutes West 25 feet to a point on the Southwest side of Stubbs Road, which is the beginning point for this description; from said beginning point, running thence South 60 degrees 30 minutes West 208.7 feet to an iron pin; running thence North 29 degrees 30 minutes west 208.7 feet to an iron pin; running thence 60 degrees 30 minutes East 208.7 feet to the Southwest side of Stubbs Road; running thence Southeast-erly along the Southwest side of Stubbs Road 208.7 feet to the point of beginning, being improved property known as 189 Callaway Road. Commonly Known As: 189 CALLAWAY Road, Fayetteville, GA 30215
 Parcel ID: 05-25-042
 JD July 7, 2026
 Our file no. 25-18979GA
 25-18979GA
 06/10,17,24,07/01

NOTICE OF SALE UNDER POWER
 STATE OF GEORGIA
 FAYETTE COUNTY

By virtue of a power of sale contained in a certain security deed from **Darren P Marshall and Glenda J Marshall to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for Ally Bank (Corp.), its successors and assigns and recorded in Deed Book 5523, Page 161, Fayette County, Georgia records given to secure a note in the original amount of **\$482,144.00** with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of FAYETTE COUNTY, Georgia, or at such place as has or may be lawfully designated as an alternative location within the legal hours of sale on the first Tuesday in July, 2026, to-wit: July 07, 2026, the following described property:

All that tract or parcel of land lying and being in Land Lot 223 & 226 of the 5th District of Fayette County Georgia, and being Lot 1, BRIGHTON Subdivision (formerly known as River Park Subdivision) as per plat thereof recorded at Book 100, Page(s) 227-243, Fayette County, Georgia records, which plat is by reference incorporated and made a part hereof, and which is given subject to those Declarations of Covenants and Restrictions for Brighton as recorded at Deed Book 4970, Page 1, as amended at Deed

Book 5189, Page 403; Deed Book 5291, Page 658; Deed Book 5309, Page 655, et seq., Fayette County, Georgia records, and as may be further amended.

A.P.N. #: 054805001
 Being real property commonly known as **100 Eastmark Way, Fayetteville, GA 30214**. The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).

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

with the consent and acquiescence of the borrower.

Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:

Rocket Mortgage, LLC
 s/b/m Nationstar Mortgage LLC
 8950 Cypress Waters Blvd.
 Coppell, TX 75019
 888-613-2432

The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC D/B/A Mr. Cooper to negotiate, amend, or modify the terms of the Security Deed described herein.

Rocket Mortgage, LLC s/b/m
 Nationstar Mortgage LLC
 D/B/A Mr. Cooper
 as Attorney in Fact for
 Darren P Marshall and
 Glenda J Marshall

Attorney Contact:
 Tromberg, Miller, Morris
 & Partners, PLLC
 3000 Langford Road, Building 100
 Peachtree Corners, GA 30071
 Phone: 404-793-1447
 Fax: 404-738-1558
 26-001542-GA

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
 06/10,17,24,07/01

NOTICE OF FORECLOSURE
 SALE UNDER POWER

FAYETTE COUNTY, GEORGIA
 Under and by virtue of the Power of Sale contained in a Security Deed given by **Derrick Rosser and Karey Ashley to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for IndyMac Bank, F.S.B., dated December 28, 2005, and recorded in Deed Book 2932, Page 328, Fayette County, Georgia Records, as last transferred to DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2006-A, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2006-A by assignment recorded on February 17, 2016 in Book 4419 Page 621 in the Office of the Clerk of Superior Court of Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **Three Hundred Sixty-Eight Thousand and 0/100 dollars (\$368,000.00)**, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Fayette County, Georgia, within the legal hours of sale on July 7, 2026, the following described property:

All that tract or parcel of land lying and being in Land Lot 229, of the 13th District of Fayette County, Georgia, and being Lot/s 165 of Phase VI, Unit B, Country Lake Subdivision, according to a plat thereof recorded in Plat Book 24, page(s) 80, in the Office of the Clerk of the Superior Court of Fayette, Georgia Records, to which plat reference is made for a more detailed description.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Onity Mortgage Corporation F/K/A PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to 1661 Worthington Rd., Ste. 100, West Palm Beach, Florida 33409, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is Karey Ashley or tenant(s); and said property is more commonly known as **205 Bayberry Run, Fayetteville, GA 30214**.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2006-A, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2006-A as Attorney in Fact for
 Derrick Rosser and
 Karey Ashley.

Brock & Scott, PLLC
 4360 Chamblee Dunwoody Road

Suite 310
 Atlanta, GA 30341
 404-789-2661
 B&S file no.: 24-13738
 06/10,17,24,07/01

NOTICE OF SALE UNDER POWER
 GEORGIA, FAYETTE COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Dennie G Henry to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for All Credit Considered Mortgage, Inc., its successors and assigns dated October 28, 2021, recorded in Deed Book 5395, Page 582, Fayette County, Georgia Records, as last transferred to WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2022-1 by assignment recorded in Deed Book 5916, Page 735, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **THREE HUNDRED TWENTY-NINE THOUSAND FOUR HUNDRED AND 00/100 DOLLARS (\$329,400.00)**, 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 July, 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 OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2022-1 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: Selene Finance LP, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 877683759.

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 **190 Deer Forest Rd, 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

Legals continued page B3

Continued from page B2

Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable.

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2022-1 as Attorney in Fact for Dennie G Henry

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

All that tract or parcel of land lying and being in Land Lot 170 of the 5th District, Fayette County, Georgia, being Lot 42, Unit Three, Deer Glen Forest Subdivision, as per plat recorded in Plat Book 14, Page 119, Fayette County Records, to which reference is hereby made for a more particular description of said property.

Subject to any easements or restrictions of record.
This Conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

JD July 7, 2026
Our file no. 25-19470GA
25-19470GA
06/10,17,24,07/01

NOTICE OF SALE UNDER POWER FAYETTE COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Tenesha M Jones to Wells Fargo Bank, N.A.** dated 5/21/2010 and recorded in Deed Book 3643 Page 224 Fayette County, Georgia records; as last transferred to or acquired by Georgia Housing and Finance Authority, conveying the afterdescribed property to secure a Note in the original principal amount of **\$173,236.00**, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Fayette County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 7, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 36 OF THE 6TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 24, OF SUMMER BROOKE SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 16, PAGES 80-81, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Rocket Mortgage, LLC, 8950 Cypress Waters Blvd., Dallas, TX 75019. 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 Ashley Overstreet, Frederick Nigel Overstreet, Patricia Keaton Overstreet and 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 Frederick N. Overstreet and Patricia Keaton Overstreet
Contact: Padgett Law Group:
6267 Old Water Oak Road,
Suite 203,
Tallahassee, FL 32312;
(850) 422-2520
26-008160
Ad Run Dates: 06/10/2026,
06/17/2026, 06/24/2026,
07/01/2026;
06/10,17,24,07/01

NOTICE OF FORECLOSURE SALE UNDER POWER FAYETTE COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by **Glenn W Alewine and Beverly Alewine to Bank of America, NA** dated May 5, 2007 and recorded on May 23, 2007 in Deed Book 3234, Page 434, Fayette County, Georgia Records, and later assigned to US Bank National Association, not in its individual capacity but solely as trustee for RMAC Trust, Series 2016-CTT by Assignment of Security Deed recorded on May 14, 2019 in Deed Book 4872, Page 316, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **Twenty-Five Thousand And 00/100 Dollars (\$25,000.00)**, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Fayette County, Georgia, within the legal hours of sale on July 7, 2026 the following described property: All that tract or parcel of land situated, lying and being in Land Lot 88 of the Fourth Land District of Fayette County, Georgia, being more particularly described as BEGINNING at an iron pin 1187.7 feet from the south boundary of Land

DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2130-143A 06/10,17,24,07/01

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 Frederick N. Overstreet and **Patricia Keaton Overstreet to Mortgage Electronic Registration Systems, Inc.**, as nominee for Southeast Mortgage of Georgia, Inc., a Corporation, dated May 9, 2013 and recorded on June 3, 2013 in Deed Book 4063, Page 712, 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 Fifty Thousand Eight Hundred Thirteen and 00/100 dollars (\$250,813.00)** with interest thereon as provided therein, as last transferred to Nationstar Mortgage LLC D/B/A Mr. Cooper, its successors and assigns, recorded in Deed Book 5409, Page 281, 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 July, 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 226 OF THE 13TH DISTRICT, OF FAYETTE COUNTY, GEORGIA, BEING LOT 104 OF BRIERFIELD, PHASE FOUR, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 84-86, FAYETTE COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION.

Said property may more commonly be known as **125 White Tail Court, 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 Rocket Mortgage, LLC, 8950 Cypress Waters Blvd., Dallas, TX 75019.

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 Ashley Overstreet, Frederick Nigel Overstreet, Patricia Keaton Overstreet and 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 Frederick N. Overstreet and Patricia Keaton Overstreet
Contact: Padgett Law Group:
6267 Old Water Oak Road,
Suite 203,
Tallahassee, FL 32312;
(850) 422-2520
26-008160
Ad Run Dates: 06/10/2026,
06/17/2026, 06/24/2026,
07/01/2026;
06/10,17,24,07/01

NOTICE OF FORECLOSURE SALE UNDER POWER FAYETTE COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by **Glenn W Alewine and Beverly Alewine to Bank of America, NA** dated May 5, 2007 and recorded on May 23, 2007 in Deed Book 3234, Page 434, Fayette County, Georgia Records, and later assigned to US Bank National Association, not in its individual capacity but solely as trustee for RMAC Trust, Series 2016-CTT by Assignment of Security Deed recorded on May 14, 2019 in Deed Book 4872, Page 316, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **Twenty-Five Thousand And 00/100 Dollars (\$25,000.00)**, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Fayette County, Georgia, within the legal hours of sale on July 7, 2026 the following described property: All that tract or parcel of land situated, lying and being in Land Lot 88 of the Fourth Land District of Fayette County, Georgia, being more particularly described as BEGINNING at an iron pin 1187.7 feet from the south boundary of Land

Lot 88; thence south 71 degrees 49 minutes 42 seconds west 78.70 feet (CHD) to an iron pin; thence north 47 degrees 48 minutes 24 seconds west 471.95 feet to an iron pin; thence north 56 degrees 27 minutes 54 seconds east 206.61 feet to an iron pin; thence south 21 degrees 13 minutes 23 seconds east 489.49 feet to an iron pin at the point of beginning. Said tract of land contains 2.00 acres, and is further described on a plat of survey entitled "Property Survey for Mark Martin", prepared by Kenneth E. Presley & Associates, dated Aug. 2, 1994, and recorded in Plat Book 26, Page 61, Fayette County Superior Court records, which said plat, together with the metes, bounds, courses and distances as shown thereon, is incorporated herein and made a part of this description. Located on the above described property is a dwelling designated as 641 Grant Road, Brooks, Georgia.

Tax ID #: 0415 026 01
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Your mortgage servicer, Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC, as servicer for US Bank National Association, not in its individual capacity but solely as trustee for RMAC Trust, Series 2016-CTT, can be contacted at 877-888-4606 or by writing to 8950 Cypress Waters Boulevard, Coppell, TX 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the parties in possession of the property are Glenn W. Alewine and Beverly D. Alewine or tenant(s); and said property is more commonly known as **641 Grant Rd, Brooks, GA 30205**. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

US Bank National Association, not in its individual capacity but solely as trustee for RMAC Trust, Series 2016-CTT as Attorney in Fact for Glenn W Alewine and Beverly Alewine

McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
404-474-7149
MTG File No.: GA2026-00312
06/10,17,24,07/01

10818359
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 **William Schmitz to Mortgage Electronic Registration Systems, Inc.** ("MERS") As Nominee For Everett Financial, Inc. DBA Supreme Lending , dated 08/15/2025, and Recorded on 08/21/2025 as Book No. 5864 and Page No. 700-708, Fayette County, Georgia records, as last assigned to Arugula Funding Titling Trust (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of **\$40,000.00**, 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 July, 2026, the following described property: Situated In The County Of Fayette And State Of Georgia.All That Tract Or Parcel Of Land Lying And Being In Land Lot 76 Of The 7th District Of Fayette County, Georgia, Being More Particularly Described As Follows: Beginning At A Point Located In The Center Of A 40 Foot Drive Easement As Shown On A Plat Entitled "Survey For Hoke Archer, Jr" By Fister And Associates, Surveyors, Dated December, 1976, Which Point Of Beginning Is Located As Follows: Commence At The Southwest Corner Of The Intersection Of The Right-Of- Way Of Adams Road And Swanson Road And Run Thence Southerly Along The , Westerly Right-Of-Way Line Of Adams Road A Distance Of 1,207.05 Feet To An Iron Pin In The Center Of Said Drive Easement; Run Thence North 67 Degrees 24 Minutes 07 Seconds West A Distance Of 202.28 Feet; Continuing Thence North 64, Degrees 17 Minutes 20 Seconds West A Distance Of 21.10 Feet To A Point; Continuing Thence North 84 Degrees 17 Minutes 20 Seconds West Along The Center Of Said Easement A Distance Of 204.41 Feet To The Point Of Beginning; And From The Point Of Beginning Thus Determined Running Thence South 1 Degree 18 Minutes 47 Seconds West A Distance Of 419.28 Feet; Running Thence North 79 Degrees 45 Minutes 07 Seconds West A Distance Of 214. 7 Feet; Running Thence North 01 Degree 18 Minutes 47 Seconds East A Distance Of 402.25 Feet; Running Thence South 84 Degrees 17 Minutes 20 Seconds East A Distance Of 212.72 Feet To The Point, Of Beginning And Being Lot 2 As Shown On Said Plat

By Fister And Associates. Together With An Easement For Ingress And Egress Over, Across And Through The Following Described Property All That Tract Or Parcel Of Land Lying And Being In Land Lot 76 Of The 7th District Of Fayette County, Georgia And Being More Particularly Described As Follows: Being A 40 Foot Wide Parcel Of Land Being 20 Feet On Each Side Of The Following Described Line, Begin At A Point On The, Westerly Side Of Adams Road 1207.05 Feet South Of The Intersection Of The Westerly Side Of Adams Road, With The Southerly Right Of Way Of Swanson Road; Run Thence North 84 Degrees 17 Minutes 20 Seconds West 427.79 Feet To The Property Conveyed By This Deed As Described Above. 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). Arugula Funding Titling Trust 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 Arugula Funding Titling Trust (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 **562 Adams Rd, Fayetteville, Georgia 30214** is/are: William Schmitz 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, and 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 Corner View Properties, LLC, or tenant(s). The sale will be conducted subject (1) to the confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. 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.

Arugula Funding Titling Trust as Attorney in Fact for William Schmitz
This Law Firm Is Acting As A Debt Collector Attempting To Collect A Debt. Any Information Obtained Will Be Used For That Purpose. 00000010818359
Barrett Daffin Frappier Turner & Engel, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001
Telephone: (972) 341-5398.
06/10,17,24,07/01

NOTICE OF SALE UNDER POWER GEORGIA, FAYETTE COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **CORNER VIEW PROPERTIES, LLC to FUND 250, LLC**, dated December 20, 2024, recorded February 18th, 2025, in Book 5803, Page 652, Fayette County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of **One Hundred Thirty-Six Thousand and 00/100 dollars (\$136,000)**, with interest thereon as provided for therein, 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 July 2026, all property described in said Security Deed including but not limited to the following described property:

PROPERTY 1:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 249 OF THE 5TH DISTRICT, 1262nd GMD DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOTS NOS. 33, 34 AND 35 MCKOWN HEIGHTS SUBDIVISION AS PER PLAT RECORDED AT PLAT BOOK Q, PAGE 125, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY ADOPTED AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY, BEING IMPROVED PROPERTY NOW OR FORMERLY KNOWN AS **209 KENWOOD ROAD** ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Beginning at the southwest corner of Lot 33 at the intersection of David Street and the Main Public Road or State Hwy 279; running north along the east side of Davis Street 189 feet to the northwest corner of Lot 33; thence east along

the north line of lots Nos. 33, 34, and 35 a distance of 170 feet to an alley and the northeast corner of Lot No. 35; thence south along the west side of said alley 102 feet to the north side of the Main Public Road or State Highway 279 and the southeast corner of Lot 35; thence in a southwesterly direction along the north side of Main Public Road or State Highway 279 to the point of beginning. Less and Except: Any portion of the captioned property which was conveyed by the Department of Transportation in Civil Action Case No. 1079, Fayette County Superior Court, which condemnation respected the rights-of-way for Georgia Highway 279, as shown in Minute Book 1, Page 21, Fayette County, Georgia records, being the same property as that conveyed by Warranty Deed dated December 18, 1986, from Grace E. Gunnells to Dixie A. Baxley, as recorded December 18, 1986 at Deed Book 421, Page 630, Fayette County, Georgia records. TAX ID:055101010 AND ALSO:

PROPERTY 2:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 249 OF THE 5TH LAND DISTRICT OF FAYETTE COUNTY, GEORGIA, DENOTED AS LOTS 30-31 AND 32, AND AREA OF 25,511 SQUARE FEET MORE OR LESS, ON THAT PLAT OF SURVEY PREPARED FOR VERNON BERNICE BAZLEY BY GEORGIA REGISTERED LAND SURVEYOR G.L. SAWHNEY, GLS NO. 2547 DATED FEBRUARY 25, 2020 AND RECORDED IN PLAT BOOK 100, PAGE 212, FAYETTE COUNTY, GEORGIA PLAT RECORDS, SAID PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION. TAX ID: 05-51-01-009

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, 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 Corner View Properties, LLC, or tenant(s). The sale will be conducted subject (1) to the confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Fund 250, LLC., 3560 Roswell Rd, Atlanta, Georgia 30305, Telephone Number: 404-210-2475. 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. 06/10,17,24,07/01

NOTICE OF SALE UNDER POWER GEORGIA, FAYETTE COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **CORNER VIEW PROPERTIES, LLC to FUND 250, LLC**, dated October 10, 2025, recorded October 16th, 2025, in Book 5883, Page 733, Fayette County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of **Ninety-Seven Thousand Two Hundred Fifty and 00/100 dollars (\$97,250)**, with interest thereon as provided for therein, 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 July 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 249 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING LOTS NO. 1, MCKOWN HEIGHTS SUBDIVISION AND THE EAST 5-FEET OF AN ALLEY ADJOINING LOT 1, AS PER PLAT RECORDED IN PLAT BOOK Q, PAGE 125, FAYETTE COUNTY, GEORGIA RECORDS, SAID PROPERTY BEING IMPROVED PROPERTY NOW OR FORMERLY KNOWN AS **203 KENWOOD ROAD ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

Beginning at a point on the northwesterly side of Old Highway #279 a distance of 85 feet southwestwardly as measured along the northwesterly side of Old Highway 279 from the corner formed by the intersection of the northwesterly side of Old Highway 279 and the west side of Lee Street; thence north along the line dividing Lots 1 and 2, said subdivision and plat 172 feet; thence west along the south side of Lot 3, said subdivision plat 90 feet; thence south along the center line of a 10-foot alley 198 feet to a point

on the northwesterly side of Old Highway 279; thence northeasterly along the northwesterly side of Old Highway 279 a distance of 90 feet to the point of beginning.

Being Tax Parcel ID # 055101013 Being the same property as that conveyed by Warranty Deed dated January 20, 1979, from Velma L. Bridges to Vernon B. Baxley, as recorded June 7, 1979 at Deed Book 203, Page 415, Fayette County, Georgia records.

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, 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 Corner View Properties, LLC, or tenant(s).

The sale will be conducted subject (1) to the confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Fund 250, LLC., 3560 Roswell Rd, Atlanta, Georgia 30305, Telephone Number: 404-210-2475. 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. 06/10,17,24,07/01

NOTICE OF SALE UNDER POWER GEORGIA, FAYETTE COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Joel D Johnson to Bank of America, N.A.** dated September 5, 2003, recorded in Deed Book 2337, Page 432, Fayette County, Georgia Records, as last transferred to MEB Loan Trust IV by assignment recorded in Deed Book 5774, Page 398, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **ONE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$125,000.00)**, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Fayette County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 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.

MEB Loan Trust IV 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 **130 Winona Dr, 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 residen-

Continued from page B3

tial 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.

MEB Loan Trust IV
as Attorney in Fact for
Joel D Johnson

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 133 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING; BEGIN AT A POINT LOCATED ON THE NORTH SIDE OF KELLY DRIVE 502.0 FEET WEST, AS MEASURED ALONG THE NORTH SIDE OF KELLY DRIVE, FROM THE POINT OF INTERSECTION OF THE NORTH SIDE OF KELLY DRIVE WITH THE EAST LINE OF AFORESAID LAND LOT 133; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PROPERTY ACQUIRED BY J. O. STINCH-COMB BY WARRANT DEED RECORDED IN DEED BOOK 39, PAGE 481, FAYETTE COUNTY, GEORGIA RECORDS; THENCE NORTH ALONG THE WEST LINE OF THE AFORESAID STINCH-COMB PROPERTY 200.0 FEET TO AN IRON PIN FOUND ON THE NORTHEAST CORNER OF PROPERTY ACQUIRED BY CARL G. KING AS RECORDED IN DEED BOOK 46, PAGE 134, AFORESAID RECORDS, WHICH IRON PIN IS THE TRUE POINT OF BEGINNING; THENCE WEST ALONG THE NORTH LINE OF PROPERTY NOW OR FORMERLY OWNED BY CARL G. KING, 100.0 FEET TO AN IRON PIN FOUND AND THE SOUTHEASTERLY CORNER OF PROPERTY ACQUIRED BY NORMAN P. GRAY AS RECORDED IN DEED BOOK 50, PAGE 405, FAYETTE COUNTY, GEORGIA RECORDS; RUN THENCE NORTH 00° 39' EAST ALONG THE EAST LINE OF PROPERTY NOW OR FORMERLY OWNED BY NORMAN P. GRAY, FORMING AN INTERIOR ANGLE OF 89° 21' WITH THE PRECEDING COURSES, 198.5 FEET TO AN IRON PIN FOUND ON THE SOUTHEASTERLY SIDE OF WINONA DRIVE (50 FOOT RIGHT OF WAY); RUN THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY SIDE OF WINONA DRIVE, 100.0 FEET TO A POINT, WHICH POINT IS LOCATED 502.2 FEET SOUTHWESTERLY FROM THE POINT OF INTERSECTION OF THE SOUTHEASTERLY SIDE OF WINONA DRIVE WITH THE EAST LINE OF AFORESAID LAND LOT 133; RUN THENCE SOUTH ALONG THE EAST LINE OF AFORESAID STINCH-COMB PROPERTY, 215.0 FEET TO THE IRON PIN FOUND AT THE TRUE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 130 WINONA DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN THE CITY OF FAYETTEVILLE, FAYETTE COUNTY, GEORGIA, WITH ALL RIGHTS, MEMBERS AND APPURTENANCES TO THE SAID DESCRIBED PREMISES IN ANYWISE APPERTAINING OR BELONGING.

Being that parcel of land conveyed to Joel D. Johnson from Kimberly L. Kujawa by that deed dated 06/27/2003 and recorded 07/01/2003 in Deed Book 2234, at Page 176 of the FAYETTE County, GA Public Registry.
KR July 7, 2026
Our file no. 23-13376GA
23-13376GA
06/10,17,24,07/01

NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by **Stacey Newby to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for Synovus Bank dated in July 22, 2022, and recorded in Deed Book 5522, Page 500, Fayette County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Newrez, LLC D/B/A Shellpoint

Mortgage Servicing, securing a Note in the original principal amount of **\$473,137.00**, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, August 4, 2026, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

All that tract or parcel of land lying and being in Land Lot 148 of the 7th District, Fayette County, Georgia, being Lot 144, of Southampton Subdivision, Phase 2, as per plat recorded at Plat Book 35, Pages 11-12, Fayette County, Georgia Records, which plat is hereby incorporated and made a part hereof by reference.

Said property is known as **403 Carriage Oaks Drive, Tyrone, GA 30290**, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.

The property is or may be in the possession of Stacey Newby, successor in interest or tenant(s).

NewRez LLC
as Attorney-in-Fact for
Stacey Newby

File no. 26-083937
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
1050 Crown Pointe Parkway,
Suite 500
Atlanta, GA 30338
(770) 220-2535
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
06/17,24 07/01,08,15,22,29

NOTICE OF SALE UNDER POWER GEORGIA, FAYETTE COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by **Hilton Cheevers and Tandra Cheevers to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for Broker Solutions, Inc. dba New American Funding, its successors and assigns dated July 27, 2020, recorded in Deed Book 5108, Page 50, Fayette County, Georgia Records, as last transferred to New American Funding, LLC F/K/A Broker Solutions, Inc., D/B/A New American Funding by assignment recorded in Deed Book 5947, Page 236, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **THREE HUNDRED FIFTY-ONE THOUSAND EIGHT HUNDRED SEVENTY-SIX AND 00/100 DOLLARS (\$351,876.00)**, 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 September, 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.

New American Funding, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: New American Funding, LLC, 8201 North FM 620, Suite 120, Austin, TX 78726, 8008935304. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

Upon information and belief, said property is more commonly known as **140 Bergen Dr, Fayetteville,**

GA 30215. Should a conflict arise between the property address and the legal description, the legal description shall control. ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. If applicable, as part of this Rule, buyers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

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

New American Funding, LLC
as Attorney in Fact for
Hilton Cheevers and
Tandra Cheevers

McCalla Raymer
Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
The following described real property:
All that tract or parcel of land lying and being in Land Lot 35 & 36 of the 5th District, Fayette County Georgia, being Lot 11, Haddonstone Subdivision, as per plat recorded in Plat Book 45, Pages 77-83, in the Office of the Clerk of Superior Court of Fayette County, Georgia records, said plat is referred to for a more complete description. Commonly Known As: 140 Bergen Drive, Fayetteville, GA 30215
Parcel ID: 050916003
JD September 1, 2026
Our file no. 26-22701GA
06/24, 07/01,08,15,22,29,08/05,12,19,26

GA2600295052
Notice Of Foreclosure
Sale Under Power

Fayette County, Georgia Under and by virtue of the Power of Sale contained in a Security Deed given by **William Schmitz, Married Man to Mortgage Electronic Registration Systems, Inc.**, As Grantee, As Nominee For Everett Financial, Inc. DBA Supreme Lending, dated 06/06/2025 and recorded 06/11/2025 in, in Book 5841, Page 156, Fayette County, Georgia Records, as last transferred to Amerihome Mortgage Company, LLC by assignment recorded on 5/19/2026 BK 5958 PG 389 in the Office of the Clerk of Superior Court of Fayette Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **\$208,587.00**, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Fayette County, Georgia, within the legal hours of sale on 08/04/2026, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 76 Of The 7th District Of Fayette County, Georgia, Being More Particularly Described As Follows: Beginning At A Point Located In The Center Of A 40 Foot Drive Easement As Shown On A Plat Entitled "Survey For Hoke Archer, Jr." By Fister And Associates, Surveyors, Dated December, 1976, Which Point Of Beginning Is Located As Follows: Commence At The Southwest Corner Of The Intersection Of The Right-Of-Way Of Adams Road And Swanson Road And Run Thence Southerly Along The Westerly Right-Of-Way Line Of Adams Road A Distance Of 1,207.05 Feet To An Iron Pin In The Center Of Said Drive Easement; Run Thence North 87 Degrees 24 Minutes 07 Seconds West A Distance Of 202.28 Feet; Continuing Thence North 84 Degrees 17 Minutes 20 Seconds West A Distance Of 21.10 Feet To A Point; Continuing Thence North 84 Degrees 17 Minutes 20 Seconds West Along The Center Of Said Easement A Distance Of 204.41 Feet To The Point Of Beginning; And From The Point Of Beginning Thus Determined Running Thence South 1 Degree 18 Minutes 47 Seconds West A Distance Of 419.28 Feet; Running Thence North 79 Degrees 45 Minutes 07 Seconds Et. West A Distance Of 214.7 Feet; Running Thence North 01 Degree 18 Minutes 47 Seconds East A Distance Of 402.25 Feet; Running Thence South 84 Degrees 17 Minutes 20 Seconds East A Distance Of 212.72 Feet To The Point Of Beginning And Being Lot 2 As Shown On Said Plat By Fister And Associates. Together With An Easement For Ingress And Egress

Over, Across And Through The Following Described Property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 76 Of The 7th District Of Fayette County, Georgia And Being More Particularly Described As Follows: Being A 40 Foot Wide Parcel Of Land Being 20 Feet On Each Side Of The Following Described Line, Begin At A Point On The Westerly Side Of Adams Road 1207.05 Feet South Of The Intersection Of Side Of Adams Road With The Westerly Side Of Adams Road, With The Southerly Right Of Way Of Swanson Road; Run Thence North 84 Degrees 17 Minutes 20 Seconds West 427.79 Feet To The Property Conveyed By This Deed As Described Above. This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fee having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Amerihome Mortgage Company, LLC they can be contacted at 866-978-2622 for Loss Mitigation Dept, or by writing to Amerihome Mortgage Company, LLC 9726 Old Bailes Rd Ste 200, Fort Mill, SC 29707 to discuss possible alternatives to avoid foreclosure. Said property will be sold on "as-is" basis and subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is William Schmitz, Married Man or tenant(s); and said property is more commonly known as **562 Adams Rd, Fayetteville, GA 30214.** The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

Amerihome Mortgage
Company, LLC
as Attorney in Fact for
William Schmitz, Married Man
Sokolof Remtulla, LLP
c/o First American Title
Insurance Company
4795 Regent Blvd,
Mail Code 1011-F
Irving TX 75063
866-429-5179
GA2600295052
06/24, 07/01,08,15,22,29

NAME CHANGE

IN THE SUPERIOR COURT OF FAYETTE COUNTY STATE OF GEORGIA In RE the name change of: Patrick Maguire Petitioner

Civil Action File No: 2026V-0603

NOTICE OF PETITION TO CHANGE NAME OF ADULT Patrick Maguire filed a petition in the Fayette County Superior Court on June 12, 2026 seeking a name change from Patrick Osborne Maguire to Samuel Hall Maguire. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
06/17,24,07/01,08

IN THE SUPERIOR COURT OF FAYETTE COUNTY STATE OF GEORGIA In RE the name change of child: Reid Thomas Gay Nicole Irwin Petitioner

Civil Action File No: 2026V-0591

NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD Nicole Irwin filed a petition in the Fayette County Superior Court of on June 10, 2026 to change the name of the following minor child from Reid Thomas Gay to Reid Thomas Davis. Any interested party has the right to appear in this case and file objections within the time prescribed by OCGA 16-21-1 (f)(2) and (3).
06/17,24,07/01,08

IN THE SUPERIOR COURT OF FAYETTE COUNTY STATE OF GEORGIA In re the name change of Chandler O'Neil Heinz

Civil Action File No: 2022V-0627

NOTICE OF PETITION TO CHANGE NAME OF ADULT Chandler O'Neil Heinz filed a petition in the Superior Court of Fayette County, Georgia on June 12, 2026, seeking a name change from Chandler O'Neil Heinz to Chandler Heinz Laun. Any interested or affected party has the right to appear and file objections. At the expiration of thirty (30) days from the filing of the Petition.
6/24, 7/01,08,15

IN THE SUPERIOR COURT OF FAYETTE COUNTY STATE OF GEORGIA In RE the name change of child: Luna ABee Wilson Shawntill Warner Petitioner v. Gary Wilson

Respondent Civil Action File No: 2026V-0611
NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD Shawntill Warner filed a petition in the Fayette County Superior Court of on April 20, 2026 to change the name of the following minor child from Luna ABee Wilson to Luna ABee Warner. Any interested party has the right to appear in this case and file objections within the time prescribed by OCGA 16-21-1 (f)(2) and (3).
07/01,08,15,22

IN THE SUPERIOR COURT OF FAYETTE COUNTY STATE OF GEORGIA In RE the name change of child: Lehana Aurora Wilson Shawntill Warner Petitioner v. Gary Wilson Respondent

Civil Action File No: 2026V-0612

NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD Shawntill Warner filed a petition in the Fayette County Superior Court of on April 20, 2026 to change the name of the following minor child from Lehana Aurora Wilson to Lehana Aurora Warner. Any interested party has the right to appear in this case and file objections within the time prescribed by OCGA 16-21-1 (f)(2) and (3).
07/01,08,15,22

IN THE SUPERIOR COURT OF FAYETTE COUNTY STATE OF GEORGIA In RE the name change of: Nina Coppo Petitioner

Civil Action File No: 2026V-0637

NOTICE OF PETITION TO CHANGE NAME OF ADULT Nina Coppo filed a petition in the Fayette County Superior Court on June 24, 2026 seeking a name change from Nina Marie Coppo to Nina Marie Coppo-Kolmel. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
07/01,08,15,22

IN THE SUPERIOR COURT OF FAYETTE COUNTY STATE OF GEORGIA In RE the name change of child: Josephine Rae Curasi-Beck

Civil Action File No: 2026V-0652

NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD Shannon Curasi filed a petition in the Fayette County Superior Court of to change the name of the following minor child from Josephine Rae Curasi-Beck to Josephine Rae Curasi. Any interested party has the right to appear in this case and file objections within the time prescribed by OCGA 16-21-1 (f)(2) and (3).
07/01,08,15,22

IN THE SUPERIOR COURT OF FAYETTE COUNTY STATE OF GEORGIA In RE the name change of child: Hutchings McKay Curasi-Beck

Civil Action File No: 2026V-0653

NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD Shannon Curasi filed a petition in the Fayette County Superior Court of to change the name of the following minor child from Hutchings McKay Curasi-Beck to Hutchings McKay Curasi. Any interested party has the right to appear in this case and file objections within the time prescribed by OCGA 16-21-1 (f)(2) and (3).
07/01,08,15,22

ABANDONED VEHICLES

NOTICE OF ABANDONED MOTOR VEHICLE Notice is hereby given that the motor vehicle described below has been deemed abandoned and is currently in the possession of High Beam Repair INC located at 1579 Hwy. 85 N Fayetteville, GA. 30214
Vehicle: 2013 RAM 1500
VIN: 1C6RR6FT2DS519313
Identified Owner: ANDRE MURPHY
Identified Lienholder: SENSIBLE AUTO LENDING LLC
Notice to Owner/Lienholder: A certified letter was sent to your last known address on 05/27/2026 and was returned as undeliverable. This vehicle is being held for [storage/repair] fees in the amount of \$7,500.00 plus daily storage of \$25.00 Pursuant to O.C.G.A. § 40-11-19, unless this vehicle is redeemed within 30 days of the second publication of this notice, a Petition for Foreclosure of Abandoned Motor Vehicle Lien will be filed in the Magistrate Court of Fayette County to authorize the public sale of the vehicle.
Contact: Stacy Mobley (678) 815-6302
06/24, 07/01

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE (TOWING OR STORAGE COMPANY)
Vehicle Make: Toyota
Year: 2017
Model: Corolla
Vehicle ID #: 2T1BURHE6HC860214
Vehicle License #: N/A
State: GA
You are hereby notified, in accordance with OCGA 40-11-19 (a)(2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicle is currently located at 100 Shamrock Industrial Blvd. Tyrone, GA 30290
Anyone with an ownership interest in this vehicle should contact the following business immediately:
Business Name: Embrey's Towing Inc.
Address: 100 Shamrock Industrial Blvd.
Tyrone, GA 30290
Telephone #: 678-364-1807
MAG 40-04 07/01,08

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that a petition was filed in the Magistrate court of Fayette County to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is 100 Shamrock Industrial Blvd. Tyrone, GA 30290
Anyone with an ownership interest in a vehicle listed herein may file an answer to this petition on or before: 7/29/2026
Answer forms may be found in the Magistrate Court Clerk's office located at: 1 Center Dr. Fayetteville, GA 30214 Forms may also be obtained online at www.georgiamagistratecouncil.com
Vehicle Make: Jeep
Year: 2014
Model: Patriot
Vehicle ID #: 1C4N-JRFB8ED503730
Vehicle License #: N/A
State: GA
Magistrate Court Case #: 2026MBO0097
Vehicle Make: Nissan
Year: 2008
Model: Altima
Vehicle ID #: 1N4AL21E38C239432
Vehicle License #: SIV9799
State: GA
Magistrate Court Case #: 2026MBO0095
Vehicle Make: Chevrolet
Year: 2018
Model: Equinox
Vehicle ID #: 2GNAXJEV3J6309732
Vehicle License #: N/A
State: GA
Magistrate Court Case #: 2026MBO0096
Vehicle Make: Toyota
Year: 2010
Model: Camry
Vehicle ID #: 4T4B-F3EK7AR023970
Vehicle License #: PBH6057
State: GA
Magistrate Court Case #: 2026MBO0100
Vehicle Make: Ford
Year: 2008
Model: Taurus
Vehicle ID #: 1FAHP-25W18G184980
Vehicle License #: RRG8717
State: GA
Magistrate Court Case #: 2026MBO0099
Vehicle Make: BMW
Year: 2008
Model: 3 Series
Vehicle ID #: WBABV73548VH25891
Vehicle License #: N/A
State: GA
Magistrate Court Case #: 2026MBO0101
Vehicle Make: Ford
Year: 1997
Model: E-150
Vehicle ID #: 1FTEE1429VHA48940
Vehicle License #: BUB8975
State: GA
Magistrate Court Case #: 2026MBO0102
Vehicle Make: Mercedes-Benz
Year: 2010 Model: C-Class
Vehicle ID #: WDDGF5EB0AF461840
Vehicle License #: N/A
State: GA
Magistrate Court Case #: 2026MBO0103
Vehicle Make: Dodge
Year: 2013
Model: Grand Caravan
Vehicle ID #: 2C4RDGCG5DR548679
Vehicle License #: CGD978
State: MS
Magistrate Court Case #: 2026MBO0104
Vehicle Make: Nissan
Year: 2007
Model: Sentra
Vehicle ID #: 3N1AB61E77L638662
Vehicle License #: SMQ9017
State: GA
Magistrate Court Case #: 2026MBO0107
Vehicle Make: Nissan
Year: 2005
Model: Frontier
Vehicle ID #: 1N6AD07U05C414299
Vehicle License #: SKU1086
State: GA
Magistrate Court Case #: 2026MBO0105
Vehicle Make: Hyundai
Year: 2016
Model: Accent
Vehicle ID #: KMHCT4AE4GU949944
Vehicle License #: N/A State: GA
Magistrate Court Case #: 2026MBO0106

Magistrate Court Case #: 2026MBO0097
Vehicle Make: Nissan
Year: 2008
Model: Altima
Vehicle ID #: 1N4AL21E38C239432
Vehicle License #: SIV9799
State: GA
Magistrate Court Case #: 2026MBO0095
Vehicle Make: Chevrolet
Year: 2018
Model: Equinox
Vehicle ID #: 2GNAXJEV3J6309732
Vehicle License #: N/A
State: GA
Magistrate Court Case #: 2026MBO0096
Vehicle Make: Toyota
Year: 2010
Model: Camry
Vehicle ID #: 4T4B-F3EK7AR023970
Vehicle License #: PBH6057
State: GA
Magistrate Court Case #: 2026MBO0100
Vehicle Make: Ford
Year: 2008
Model: Taurus
Vehicle ID #: 1FAHP-25W18G184980
Vehicle License #: RRG8717
State: GA
Magistrate Court Case #: 2026MBO0099
Vehicle Make: BMW
Year: 2008
Model: 3 Series
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Vehicle License #: N/A
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Vehicle License #: N/A
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Vehicle ID #: 1N6AD07U05C414299
Vehicle License #: SKU1086
State: GA
Magistrate Court Case #: 2026MBO0105
Vehicle Make: Hyundai
Year: 2016
Model: Accent
Vehicle ID #: KMHCT4AE4GU949944
Vehicle License #: N/A State: GA
Magistrate Court Case #: 2026MBO0106

Magistrate Court Case #: 2026MBO0095
Vehicle Make: Chevrolet
Year: 2018
Model: Equinox
Vehicle ID #: 2GNAXJEV3J6309732
Vehicle License #: N/A
State: GA
Magistrate Court Case #: 2026MBO0096
Vehicle Make: Toyota
Year: 2010
Model: Camry
Vehicle ID #: 4T4B-F3EK7AR023970
Vehicle License #: PBH6057
State: GA
Magistrate Court Case #: 2026MBO0100
Vehicle Make: Ford
Year: 2008
Model: Taurus
Vehicle ID #: 1FAHP-25W18G184980
Vehicle License #: RRG8717
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Magistrate Court Case #: 2026MBO0099
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State: GA
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Vehicle License #: CGD978
State: MS
Magistrate Court Case #: 2026MBO0104
Vehicle Make: Nissan
Year: 2007
Model: Sentra
Vehicle ID #: 3N1AB61E77L638662
Vehicle License #: SMQ9017
State: GA
Magistrate Court Case #: 2026MBO0107
Vehicle Make: Nissan
Year: 2005
Model: Frontier
Vehicle ID #: 1N6AD07U05C414299
Vehicle License #: SKU1086
State: GA
Magistrate Court Case #: 2026MBO0105
Vehicle Make: Hyundai
Year: 2016
Model: Accent
Vehicle ID #: KMHCT4AE4GU949944
Vehicle License #: N/A State: GA
Magistrate Court Case #: 2026MBO0106

Magistrate Court Case #: 2026MBO0095
Vehicle Make: Chevrolet
Year: 2018
Model: Equinox
Vehicle ID #: 2GNAXJEV3J6309732
Vehicle License #: N/A
State: GA
Magistrate Court Case #: 2026MBO0096
Vehicle Make: Toyota
Year: 2010
Model: Camry
Vehicle ID #: 4T4B-F3EK7AR023970
Vehicle License #: PBH6057
State: GA
Magistrate Court Case #: 2026MBO0100
Vehicle Make: Ford
Year: 2008
Model: Taurus
Vehicle ID #: 1FAHP-25W18G184980
Vehicle License #: RRG8717
State: GA
Magistrate Court Case #: 2026MBO0099
Vehicle Make: BMW
Year: 2008
Model: 3 Series
Vehicle ID #: WBABV73548VH25891
Vehicle License #: N/A
State: GA
Magistrate Court Case #: 2026MBO0101
Vehicle Make: Ford
Year: 1997
Model: E-150
Vehicle ID #: 1FTEE1429VHA48940
Vehicle License #: BUB8975
State: GA
Magistrate Court Case #: 2026MBO0102
Vehicle Make: Mercedes-Benz
Year: 2010 Model: C-Class
Vehicle ID #: WDDGF5EB0AF461840
Vehicle License #: N/A
State: GA
Magistrate Court Case #: 2026MBO0103
Vehicle Make: Dodge
Year: 2013
Model: Grand Caravan
Vehicle ID #: 2C4RDGCG5DR548679
Vehicle License #: CGD978
State: MS
Magistrate Court Case #: 2026MBO0104
Vehicle Make: Nissan
Year: 2007
Model: Sentra
Vehicle ID #: 3N1AB61E77L638662
Vehicle License #: SMQ9017
State: GA
Magistrate Court Case #: 2026MBO0107
Vehicle Make: Nissan
Year: 2005
Model: Frontier
Vehicle ID #: 1N6AD07U05C414299
Vehicle License #: SKU1086
State: GA
Magistrate Court Case #: 2026MBO0105
Vehicle Make: Hyundai
Year: 2016
Model: Accent
Vehicle ID #: KMHCT4AE4GU949944
Vehicle License #: N/A State: GA
Magistrate Court Case #: 2026MBO0106

Magistrate Court Case #: 2026MBO0095
Vehicle Make: Chevrolet
Year: 20

Continued from page B4

NOTICE OF PUBLIC HEARING ON-PREMISE CONSUMPTION OF ALCOHOL

Application has been made by the undersigned requesting the issuance of a license to sell Malt Beverages, Wine and/or Distilled Spirits for On Premise Consumption at the following location:

Business Name: THIS IS A VIBE LLC D/B/A POURVILLE
Business Address 397 GLYNN ST S FAYETTEVILLE GA 30214
Applicant's Name: DEAN HEISTAND (Please Print)

The application will be considered by the City Manager of the City of Fayetteville, Georgia. Public comments must be delivered to City Hall addressed to "City Manager" no later than 5 o'clock p.m. local time on the 15th day of July 2026/7/1

NOTICE OF PUBLIC HEARING ON PREMISE CONSUMPTION OF ALCOHOL

Application has been made by the undersigned requesting the issuance of a license to sell Malt Beverages, Wine and/or Distilled Spirits for On Premise Consumption at the following location:

Business Name: THE HUMMINGBIRD ROOM LLC
Business Address 240 GLYNN ST S FAYETTEVILLE GA 30214
Applicant's Name: PATRICE ARMSTRONG (Please Print)

The application will be considered by the City Manager of the City of Fayetteville, Georgia. Public comments must be delivered to City Hall addressed to "City Manager" no later than 5 o'clock p.m. local time on the 15th day of July 2026. Applicant's Signature: 7/1

PUBLIC NOTICE

The Mayor and City Council of the City of Fayetteville will hold a public meeting on Thursday July 16, 2026, at 6:00 PM at Fayetteville City Hall, 210 Stonewall Avenue West, Fayetteville, GA 30214. The purpose of this public hearing is to consider the following request: Request from Karim Dodhia to rezone 326 Highway 314 (parcel no.0537 051) from Professional Office (PO) to Neighborhood Commercial (NC). Reference #PRZ25-0001. Information pertaining to this request is available at City Hall between the hours of 8:00 AM and 5:00 PM, Monday through Friday. 7/1

CITY OF PEACHTREE CITY

VOLUNTEER OPPORTUNITIES FOR THE CITY OF PEACHTREE CITY

The City of Peachtree City is currently accepting applications and resumes for the following volunteer positions:

- Peachtree City Airport Authority
- Planning Commission
- Public Art Advisory Group
- Recreation Advisory Group
- Transportation Advisory Group
- Youth Activities Committee

All applicants must be a legal resident of the State of Georgia, have been a resident of Peachtree City for at least six months prior to the date an application is submitted, and be eligible to vote in Peachtree City municipal elections. Elected officials of any governmental jurisdiction in the County and City employees are not eligible for appointment. The City will be accepting applications and resumes for these positions. Applications can be found at peachtree-city.org or stop by City Hall. All applications must be returned to Stacey Collins at City Hall, 151 Willowbend Road, Peachtree City, GA 30269 no later than 5:00 p.m. on Friday, July 31, 2026. 7/1, 22

The Peachtree City Convention and Visitors Bureau (CVB) is currently accepting applications for volunteers to serve on their Board. At this time, we are seeking volunteers with current or previous tourism/hospitality related experience and, who are citizens of, or persons conducting business within, the City of Peachtree City. Members of this board serve a two-year term. The City will be accepting applications and resumes for these positions. All applications must be returned to Stacey Collins at City Hall, 151 Willowbend Road, Peachtree City, GA 30269 no later than 5:00 p.m. on Friday, July 31, 2026. Applications are available at City Hall or on our website at www.peachtree-city.org. 07/01,22

FAYETTE COUNTY

PETITIONS FOR VARIANCE(S)/ ADMINISTRATIVE APPEAL(S)/ ON CERTAIN PROPERTIES IN UNINCORPORATED AREA OF FAYETTE COUNTY, GEORGIA PUBLIC HEARING to be held by the Zoning Board of Appeals of Fayette County on Monday, July 27, 2026, at 7:00 P.M., Fayette County Administrative Complex, Public Meeting Room, 140 Stonewall Avenue West, first floor. Petition No.: A-940-26
Owner: April L. Phillips and Antony C. Phillips Living Trust
Agent: April L. Phillips
Property Address: 215 Cicely Way
Parcel: 072915 015
Zoning District: R-50
Area of Property: 1.027 acres
Land Lot(s): 104
District: 7th
Road Frontage: Cicely Way
Request: Applicant is requesting the following: Per Sec. 110-135(d) (6), in the R-50 zoning, a variance to reduce the side yard setback from 20 feet to 8.2 feet to allow an

accessory structure to remain. EXHIBIT "A" Legal Description All that tract or parcel of land lying and being in Land Lot 104 of the 7th District of Fayette County, Georgia, being Lot 25 of The Enclave at Stonecrest Preserve Subdivision, as shown on that certain plat of said subdivision recorded in Plat Book 101, Page 51- 59, Fayette County, Georgia Records, said plat being incorporated herein and made a part hereof by reference. Subject to restrictive covenants and easements of record. 07/01

INCORPORATIONS

NOTICE OF INCORPORATION Notice is given that Articles of Incorporation which will incorporate Decisive Gravity Point Advisors, INC. will be delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. (O.C.G.A. Section 14-2-201.1) The initial registered office of the corporation will be 602 Declaration Drive , Peachtree City Fayette County, Georgia 30269 and the initial Registered Agent at such address is Zaneta R. Brown 6/24, 7/1

NOTICE OF INCORPORATION Notice is given that articles of incorporation that will incorporate International Committee On Nigeria and Sahel Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Nonprofit Corporation Code. The initial registered office of the corporation is located at 380 Stonewall Ave W, Fayetteville, GA, 30214, USA and its initial registered agent at such address is Erica Clark. 06/24, 07/01

NOTICE OF INCORPORATION Notice is given that Articles of Incorporation which will incorporate G.E.T. Exclusive Services Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. (OCGA Section 14-2-201.1) The initial registered office of the corporation will be located at 1125 Commerce Drive, Ste 300, Peachtree City, GA 30269, and its initial registered agent at such address is John Samuel Beck. 06/24, 07/01

NOTICE OF INCORPORATION Notice is given that Articles of Incorporation which will incorporate G.E.T. Exclusive Services Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. (OCGA Section 14-2-201.1) The initial registered office of the corporation will be located at 1125 Commerce Drive, Ste 300, Peachtree City, GA 30269, and its initial registered agent at such address is John Samuel Beck. 06/24, 07/01

PROBATE

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA

IN RE: CECIL THERON JEFFORDS, JR., ESTATE 2026-ES-19711 DECEASED

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT TO: whom it may concern The petition of LUCY KIMBERLY JEFFORDS for a Year's Support from the estate of CECIL THERON JEFFORDS, JR., for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, or before, JULY 10, 2026, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing. On this 2ND day JUNE 2026. ANGELA LANDGAARD Judge of the Probate Court By: MELISSA L. HAAS Clerk of the Probate Court 1 CENTER DRIVE FAYETTEVILLE, GA 30214 770-716-4221 6/10,17,24, 7/1

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA IN RE: ESTATE OF DANIEL PATRICK CARR, ESTATE NO. 2026-ES-19722 DECEASED PETITION FOR LETTERS OF ADMINISTRATION NOTICE [TO: Any and all unknown heirs, and to whom it may concern: RYAN PATRICK CARR has petitioned to be appointed administrator of the estate of DANIEL PATRICK CARR deceased, of said county. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before JULY 13, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before JULY 20, 2026. ANGELA LANDGAARD Judge of the Probate Court By: Meghan L. Martino Clerk of the Probate Court 1 Center Drive Fayetteville, GA 30214 770-716-4223 6/17,24, 7/1,8

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA IN RE: ESTATE OF DANIEL PATRICK CARR, ESTATE NO. 2026-ES-19722 DECEASED

PETITION FOR LETTERS OF ADMINISTRATION NOTICE [TO: Any and all unknown heirs, and to whom it may concern: RYAN PATRICK CARR has petitioned to be appointed administrator of the estate of DANIEL PATRICK CARR deceased, of said county. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before JULY 13, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before JULY 20, 2026. ANGELA LANDGAARD Judge of the Probate Court By: Meghan L. Martino Clerk of the Probate Court 1 Center Drive Fayetteville, GA 30214 770-716-4223 6/17,24, 7/1,8

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA IN RE: EDWIN THOMAS HILL, ESTATE 2026-ES-19735 DECEASED NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT TO: whom it may concern The petition of MARY REPAIRE HILL for a Year's Support from the estate of EDWIN THOMAS HILL, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, or before, JULY 17, 2026, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing. So ordered this 5th day of June, 2026. ANGELA LANDGAARD Judge of the Probate Court By: Meghan L. Martino Clerk of the Probate Court 1 Center Drive Fayetteville, GA 30214 770-716-4223 06/10,17,24,07/01

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA IN RE: ESTATE OF CAROLYN KAY ROBERTS, ESTATE NO. 2026-ES-19500 DECEASED NOTICE ON THE PETITION TO PROBATE WILL IN SOLEMN FORM TO: UNKNOWN AND UNLOCATED HEIRS-AT-LAW This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before JULY 17, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. On this 8TH day JUNE, 2026 ANGELA LANDGAARD Judge of the Probate Court By: MELISSA L. HAAS Clerk of the Probate Court 1 CENTER DRIVE FAYETTEVILLE, GA 30214 770-716-4221 6/17,24, 7/1,8

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA IN RE: ESTATE OF NEZAKET OZEE , ESTATE NO. 2026-ES-19726 DECEASED PETITION FOR LETTERS OF ADMINISTRATION NOTICE TO: WHOM IT MAY CONCERN KADRI KAYA OZEE, has filed a petition to be appointed administrator of the estate of BRENDA HOROWITZ, deceased, of said County. (The Petitioner has also applied for waiver of bond.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before JULY 17, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. On this 12TH day of JUNE 2026. ANGELA LANGAARD Judge of the Probate Court By: Melissa L. Haas Clerk of the Probate Court 1 Center Drive Fayetteville, Georgia 30214 770-716-4221 06/24, 07/01,08,15

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA IN RE: ESTATE OF JOHN DONALD WALLIS, ESTATE NO. 24-18681 DECEASED NOTICE IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed. [For use if an heir is required to be served by publication] TO: UNKNOWN AND UNLOCATED HEIRS-AT-LAW [List here all heirs having unknown addresses to be served by publication] This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before JULY 20, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. This 9th day of June, 2026 Angela Landgaard Judge of the Probate Court By: Meghan L. Martino Clerk of the Probate Court 1Center Drive Fayetteville, GA. 30214 Address 770-716-4223 6/17,24, 7/1,8

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA IN RE: ESTATE OF JOHN DONALD WALLIS, ESTATE NO. 24-18681 DECEASED NOTICE IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed. [For use if an heir is required to be served by publication] TO: UNKNOWN AND UNLOCATED HEIRS-AT-LAW [List here all heirs having unknown addresses to be served by publication] This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before JULY 20, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. This 9th day of June, 2026 Angela Landgaard Judge of the Probate Court By: Meghan L. Martino Clerk of the Probate Court 1Center Drive Fayetteville, GA. 30214 Address 770-716-4223 6/17,24, 7/1,8

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA IN RE: ESTATE OF JOHN DONALD WALLIS, ESTATE NO. 24-18681 DECEASED NOTICE IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed. [For use if an heir is required to be served by publication] TO: UNKNOWN AND UNLOCATED HEIRS-AT-LAW [List here all heirs having unknown addresses to be served by publication] This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before JULY 20, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. This 9th day of June, 2026 Angela Landgaard Judge of the Probate Court By: Meghan L. Martino Clerk of the Probate Court 1Center Drive Fayetteville, GA. 30214 Address 770-716-4223 6/17,24, 7/1,8

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA IN RE: ESTATE OF JOHN DONALD WALLIS, ESTATE NO. 24-18681 DECEASED NOTICE IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed. [For use if an heir is required to be served by publication] TO: UNKNOWN AND UNLOCATED HEIRS-AT-LAW [List here all heirs having unknown addresses to be served by publication] This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before JULY 20, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. This 9th day of June, 2026 Angela Landgaard Judge of the Probate Court By: Meghan L. Martino Clerk of the Probate Court 1Center Drive Fayetteville, GA. 30214 Address 770-716-4223 6/17,24, 7/1,8

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA IN RE: EDWIN THOMAS HILL, ESTATE 2026-ES-19735 DECEASED NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT TO: whom it may concern The petition of MARY REPAIRE HILL for a Year's Support from the estate of EDWIN THOMAS HILL, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, or before, JULY 17, 2026, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. So ordered this 5th day of June, 2026. ANGELA LANDGAARD Judge of the Probate Court By: Meghan L. Martino Clerk of the Probate Court 1 Center Drive Fayetteville, GA 30214 770-716-4223 06/10,17,24,07/01

time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing. On this 10th day JUNE 2026. ANGELA LANDGAARD Judge of the Probate Court By: MELISSA L. HAAS Clerk of the Probate Court 1 CENTER DRIVE FAYETTEVILLE, GA 30214 770-716-4221 6/17,24, 7/1,8

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA IN RE: ESTATE OF JOHN PHILLIP ECKHARDT , ESTATE NO. 2026-ES-1974 DECEASED PETITION FOR LETTERS OF ADMINISTRATION NOTICE TO: WHOM IT MAY CONCERN SHANNON SYLVESTER , has filed a petition to be appointed administrator of the estate of JOHN PHILLIP ECKHARDT, deceased, of said County. (The Petitioner has also applied for waiver of bond.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before JULY 24, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. On this 12TH day of JUNE 2026. ANGELA LANGAARD Judge of the Probate Court By: Melissa L. Haas Clerk of the Probate Court 1 Center Drive Fayetteville, Georgia 30214 770-716-4221 06/24, 07/01,08,15

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA IN RE: ESTATE OF FREDIA L BOOKER, ESTATE NO. 2026-ES-19748 DECEASED PETITION FOR LETTERS OF ADMINISTRATION NOTICE TO: WHOM IT MAY CONCERN ROSEGENEE MCLARIN ELLIS , has filed a petition to be appointed administrator of the estate of FREDIA L BOOKER, deceased, of said County. (The Petitioner has also applied for waiver of bond.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before JULY 24, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. On this 15TH day of JUNE 2026. ANGELA LANGAARD Judge of the Probate Court By: Melissa L. Haas Clerk of the Probate Court 1 Center Drive Fayetteville, GA 30214 770-716-4221 7/1, 8, 15, 22

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA IN RE: WALTER EDDIE CRAIG, ESTATE NO. 2025-ES-19341 DECEASED NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT The petition of DIANNE CHRISTIAN CRAIG for a year's support from the estate of WALTER EDDIE CRAIG deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before AUGUST 3, 2026, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing. So ordered this 23rd day of June, 2026. ANGELA LANDGAARD Judge of the Probate Court By: Meghan L. Martino Clerk of the Probate Court 1 Center Drive Fayetteville, GA 30214 770-716-4223 7/1, 8, 15, 22,

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA IN RE: WALTER EDDIE CRAIG, ESTATE NO. 2025-ES-19341 DECEASED NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT The petition of DIANNE CHRISTIAN CRAIG for a year's support from the estate of WALTER EDDIE CRAIG deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before AUGUST 3, 2026, why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing. So ordered this 23rd day of June, 2026. ANGELA LANDGAARD Judge of the Probate Court By: Meghan L. Martino Clerk of the Probate Court 1 Center Drive Fayetteville, GA 30214 770-716-4223 7/1, 8, 15, 22

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA IN RE: ESTATE OF ROBERT MILTON SPRINGER, JR., ESTATE NO. 25-19098 DECEASED NOTICE [For discharge from office and all liability] IN RE: Petition for Discharge of Personal Representative TO: All and singular the heirs of said decedent, the beneficiaries under the will, and to whom it may concern: This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before AUGUST 3, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. So ordered this 24th day of June 2026. ANGELA LANDGAARD Judge of the Probate Court By: LYNN CRITTENDEN Clerk of the Probate Court 1 CENTER DRIVE FAYETTEVILLE, GA 30214 770-716-4224 7/1

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as guardian, or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is filed, the Petition may be granted without a hearing. This 22nd day of June, 2026 Angela Landgaard Judge of the Probate Court By: Meghan L. Martino Clerk of the Probate Court 1 Center Drive Fayetteville, GA. 30214 (770) 716-4223 7/1,8

IN THE PROBATE COURT OF FAYETTE COUNTY STATE OF GEORGIA IN RE: ESTATE OF WILLIAM EARL MCVEY, ESTATE NO. 2026-ES-19757 DECEASED PETITION FOR LETTERS OF ADMINISTRATION NOTICE [Strike the sentence in parenthesis below if not applicable.] TO: Any and all unknown heirs, and to whom it may concern: TRACY TUCKER ANDREWS has petitioned to be appointed administrator of the estate of WILLIAM EARL MCVEY deceased, of said county. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before AUGUST 3, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (held on scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. So ordered this 24th day of June 2026. ANGELA LANDGAARD Judge of the Probate Court By: LYNN CRITTENDEN Clerk of the Probate Court 1 CENTER DRIVE FAYETTEVILLE, GA 30214 770-716-4224 07/01

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Continued from page B5

Services of Countries that Deny Contracts to Suppliers of Goods and Services of Countries that Deny Procurement Market Access to U.S. Contractors (DOT Regulation 49 CFR Part 30)

(i) Certification of Nonsegregated Facilities (41 CFR Part 60-1.8)

(j) Debarment, Suspension, Ineligibility and Voluntary Exclusion (49 CFR Part 29)

(k) Bid guarantee of 5% (49 CFR Part 18.36(h)(1))

(l) Performance Bond of 100% (49 CFR Part 18.36(h)(2))

(m) Payment Bond of 100% (49 CFR Part 18.36(h)(3))

By submitting a bid under this solicitation, except for those items listed by the bidder on a separate and clearly identified attachment

to its bid, the bidder certifies that steel and each manufactured product is produced in the United States (as defined in the clause Buy American - Steel and Manufactured Products For Construction Contracts) and that components of unknown origin are considered to have been produced or manufactured outside the United States. Bidders may obtain from Michael Baker International lists of articles, materials, and supplies excepted from this provision.

The Peachtree City Airport Authority reserves the right to waive any informalities or irregularities in the bids received and to reject any or all bids or to award or refrain from awarding the contract for any of the work, whichever is deemed to be in the Owner's best interests.

N-3
Atlanta Regional Airport – Falcon

Field June, 2026
Air Traffic Control Tower (ATCT)
210574
DATE:
BY:
TITLE: Atlanta Regional Airport-Falcon Field
Hope Macaluso, Aviation Director
Advertisement Date: Thursday
June 11th, 2026
06/17,24,07/01,08

PUBLIC NOTICE

Preferred Healthcare, Advanced Mobile Wound Care, will permanently close effective July 16, 2026. Preferred Healthcare thanks its patients, families, referral connections, and community members for the opportunity to provide care. Patients are encouraged to establish care with another healthcare provider as soon as possible. Medical records may be requested

by emailing medicalrecords@preferredhealthcare.com through July 30, 2026. Records will be maintained and protected in accordance with applicable federal and state laws. 07/01

Nondiscrimination Statement

Central Georgia Electric Membership Corporation is the recipient of Federal financial assistance from the Rural Utilities Service, an agency of the U. S. Department of Agriculture and in accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, fam-

ily/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA

Program Discrimination Complaint Form, AD-3027, found online at [How to file a Program Discrimination Complaint](https://www.usda.gov/program-discrimination-complaint) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Mail Stop 9410 Washington, D.C. 20250-9410; (2) fax: (202) 690-7442 (3) email: program.intake@usda.gov. This institution is an equal opportunity provider and employer.