FORECLOSURES

STATE OF GEORGIA
COUNTY OF FAYETTE
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by **Stacey Newby to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for Synovus Bank dated July 22, 2022, and recorded in Deed Book 5522, Page 500, Fayette County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Newrez, LLC D/B/A Shellpoint Mortgage Servicing, securing a Note in the original principal amount of **$473,137.00**, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, December 1, 2026, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:
All that tract or parcel of land lying and being in Land Lot 148 of the 7th District, Fayette County, Georgia, being Lot 144, of Southampton Subdivision, Phase 2, as per plat recorded at Plat Book 35, Pages 11-12, Fayette County, Georgia Records, which plat is hereby incorporated and made a part hereof by reference.
Said property is known as **403 Carriage Oaks Drive, Tyrone, GA 30290,** together with all fixtures and personal property attached to and constituting a part of said property, if any.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.
The property is or may be in the possession of Stacey Newby, successor in interest or tenant(s).

NewRez LLC
as Attorney-in-Fact for
Stacey Newby

File no. 26-083937
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
1050 Crown Pointe Parkway,
Suite 500
Atlanta, GA 30338
(770) 220-2535
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
09/30,10/07,14,21,28,11/04,11,18,25

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA,
COUNTY OF FAYETTE
By virtue of a Power of Sale contained in that certain Security Deed from **Erik Ausler to Mortgage Electronic Registration Systems, Inc.** as nominee for Mega Capital Funding Inc., its successors and assigns, dated October 6, 2023 and recorded on October 11, 2023 in Deed Book 5662, Page 369, in the Office of the Clerk of Superior Court of Fayette County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of **Two Hundred Ninety Thousand Six Hundred Thirty-Eight and 00/100 dollars ($290,638.00)** with interest thereon as provided therein, as last transferred to PennyMac Loan Services, LLC, recorded in Deed Book 5739, Page 21, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Fayette County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in January, 2027, all property described in said Security Deed including but not limited to the following described property:
All that tract or parcel of land lying and being in Land lots 250 and 251 of the 5th District of Fayette County, Georgia, being lot 30, Block B of North Fayette Estates, Unit One, as per Plat thereof recorded in Plat Book 10, page 23, Fayette County, Georgia records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description, and being more particularly described as follows:
BEGINNING at an iron pin on the southwesterly side of Georgia State Highway # 314, 1605.5 feet southeasterly from the corner formed by the intersection of the southwesterly side of Georgia State Highway #314 with the south side of North Fayette Drive, said beginning point being the southeast corner of lot 31 of said block and subdivision; running thence southeasterly along the southwesterly side of Georgia State Highway # 314, 154 feet to an iron pin and lot 29 of said block and subdivision; running thence southwesterly along the northwesterly line of said Lot 29, 299.4 feet to an iron pin; running thence northwesterly 154 feet to an iron pin and Lot 31 of said block and subdivision; running thence northeasterly along the southeasterly line of said lot 31, 299.5 feet to an iron pin on the southwesterly side of Georgia State Highway #314 and the point of beginning.
LESS AND EXCEPT the property conveyed to the Department of Transportation by Right of Way Deed dated June 29, 1990 and recorded in Deed Book 614, Page 705, Fayette County records.
Said property may more commonly be known as **870 Highway 314, Fayetteville, GA 30214.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is PennyMac Loan Services, LLC, 3043 Townsgate Rd., #200, Westlake Village, CA 91361, 818-224-7442.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Erik Ausler and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

PennyMac Loan Services, LLC
as Attorney-in-Fact for
Erik Ausler

Contact:Padgett Law Group:
6267 Old Water Oak Road,
Suite 203,
Tallahassee, FL 32312;
(850) 422-2520
Ad Run Dates:
10/21/2026,10/28/2026,11/04/2026,11/11/2026,11/18/2026,11/25/2026,12/02/2026,12/09/2026,12/16/2026,12/23/2026,12/30/2026;
Case #: 24-010100-4
10/21,28,11/04,11,18,25,12/02,09,16,23,30

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
FAYETTE COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by, **Fatima Amina Knox, to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for Rocket Mortgage, LLC., dated 6/12/2023, and recorded on 6/14/2023, in Book 5625, Page 103-120, Fayette County, Georgia Records, as last assigned to as last assignment to Carrington Mortgage Services, LLC by assignment recorded 3/11/2026 as Instrument No. in book 5932, Page 356-357, conveying the after described property securing the payment of a Note in the amount of **$431,048.00** with interest thereon as set forth therein.
NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and authority vested in it, will on 1/5/2027 sell at public outcry to the highest bidder for cash: During the legal hours of sale before the door of the courthouse of Fayette County, Georgia, the following described property situated in Fayette County, Georgia, to wit:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 40 OF THE 5TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 55, OF WAKEFIELD PLACE SUBDIVISION, PHASE I, AS PER PLAT RECORDED AT PLAT BOOK 17, PAGES 66-68, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.
Tax Parcel ID: 051112020
Being real property commonly known as **185 SHEFFIELD CT FAYETTEVILLE, GA 30215**
The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).
Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.
Except to the extent that the Holder may bind and obligate Mortgagors to warrant title to the Property under the terms of the Security Deed, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are "as is", "where is'.
The entire purchase price is due and payable at the conclusion of the auction in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is being sold with express reservation that the sale is subject to 1) confirmation and audit of the status of the loan by the holder of the security deed, 2) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, 3) procedures for rescission of sale under O.C.G.A. Section 9-13-172.1, whereby the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided above.
Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:
Carrington Mortgage Services, LLC, 500 N. State College Blvd., Suites 1030, 1300 & 1400 Orange, CA 92868, Telephone No.: 800-561-4567
The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Carrington Mortgage Services, LLC to negotiate, amend, or modify the terms of the Security Deed described herein.
Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a deed under power will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. Additional information regarding these regulations and the required transferee information and certifications can be found at: https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/rre-faqs#D_5

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

For Foreclosure sale information please contact
Vylla Solutions, LLC,
P.O. Box 3309,
Anaheim, California 92803,
Phone: (888) 313-1969
TS # 25-35790
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
11/18,25,12/02, 09,16,23,30

NOTICE OF SALE UNDER POWER
GEORGIA, FAYETTE COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by **Shirley A Spencer and Ernest Neal to THE PRUDENTIAL INSURANCE COMPANY OF AMERICA** dated November 14, 1988, recorded in Deed Book 529, Page 161, Fayette County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 4285, Page 256, Fayette County, Georgia Records, as last transferred to Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2018-1 to be recorded in the Office of the Clerk of Superior Court of Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **NINETY-SIX THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($96,900.00),** with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Fayette County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in December, 2026, the
following described property:
SEE EXHIBIT "A"
ATTACHED HERETO AND
MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is not limited to, attorney's fees (notice pursuant to O.C.G.A.
§ 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable.

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

McCalla Raymer
Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
All that tract or parcel of land lying and being in Land Lot 35 of the 6th District, Fayette County, Georgia, being Lot 69, Morallion Hills, Phase I, as per plat by M. T. Perdue dated 8/3/87, recorded in Plat Book 18, pages 76 and 77, Fayette County Records, said plat being expressly incorporated herein and made a part of this description by reference; being presently known as 113 Morallion Hills, Peachtree City, Georgia; and being more particularly shown on a survey for Ernest Neal and Shirley A. Spencer by Koons, Wood, Moore and Shimshick dated 2/9/88,
last revised 10/25/88.
MA December 1, 2026
Our file no. 26-24736GA
26-24736GA
10/28, 11/04,11,18,25

NOTICE OF SALE UNDER POWER
FAYETTE COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by **Semeatress N Robinson to Mortgage Electronic Registration Systems, Inc.,** as grantee, as nominee for Vanderbilt Mortgage and Finance, Inc. dba Silverton Mortgage, its successors and assigns dated 7/18/2019 and recorded in Deed Book 4903 Page 401 Fayette County, Georgia records; as last transferred to or acquired by U.S. Bank Trust, National Association, not in its individual capacity, but solely as Owner Trustee for VRMTG Asset Trust, conveying the after-described property to secure a Note in the original principal amount of **$213,400.00,** with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Fayette County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on December 1, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land lying and being in Land Lot 253 of the 13th District, Fayette County, Georgia, being Lot 10, Block C, Bentbrook Farms Subdivision, Unit Four, as per plat recorded in Plat Book 15, Page 88, Fayette County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Tax ID#: 130208030 Subject to any Easements or Restrictions of Record
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **130 Fairfield Circle, Fayetteville, GA 30214** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Semeatress N Robinson or tenant or tenants. Shellpoint Mortgage Servicing is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided
immediately above.

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

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

NOTICE OF SALE UNDER POWER
FAYETTE COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by **Justin Keesler and Rylie Sedustine to Mortgage Electronic Registration Systems, Inc.,** as grantee, as nominee for Assurance Financial Group LLC, its successors and assigns dated 8/31/2022 and recorded in Deed Book 5536 Page 488 Fayette County, Georgia records; as last transferred to or acquired by Assurance Financial Group LLC , conveying the after-described property to secure a Note in the original principal amount of **$409,500.00,** with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Fayette County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on December 1, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 89 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AND BEING LOT 75, CHANTICLEER V, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 11, PAGES 74 AND 75, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FAYETTE COUNTY, GEORGIA, SAID PLAT BEING MADE A PART HEREOF BY REFERENCE. THIS CONVEYANCE IS MADE SUBJECT TO ALL ORDINANCES, EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING SAID BARGAINED PREMISES. ZONING The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **151 Dixon Circle, Fayetteville, GA 30215** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Justin Keesler and Rylie Sedustine or tenant or tenants. Assurance Financial Group LLC is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Assurance Financial Group LLC Loss Mitigation Department 1 Corporate Center Drive, Suite 360 Lake Zurich, IL 60047 1-866-397-5370 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided
immediately above.

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

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

NOTICE OF SALE UNDER POWER
GEORGIA, FAYETTE COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by **John Solomon to Mortgage Electronic Registration Systems, Inc.,** as grantee, as nominee for SunTrust Mortgage, Inc. d/b/a Sun America Mortgage., its successors and assigns dated August 4, 2006, recorded in Deed Book 3073, Page 650, Fayette County, Georgia Records, as last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST by assignment recorded in Deed Book 5880, Page 246, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **ONE HUNDRED SEVENTY-NINE THOUSAND SIX HUNDRED AND 00/100 DOLLARS ($179,600.00),** with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Fayette County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in December, 2026, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE
A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is not limited to, attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence.
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDI-

Legals continued page B4

Continued from page B3

VIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the holder of the Security Deed to the property in accordance with
OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance LP, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX
75019, 8777683759.
Note, however, that such entity is not required by law to negotiate, amend or modify the
terms of the loan.
Upon information and belief, said property is more commonly known as **115 Manchester Road, Fayetteville, GA 30215.** Should a conflict arise between the property address and the legal description, the legal description shall control.
ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. If applicable, as part of this Rule, buyers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction
is reportable.
*The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable.

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

McCalla Raymer
Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
All that tract or parcel of land lying and being in Land Lot 25 of the 5th District, Fayette County, Georgia, being Lot 2, Charleston South, as per plat recorded in Plat Book 18, Page 152, Fayette County, Georgia records, which plat is incorporated herein and made a part
hereof by reference.
JD December 1, 2026
Our file no. 26-21842GA
26-21842GA
11/04,11,18,25

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA,
COUNTY OF FAYETTE
By virtue of a Power of Sale contained in that certain Security Deed from **FRANK NATTIEL and SHEILA NATTIEL** to NEW CENTURY MORTGAGE CORPORATION, dated January 20, 2006 and recorded on February 6, 2006 in Deed Book 2952, Page 506, in the Office of the Clerk of Superior Court of Fayette County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of **Three Hundred Fifty-Two Thousand and 00/100 dollars ($352,000.00**) with interest thereon as provided therein, as last transferred to Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE3, recorded in Deed Book 3458, Page 73, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Fayette County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in December, 2026, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 119 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 64, OF THE ESTATES SUBDIVISION, PHASE FOUR-A, AS PER PLAT RECORDED IN PLAT BOOK 32, PAGE 99-101, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION AND BEING MORE COMMONLY KNOWN AS 105 DEVONSHIRE PLACE, TYRONE, GEORGIA ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN FAYETTE COUNTY, GEORGIA.
Said property may more commonly be known as **105 Devonshire Place, Tyrone, GA 30290.**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE3 Mortgage Pass-Through Certificates, Series 2006-HE3, c/o Shellpoint Mortgage Servicing, 75 Beattie Place, Greenville, SC 29601, 1-800-365-7107.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are _ Frank Nattiel, Sheila Nattiel and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

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

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

NOTICE OF SALE UNDER POWER
GEORGIA, FAYETTE COUNTY
Under and by virtue of the Power of Sale contained in that certain Security Deed given by **Andrea Hubbard unmarried woman to Mortgage Electronic Registration Systems, Inc.,** as Grantor, as nominee for Top Flite Financial Inc, its successors and assigns, dated 10/15/2024, and recorded on 10/22/2024, in Instrument No.: 012107950016, Deed Book 5773, Page 518, Fayette County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 6/23/2026 in Instrument No.: — Deed Book 5971, Page 614, conveying the after-described property to secure a Note in the original principal amount of **$264,550.00**, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Fayette County, Georgia, within the legal hours of sale on 12/1/2026, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 230 OF THE 4TH DISTRICT, FAYETTE COUNTY, GEORGIA, AND BY PLAT OF C E LEE DATED MARCH 1, 1957, ENTITLED "PROPERTY OF EDWARD L LYNCH" AND RECORDED IN PLAT BOOK NO 3, PAGE 129, RECORDS OF FAYETTE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHWEST CORNER OF THE INTERSECTION OF AN IMPROVED PUBLIC ROAD SOMETIMES KNOWN AS LISBON-INMAN ROAD AND OLD GREENVILLE ROAD, RUNNING THENCE WESTERLY, AS MEASURED ALONG THE NORTHERLY SIDE OF THE RIGHT OF WAY FOR SAID LISBON-INMAN ROAD, A DISTANCE OF 296 FEET TO AN IRON PIN, THENCE NORTH 2-3/4 DEGREES WEST, A DISTANCE OF 296 FEET TO AN IRON PIN, THENCE NORTH 87-1/2 DEGREES EAST, A DISTANCE OF 296 FEET TO IRON PIN ON THE WESTERLY SIDE OF OLD GREENVILLE ROAD, THENCE SOUTHERLY, AS MEASURED ALONG THE WESTERLY SIDE OF SAID OLD GREENVILLE ROAD, A DISTANCE OF 296 FEET BACK TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 2 ACRES, MORE OR LESS.
Said property is commonly known as **475 OLD GREENVILLE RD FAYETTEVILLE, GA 30215.**
The indebtedness secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees having been given).
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 11988 EXIT 5 PKWY BLDG 4 FISHERS IN 46037-7939, Telephone No.: (855) 690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above.
NOTICE TO BIDDERS: Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchaser should be prepared to provide beneficial ownership information as required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after March 1, 2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/rre-faqs#D_5.
To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Andrea Hubbard unmarried woman or tenant(s) or other occupants.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure.
The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being

Freedom Mortgage Corporation
as Attorney in Fact for
Andrea Hubbard unmarried woman.

Nestor Solutions, LLC
214 5th Street,
Suite 205,
Huntington Beach, California 92648,
(888) 403-4115,
TS # 2026-25568-GA.
For sale information, visit: https://www.nestortrustee.com/sales-information.com or call (888) 902-3989.
11/04,11,18,25

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

COLONY BANK,
as Attorney-in-Fact for
LYNETTE ALLEN-PYE AND
T. ROOSEVELT PYE

MOORE, CLARKE, DuVALL
& RODGERS, P.C.
D. BRADLEY FOLSOM
Attorneys for COLONY BANK
Post Office Box 4540
Valdosta, Georgia 31604-4540
(229) 245-7823
11/04,11,18,25

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
FAYETTE COUNTY
By virtue of a power of sale contained in a certain security deed from **Megan Elizabeth Utech to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Everett Financial, Inc. dba Supreme Lending, its successors and assigns** and recorded in Deed Book 5285, Page 367-382, Fayette County, Georgia records given to secure a note in the original amount of **$389,500.00** with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of FAYETTE COUNTY, Georgia, or at such place as has or may be lawfully designated as an alternative location within the legal hours of sale on the first Tuesday in December, 2026, to wit: December 01, 2026, the following
described property:
All that tract or parcel of land lying and being in Land Lot 60 of the 6th District of Fayette County, Georgia, being Lot 99 of Planterra Ridge Subdivision, Phase 3B2, as shown on that certain plat of said subdivision recorded in Plat Book 25, Pages 128-129, Fayette County, Georgia Records, reference to which plat is hereby made for a more accurate description of the metes and bounds of said Lot 99.
Being real property commonly known as **300 Terrane Ridge, Peachtree City, GA 30269.**
The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees
having been given).
Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.
Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described
mortgage is as follows:
Freedom Mortgage Corporation
951 Yamato Road, Suite 175
Boca Raton, FL 33431
1-855-690-5900
The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Freedom Mortgage Corporation to negotiate, amend, or modify the terms of the Security Deed
described herein.

Freedom Mortgage Corporation
as Attorney in Fact for Megan
Elizabeth Utech

Attorney Contact:
Tromberg, Miller, Morris & Partners, PLLC
3000 Langford Road, Building 100
Peachtree Corners, GA 30071
Phone: 404-793-1447
Fax: 404-738-1558
26-006390-GA
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
11/04,11,18,25

STATE OF GEORGIA
COUNTY OF FAYETTE
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by **GREY D. VALENTA to HOMEBANC MORTGAGE CORPORATION** in the original principal amount of **$271,200.00** dated January 26, 2005, and recorded in Deed Book 2711, Page 617, Fayette County records, said Security Deed being last transferred to U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR IN INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, IN TRUST FOR HOLDERS OF THE HOMEBANC MORTGAGE TRUST 2005-3, MORTGAGE BACKED NOTES in Deed Book 5984, Page 618, Fayette County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on 12/1/2026, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 192 OF THE 4TH DISTRICT AND LAND LOT 5 OF THE 6TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 252, UNIT ELEVEN, WOODCREEK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 29, PAGES 82-84, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE
Said property being known as: **500 STONEHAVEN DR, FAYETTEVILLE, GA 30215**
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are GREY D. VALENTA or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119
800-635-9698
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
AS TRUSTEE,
AS SUCCESSOR IN INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, IN TRUST FOR HOLDERS OF THE HOMEBANC MORTGAGE TRUST 2005-3, MORTGAGE BACKED NOTES,
as Attorney-in-Fact for
GREY D. VALENTA

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 25-363866
11/04,11,18,25

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

GROVER P. KNEECE,
as Attorney-in-Fact for
Tony A. Johnson and
Summer R. Johnson

Prepared by:
John P. Joiner
Attorney for Grover P. Kneece
500 Westpark Drive,
Suite 150
Peachtree City, GA 30269
(404)926-4554
johnj@weissman.law
11/04,11,18,25

NOTICE OF SALE UNDER POWER
GEORGIA, FAYETTE COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by **Renee Mitchell Simpson to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for New American Funding, LLC, its successors and assigns dated April 27, 2023, recorded in Deed Book 5610, Page 79, Fayette County, Georgia Records, as last transferred to New American Funding, LLC f/k/a Broker Solutions, Inc. d/b/a New American Funding by assignment recorded in Deed Book 6005, Page 560, Fayette County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **THREE HUNDRED EIGHTY-SEVEN THOUSAND EIGHT HUNDRED FORTY-FIVE AND 00/100 DOLLARS ($387,845.00),** with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Fayette County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in January, 2027, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is not limited to, attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence.
New American Funding, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: New American Funding, LLC, 8201 North FM 620, Suite 120, Austin, TX 78726, 8008935304.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
Upon information and belief, said property is more commonly known as **365 Dominique Ct, Fayetteville, GA 30214**. Should a conflict arise between the property address and the legal description, the legal

Legals continued page B5

Continued from page B4

description shall control.
ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. If applicable, as part of this Rule, buyers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.
*The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable.
New American Funding, LLC
as Attorney in Fact for
Renee Mitchell Simpson
McCalla Raymer
Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 199 & 200 OF THE 13TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 38, SHENANDOAH ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 38, PAGES 161-166, FAYETTE COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.
CA January 5, 2027
Our file no. 26-24977GA
26-24977GA
11/18,25,12/02,09,16,23,30

STATE OF GEORGIA
COUNTY OF FAYETTE
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by **Thomas J. Hardin and Terry L. Hardin to Mortgage Electronic Registration Systems, Inc.,** as grantee, as nominee for Paramount Equity Mortgage, LLC, its successors and assigns dated January 9, 2018, and recorded in Deed Book 4713, Page 743, as last modified in Deed Book 5741, Page 113, 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 **$112,433.00**, 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, January 5, 2027, 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 121 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING LOT 1 OF GARDEN COURTYARDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 1, FAYETTE COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION.
Said property is known as **100 Wilbanks Drive, 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 Kristina Marie Winter, Emilee Winter, Terry Lee Hardin and Thomas J. Hardin, successor in interest or tenant(s).
Rocket Mortgage, LLC
as Attorney-in-Fact for
Kristina Marie Winter and
Emilee Winter
File no. 26-085033
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.
11/25, 12/02,09,16,23,30

NAME CHANGE

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

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

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

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

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

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

IN THE SUPERIOR COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
In RE the name change of:
Megan Hudson
Petitioner
Civil Action File No:
2026V-1191
NOTICE OF PETITION
TO CHANGE NAME OF ADULT
Megan Elizabeth Hudson filed a petition in the Fayette County Superior Court on 11/19/26 to change the name from Megan Elizabeth Hudson to Megan Elizabeth Henson. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
11/25, 12/02,09,16

IN THE SUPERIOR COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
In RE the name change of child:
Dominic Asher Hudson
Civil Action File No:
2026V-1192
Megan Hudson
Petitioner
NOTICE OF PETITION
TO CHANGE NAME OF MINOR CHILD
Megan Hudson filed a petition in the Fayette County Superior Court on 11/19/26 to change the name of the following minor child from Dominic Asher Hudson to Dominic Asher Henson. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
11/25, 12/02,09,16

ABANDONED VEHICLES

ABANDONED MOTOR VEHICLE
PETITION ADVERTISEMENT
You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that a petition was filed in the Magistrate court of Fayette County to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is
100 Shamrock Industrial Blvd.
Tyrone, GA 30290
Anyone with an ownership interest in a vehicle listed herein may file an answer to this petition on
or before: 12/16/2026
Answer forms may be found in the Magistrate Court Clerk's office located at: 1 Center Dr. Fayetteville, GA 30214 Forms may also be obtained online at www.georgiamagistratecouncil.com
Vehicle Make: Audi
Year: 2017
Model: Q3
Vehicle ID #:
WA1HCCFS1HR004631
Vehicle License #: CWT9598
State: GA
Magistrate Court Case #:
2026MB00195
Vehicle Make: Kia
Year: 2010
Model: Rio
Vehicle ID #:
KNADH4A39A6680177
Vehicle License #: ABF8SU
State: GA
Magistrate Court Case #:
2026MB00194
11/18,25

NOTICE OF PETITION TO FORECLOSE LIEN ON ABANDONED MOTOR VEHICLES IN THE MAGISTRATE COURT OF FAYETTE COUNTY, GEORGIA
TO: All registered owners, lienholders, and any other persons or entities claiming an
interest in the motor vehicles described below:
Notice is hereby given pursuant to O.C.G.A. § 40-11-1 et seq. that High Beam Repair
Inc., located at 1579 Hwy 85 N, Fayetteville, GA 30214, has filed a Petition to Foreclose Lien on Abandoned Motor Vehicles in the Magistrate Court of Fayette County, Georgia, for accrued towing, repair, storage, legal fees, and administrative expenses associated with the following vehicles currently in its possession:
VEHICLE 1
Year / Make / Model: 2017 BMW 460XI
Vehicle Identification Number (VIN):
WBA4U9C50H5D43665
Registered Owner, RAECHEL MULLINEX 6023 CENTENNIAL RUN COLLEGE
PARK, GA. 30349
Lienholder / Finance Co.: EXETER FINANCE 2250W JOHN CARPENTER
FWY. IRVING, TX. 75063
Location of Vehicle: High Beam Repair Inc., 1579 Hwy 85 N, Fayetteville, GA
30214
VEHICLE 2
Year / Make / Model: 2020 JEEP COMPASS
Vehicle Identification Number (VIN): 3C4NJCBBXLT224838
Registered Owner, CARLA JAMES 1435 BOGGS RD APT. 704 DULUTH, GA.
30096
Lienholder / Finance Co.: NONE
Location of Vehicle: High Beam Repair Inc., 1579 Hwy 85 N, Fayetteville, GA
30214
VEHICLE 3
Year / Make / Model: 2026 DODGE CHALLENGER
Vehicle Identification Number (VIN): 2C3CDZAG7LH243245
Registered Owner, JEQUAN FAISON
Lienholder / Finance Co.: ALLY FINANCIAL PO BOX 8110 COCKEYSVILLE,
MD 21030
Location of Vehicle: High Beam Repair Inc., 1579 Hwy 85 N, Fayetteville, GA
30214
VEHICLE 4
Year / Make / Model: 2004 LEXUS ES 330
Vehicle Identification Number (VIN): JTHBA30G340001457
Registered Owner, CHARKIETHIA KELSEY
Lienholder / Finance Co: NONE
Location of Vehicle: High Beam Repair Inc., 1579 Hwy 85 N, Fayetteville, GA
30214
11/25,12/02

ABANDONED MOTOR VEHICLE
PETITION ADVERTISEMENT
You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that a petition was filed in the Magistrate court of Fayette County to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is 100 Shamrock Industrial Blvd.
Tyrone, GA 30290
Anyone with an ownership interest in a vehicle listed herein may file an answer to this petition
on or before: 12/23/2026
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: GMC
Year: 2015 Model: Acadia
Vehicle ID #:
1GKKRNED9FJ277390
Vehicle License #: N/A
State: GA
Magistrate Court Case #:
2026MB00199
Vehicle Make: Nissan
Year: 2014 Model: Juke
Vehicle ID #:
JN8AF5MV9ET359492
Vehicle License #: SKV5777
State: GA
Magistrate Court Case #:
2026MB00198
Vehicle Make: Ford
Year: 2014 Model: F-150
Vehicle ID #:
1FTFW1CT5EFC83102
Vehicle License #: SLA6898
State: GA
Magistrate Court Case #:
2026MB00197
Vehicle Make: Nissan
Year: 2016 Model: Sentra
Vehicle ID #: 3N1AB7AP-1GY305383
Vehicle License #: N/A
State: GA
Magistrate Court Case #:
2026MB00196
11/25, 12/02

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 vehicle is 1479 Highway 92 North, Fayetteville, Ga. 30214.
Anyone with an ownership interest in a vehicle listed herein may file an answer to this petition on or before: 12/3/2026
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: POLARIS
Year: 2016
Model: SLINGSHOT
Vehicle ID #:
57XAASFA0G5111407
Vehicle License #: EVA169
State: GA
Magistrate Court Case #:
2026MB00177
Present location of vehicles:
1479 Highway 92 North,
Suite G,
Fayetteville, Ga. 30214
11/25/12/02

CITY OF FAYETTEVILLE

PUBLIC NOTICE
The City of Fayetteville Planning & Zoning Commission will hold a public meeting on Tuesday, December 15, 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 text revisions to the Unified Development Ordinance (UDO) concerning the location and regulation of vape stores. Amendments include, but may not be limited to, updating the definition of a vape store, updating the zoning districts list of permitted and conditional uses to regulate in which zoning districts a vape store can be located, and add additional text regulating vape stores.
Information pertaining to these requests is available at City Hall between the hours of 8:00 AM and 5:00 PM, Monday through Friday.
11/25

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: CAT LLC
D/B/A PARTNERS II PIZZA
FAYETTEVILLE
Business Address 555 GLYNN ST S
FAYETTEVILLE GA 30214
Applicant's Name:
NATHANIEL B BOWEN
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 9th day of
December 2026
11/25

Request for Qualifications
RFQ Item #PZ740-02
State Route 85 Gateway
Corridor Redevelopment Plan
The City of Fayetteville, Georgia
RFQ Due:Friday, January 8, 2027 @ 2:00 P.M.
Question Deadline: Monday, December 14, 2026 @ 4:00 P.M.
The City of Fayetteville is requesting qualifications from qualified consulting firms to prepare a redevelopment plan for the State Route 85 (Highway 85 / N. Glynn Street) corridor, including reinvestment strategies for aging commercial sites, safety and access improvements, and connections to Downtown Fayetteville. The City Council reserves the right to reject any and all proposals and to waive formalities.
RFQ documents are available at www.fayetteville-ga.ionwave.net/Login.aspx. Respondents must register as a supplier on the Euna Procurement platform, and all questions and Statements of Qualifications must be submitted electronically through Euna. For assistance with registration or access to the platform, contact Tina Rich, the City's Designated Contact, by email at trich@fayetteville-ga.gov.
RFQ Response – RFQ Item #PZ740-02
State Route 85 Gateway Corridor Redevelopment Plan
11/25

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, December 14, 2026, at 7:00 P.M., Fayette County Administrative Complex, Public Meeting Room, 140 Stonewall Avenue West, first floor.
Petition No.: A-954-26
Owner:Trent G. Turner
Property Address:161 Ellison Road
Parcel:0721 046
Zoning District:A-R
Area of Property:8.31 acres
Land Lot(s):73
District: 7th
Road Frontage:Ellison Road.
Request:Applicant is requesting the following:
Variance to Sec. 110-125(d)(6), A-R Zoning. To reduce the side yard setback from 50 feet to 43.9 feet to allow a barn to remain in its current location.
Legal Description
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 73 OF THE 7th DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL THAT PROPERTY CONVEYED TO PHILLIP H. SIMS AND PATRICIA K. SIMS BY ROY B. SLAY AND OLLIE C. SLAY ON MARCH 27, 1987 RECORDED AT DEED BOOK 437, PAGE 671, FAYETTE COUNTY, GEORGIA RECORDS, AND ALL THAT PROPERTY CONVEYED TO PHILLIP H. SIMS AND PATRICIA K. SIMS BY H. B. SIMS, ON MARCH 27, 1987, RECORDED AT DEED BOOK 437, PAGE 672, FAYETTE COUNTY, GEORGIA RECORDS, SAID DESCRIPTION BEING THE SAME DESCRIPTION CONTAINED IN THAT CERTAIN EXECUTOR'S DEED FROM CYNTHIA T. SIMS, AS EXECUTOR OF THE LAST WILL AND TESTAMENT OF PHILLIP HAMPTON SIMS I A/K/A PHILLIP H. SIMS A/K/A PHILLIP HAMPTON SIMS, DECEASED, DATED NOVEMBER 7, 2025, AND RECORDED ON DECEMBER 2, 2025, IN BOOK 5899, PAGE 270, FAYETTE COUNTY, GEORGIA RECORDS (THE "ORIGINAL EXECUTOR'S DEED");LESS AND EXCEPT ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 73 AND 88 OF THE 7th DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING LOT 1, MINOR FINAL PLAT OF PHILLIP H. SIMS ESTATE, CONTAINING 8.31 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN SURVEY PREPARED FOR PHILLIP H. SIMS AND PREPARED BY LARRY C. SHIMSHICK, GEORGIA RLS #2343 OF W.D. GRAY AND ASSOCIATES, INC., DATED SEPTEMBER 9, 2019 AND REVISED JULY 1, 2020, AND RECORDED ON SEPTEMBER 15, 2020 IN PLAT BOOK 100, PAGES 376-378, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE (THE "EXCEPTED PROPERTY"). THE PROPERTY CONVEYED BY THIS QUITCLAIM DEED CONSTITUTES THE EXCESS LAND CONVEYED TO GRANTOR BY THE ORIGINAL EXECUTOR'S DEED BEYOND THE EXCEPTED PROPERTY. THE PURPOSE OF THIS QUITCLAIM DEED IS TO CONVEY ALL RIGHT, TITLE, AND INTEREST OF GRANTOR IN AND TO THE EXCESS LAND DESCRIBED ABOVE, EXCLUDING THE EXCEPTED PROPERTY WHICH GRANTOR RETAINS. CROSS-REFERENCE: ORIGINAL EXECUTOR'S DEED, BOOK 5899, PAGE 270; CORRECTIVE EXECUTOR'S DEED, BOOK 5916, PAGE 732; PLAT BOOK 100, PAGES 376-378, FAYETTE COUNTY, GEORGIA RECORDS.
11/25

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, December 14, 2026, at 7:00 P.M., Fayette County Administrative Complex, Public Meeting Room, 140 Stonewall Avenue West, first floor.
Petition No.: A-952-26
Owner:Jorge A. Loredo Torres
Property Address:127 Holt Road
Parcel:0525 084
Zoning District:A-R
Area of Property: 9.808 acres
Land Lot(s): 105
District: 5th
Road Frontage: Holt Road.
Request:Applicant is requesting the following:
Variance to Sec. 110-125(d)(6), to reduce the left side building setback from 50 feet to 34.35 feet in the A-R (Agricultural-Residential) District, to allow a pole barn constructed around 2025 to remain in its existing location.
Legal Description
Tract One: All that certain tract or parcel of land lying and being in Land Lot Number 105 of the 5th District of Fayette County, Georgia, and being a tract containing ten (10) acres, and being bounded as follows: on the North by lands of 0. W. Shelnutt; on the East by lands of H. S. Nipper; on the South by lands of C. B. Callaway: and on the West by lands of Thomas J. Mitchell. This being a portion of the lands conveyed to C. 8. Callaway from T. M. Kerlin by Warranty Deed, as appears in Deed Book W, Page 398, said deed conveying to first party herein 12 ½ acres, and the party of the first part is by this conveyance conveying ten (10) acres and retaining two and one- half (2 ½) acres across the South side of said 12 ½ acres tract. Tract One herein described also being the property conveyed to Jean M. Redifer by the following Quitclaim Deeds, to-wit: the first from Richard P. Callaway dated July 27, 2015, and recorded in Deed Book 4349, Pages 53-54; the second from Charles E. Callaway dated June 24, 2015, and recorded in Deed Book 4349, Pages 655-656; the third from Michael F. Callaway dated June 24, 2015, and recorded in Deed Book 4349, Pages 657-658; and the fourth from Raymond E. Callaway dated June 23, 2015, and recorded in Deed Book 4349, Pages 659-660; all in the Clerk's Office, Fayette Superior Court.
PARCEL NO. 0525 039
Tract Two: All that tact or parcel of land lying and being in Land Lot 105 of the 5th Land District of Fayette County, Georgia, containing 9.870 acres, more or less, as embraced by plat of Lum Hall & Associates, Inc. dated April 15, 1981, and in accordance with said plat being more particularly described as follows: To arrive at the point of beginning hereof, start at an iron pin located at the point where the southwesterly margin of the right-of-way 80 feet in width of an improved public road known as Callaway Road intersects with the northerly margin of right-of-way 60 feet in width of an unimproved public road known as Holt Road (which point is also located 1,884.61 feet southeastwardly, as measured along the southwesterly margin
of the right-of-way of said Callaway Road, from the North line of Land Lot 105 aforesaid; go thence northwestwardly, as measured along the northeasterly margin of the right-of-way of said Holt Road, for the respective courses and distances shown on the above-referenced plat, an aggregate distance of 518. 7 4 feet to an iron pin and the point of beginning hereof; from the point of beginning thus determined, running thence northwestwardly, continuing along the northeasterly margin of the right-of-way of said Holt Road, an aggregate distance of 332.92 feet to an iron pin; thence North 01 degree 43 minutes 26 seconds East 1,339.07 feet to an iron pin; thence North 89 degrees 32 minutes 33 seconds East 306 feet to an iron pin; thence South 00 degrees 47 minutes 40 seconds West 1,393.42 feet back to the iron pin at the point of beginning.
Tract Two herein described being a portion of the property conveyed by Jean M. Redifer as Personal Representative of the Estate of John P. Callaway, deceased to Jean M. Redifer by Deed of Assent dated July 31, 2018, and recorded in Deed Book 4779, Pages 664-682, Clerk's Office, Fayette Superior Court.
PARCEL ID NO. 0525 084
Said Grantee, to have and to hold said property and its appurtenances forever, in Fee Simple.
11/25

ZONING BOARD OF APPEALS
FAYETTE COUNTY, GEORGIA
PUBLIC HEARING to be held by the Zoning Board of Appeals of Fayette County on Monday, December 14, 2026, at 7:00 P.M., Fayette County Administrative Complex, Public Meeting Room, 140 Stonewall Avenue West, first floor.
Topic.: Zoning Board of Appeals 2027 Calendar
Request:Approval of Zoning Board of Appeals 2027 Calendar.
11/25
11/25

PROBATE

IN THE PROBATE COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
DEBRA CLIMARS SCHOOLS,
ESTATE NO. 2026-ES-20022
DECEASED
PETITION FOR LETTERS OF ADMINISTRATION
NOTICETO: Any and all unknown heirs, and to whom it may concern:
JERRY RUSSELL SCHOOLS, JR., has petitioned to be appointed administrator of the estate of DEBRA CLIMARS SCHOOLS deceased, of said county. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before DECEMBER 4, 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
So ordered this 26th day of October, 2026.
ANGELA LANDGAARD
Judge of the Probate Court
By: Meghan L. Martino
Clerk of the Probate Court
1 Center Drive
Fayetteville, GA 30214
770-716-4223

Legals continued page B6

Continued from page B5

11/04,11,18,25

IN THE PROBATE COURT OF
FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF ERNESTINE
DANIELS HINKSTON,
DECEASED
ESTATE NO. 2025-ES-19397
NOTICE
[For discharge from office
and all liability]
IN RE: Petition for Discharge
of Personal Representative
TO: GNNOMBY HINKSTON and
WESLEY HINKSTON, JR. and to
whom it may concern:
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before DECEMBER 7, 2026.
TO: WENDI DANIELS
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before the 30th day after OCTOBER 27, 2026 (the date of the mailing of this notice to you by certified or registered mail, return receipt requested); provided, however, that if a return receipt for such notice is actually received by the Court within such 30 days, the deadline for the filing of any objection shall be 30 days from the date of receipt shown on
such return receipt.
TO: KHALEEL JAMES HINKSTON
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before the 30th day after OCTOBER 27, 2026 (the date of the mailing of this notice to you by certified or registered mail, return receipt requested); provided, however, that if a return receipt for such notice is actually received by the Court within such 30 days, the deadline for the filing of any objection shall be 30 days from the date of receipt shown on
such return receipt.
TO: TROY DUNCAN
This is to notify you who are required to be served personally, to file an objection, if there is any, to the above-referenced petition, in this Court on or before the 30th day after the date you are personally served or sign the return receipt.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be
granted without a hearing.
This the 27th day of October 2026.
ANGELA LANDGAARD
Judge of the Probate Court
By: LYNN CRITTENDEN
Clerk of the Probate Court
1 CENTER DRIVE
FAYETTEVILLE, GA 30214
770-716-4224
11/04,11,18,25

IN THE PROBATE COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
WILLIAM CARTER PITTS, II.,
ESTATE NO. 2026-ES-20024
DECEASED
PETITION FOR LETTERS OF
ADMINISTRATION
NOTICE
TO: Any and all unknown heirs, and to whom it may concern:
JAMES RONALD PITTS has petitioned to be appointed administrator of the estate of WILLIAM CARTER PITTS, II. deceased, of said county. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before DECEMBER 4, 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
So ordered this 27th day of October, 2026.
ANGELA LANDGAARD
Judge of the Probate Court
By: Meghan L. Martino
Clerk of the Probate Court
1 Center Drive
Fayetteville, GA 30214
770-716-4223
11/04,11,18,25

IN THE PROBATE COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
IN RE:
JOHN EDWARD ROSS,
ESTATE NO. 25-19054
DECEASED
NOTICE OF PETITION TO FILE
FOR YEAR'S SUPPORT
The petition of ELAINE MARIE ROSS, for a year's support from the estate of JOHN EDWARD ROSS, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before December 4, 2026, why said petition should not be granted.
All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be
granted without a hearing.
So ordered this 28th day of October, 2026.
ANGELA LANDGAARD
Judge of the Probate Court
By: Meghan L. Martino
Clerk of the Probate Court
1 Center Drive
Fayetteville, GA 30214
770-716-4223
11/04,11,18,25

IN THE PROBATE COURT OF
FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
RICHARD HENRY OLIVAS,
DECEASED
ESTATE NO. 2025-ES-20029
PETITION FOR LETTERS
OF ADMINISTRATION
NOTICE
TO: WHOM IT MAY CONCERN
JOSEPHINE OLIVAS, has petitioned to be appointed administrator of the estate of RICHARD HENRY OLIVAS deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or
before DECEMBER 4, 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be
granted without a hearing.
So ordered this 29TH day
of October 2026.
ANGELA LANDGAARD
Judge of the Probate Court
By: MELISSA L. HAAS
Clerk of the Probate Court
1 CENTER DRIVE
FAYETTEVILLE, GA 30214
770-716-4221
11/04,11,18,25

IN THE PROBATE COURT OF
FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
CHRIS ALLEN MARTIN,
DECEASED
ESTATE NO. 2026-ES-20031
PETITION FOR LETTERS
OF ADMINISTRATION
NOTICE
TO: ANY UNKNOWN HEIRS
and to whom it may concern: Emily Ruth Martin has petitioned to be appointed Administrator of the estate of Chris Allen Martin deceased, of said County. (The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before December 4th, 2026..
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be
granted without a hearing.
Angela Landgaard
Judge of the Probate Court
Riley Skiff
Clerk of the Probate Court
1 Center Dr. Fayetteville, GA 30214
Address
770-716-4284
Telephone Number
11/04,11,18,25

IN THE PROBATE COURT OF
FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
MARTHA CHRISTINE ATHA,
DECEASED
ESTATE NO. 2026-ES-20037
PETITION FOR LETTERS
OF ADMINISTRATION
NOTICE
TO: Any Unknown Heirs and
to whom it may concern:
Cindy Christine Mercer has petitioned to be appointed Administrator of the estate of Martha Atha, deceased, of said County. (The Petitioner has also applied for waiver of bond and/ or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before December 3rd, 2026.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
Angela Landgaard
Judge of the Probate Court
Riley Skiff
Clerk of the Probate Court
1 Center Drive
Fayetteville, Georgia 30214
Address
770-716-4284
Telephone Number
11/04,11,18,25

IN THE PROBATE COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
STANLEY KRAWCZYK,
ESTATE NO. 2026-ES-20055
DECEASED
PETITION FOR LETTERS OF
ADMINISTRATION NOTICE
TO: Whom it may concern:
STEVEN KRAWCZYK has petitioned to be appointed administrator of the estate of STANLEY KRAWCZYK deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before DECEMBER 28, 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
This the 18th day of November 2026.
ANGELA LANDGAARD
Judge of the Probate Court
By:LYNN CRITTENDEN
Clerk of the Probate Court
1 CENTER DRIVE
FAYETTEVILLE, GA 30214
770-716-4224
11/25,12/02,09,16

IN THE PROBATE COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
KELLY RENEE BLOOM,
ESTATE NO. 2026-ES-20064
DECEASED
PETITION FOR LETTERS OF
ADMINISTRATION
NOTICE
TO: Any and all unknown heirs, and to whom it may concern:
SHANNON LEE BEARDSLEY has petitioned to be appointed administrator of the estate of KELLY RENEE BLOOM deceased, of said county. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before DECEMBER 28, 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
So ordered this 19th day of November, 2026.
ANGELA LANDGAARD
Judge of the Probate Court
By: Meghan L. Martino
Clerk of the Probate Court
1 Center Drive
Fayetteville, GA 30214
770-716-4223
11/25,12/02,09,16

CITATION
PROBATE COURT
OF FAYETTE COUNTY
RE: ESTATE OF PAULINE ELIZABETH KING , FORMER WARD.
TO WHOM IT MAY CONCERN
AND: THE OHIO CASUALTY
INSURANCE COMPANY:
The conservator of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, on or before DECEMBER 28, 2026, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.
If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.
This the 19th day of
November 2026.
GINNY DUHON
PROBATE JUDGE
By: LYNN CRITTENDEN
PROBATE CLERK/
DEPUTY CLERK
1 CENTER DRIVE
FAYETTEVILLE, GA 30214
770-716-4224
11/25

IN THE PROBATE COURT OF
FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
JACK M. THOMPSON,
DECEASED
ESTATE NO. 2026-ES-19569
PETITION FOR LETTERS
OF ADMINISTRATION
NOTICE
TO: Any and all unknown heirs, and to whom it may concern:
DAVID CLARIDGE has petitioned to be appointed administrator of the estate of JACK M. THOMPSON deceased, of said county. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or
before DECEMBER 28, 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be
granted without a hearing.
So ordered this 16th day
of November, 2026.
ANGELA LANDGAARD
Judge of the Probate Court
By: Meghan L. Martino
Clerk of the Probate Court
1 Center Drive
Fayetteville, GA 30214
Address
770-716-4223
Telephone Number
11/25, 12/02,09,16

IN THE PROBATE COURT
OF FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
DIANE FLEMING RICHARDSON,
ESTATE NO. 2026-ES-20062
DECEASED
PETITION FOR LETTERS OF
ADMINISTRATION NOTICE
TO: WHOM IT MAY CONCERN
KELLI RICHARDSON HARRIS has filed a petition to be appointed administrator of the estate of DIANE FLEMING RICHARDSON deceased, of said County. (The Petitioner has also applied for waiver of bond.) All interested people are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before DECEMBER 28, 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
On this 18th day of November 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
11/25,12/02,09,16

IN THE PROBATE COURT OF
FAYETTE COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
ALMA NELL TERRY MOODY,
DECEASED
ESTATE NO. 2026-ES-19969
NOTICE
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having
been duly filed.
TO: THE UNKNOWN HEIRS
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
DECEMBER 28, 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
So ordered this 19th day of November, 2026.
ANGELA LANDGAARD
Judge of the Probate Court
By: Meghan L. Martino
Clerk of the Probate Court
1 Center Drive
Fayetteville, GA 30214
Address
770-716-4223
Telephone Number
11/25,12/02,09,16

MISCELLANEOUS

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

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

NOTICE DEBTORS AND CREDITORS

NOTICE TO DEBTORS
AND CREDITORS
All creditors of the estate of Frances LaVerne Edberg, late of Fayette County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law and all persons indebted to said estate are required to make immediate payment.
Malynda C. Hooper, Esq.
Warner, Hooper & Ramsey
101 World Drive - Suite 325
Peachtree City, Georgia 30269
Stephan Edmond Klamke,
Executor
Estate of Frances LaVerne Edberg
105 Cottonwood Circle
Peachtree City, Georgia 30269
11/04,11,18,25

Notice to Debtors and Creditors
All creditors of the estate of Ellen Yvonne Ewell late of Fayette County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 27th day of October, 2026
Name: William Ewell
Title: Administrator
Address: 210 Nix Court,
Fayetteville, GA 30214
11/04,11,18,25

Notice to Debtors and Creditors
All creditors of the estate of Philip James Stackhouse, Jr. late of Fayette County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 27th day of October, 2026
Name: David Joseph Hayes
Title: Executor
Address: 180 Rehobeth Way,
Fayetteville, Georgia 30214
11/04,11,18,25

Notice to Debtors and Creditors
2026-ES-20002
All creditors of the estate of Maureen Lennon late of Fayette County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
Michael Lennon
Title: Executor
140 Triple Crown Pointe
Fayetteville, GA 30215
11/04,11,18,25

STATE OF GEORGIA
FAYETTE COUNTY
NOTICE TO DEBTORS AND
CREDITORS
IN RE: ESTATE OF
Thomas Grover McClendon
All creditors of the estate of Thomas Grover McClendon, deceased, late of Fayette County, Georgia are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
Catherine M. James,
Executor of the Estate of
Thomas Grover McClendon
345 Stayman Park
Fayetteville, GA 30215
11/04,11,18,25

NOTICE TO DEBTORS
AND CREDITORS
All creditors of the Estate of JERALD BURLEIGH MARVIN and SUZANNE GERALDINE MARVIN, deceased, late of Fayette County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make payment to the undersigned.
This 29 day of October, 2026.
Lyndsay Suzanne LaGanke
Executor of the Estate of
Jerald Burleigh Marvin and
Suzanne Geraldine Marvin
339 Walnut Grove Road
Peachtree City, GA 30269
11/04,11,18,25

Notice to Debtors and Creditors
All creditors of the estate of William Ray Mitchell, Sr. late of Fayette County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 5th day of November, 2026

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

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

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

STATE OF GEORGIA
FAYETTE COUNTY
NOTICE TO DEBTORS AND
CREDITORS
IN RE: ESTATE OF
Nancy Ann Trammell
All creditors of the estate of Nancy Ann Trammell, deceased, late of Fayette County, Georgia are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
Roxianne Trammell Waters,
Executor of the Estate of
Nancy Ann Trammell
438 Rivers Road
Fayetteville, GA 30214
11/11,18,25,12/02

STATE OF GEORGIA
FAYETTE COUNTY
NOTICE TO DEBTORS AND
CREDITORS
IN RE: ESTATE OF
Russell Anders Hamner
All creditors of the estate of Russell Anders Hamner, deceased, late of Fayette County, Georgia are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
Helen Kay Cox,
Executor of the Estate of
Russell Anders Hamner

Legals continued page B7

Continued from page B6

4290 Berkeley South Ct
Duluth, GA 30096
11/11,18,25,12/02

Notice to Debtors and Creditors
All creditors of the estate of Lois D'Andrea late of Fayette County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 11th day of November, 2026
Name: John A. D'Andrea
Title: Executor
Address: 417 Padgett Road,
Senoia, GA 30276
11/18,25,12/02,09

NOTICE TO DEBTORS
AND CREDITORS
IN RE: ESTATE OF
PAULINE ELIZABETH KING
All creditors of the estate of PAULINE ELIZABETH KING deceased, late of Fayette County, Georgia are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
Larry Clayton King, Administrator
of the Estate of
PAULINE ELIZABETH KING
550 Avon Drive
Fayetteville, GA 30214
11/18,25, 12/02,09

NOTICE TO DEBTORS
AND CREDITORS
All creditors of the estate of Virginia Lee DeSelms, late of Fayette County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law and all persons indebted to said estate are required to make immediate payment.
Malynda C. Hooper, Esq.
Warner, Hooper & Ramsey
101 World Drive - Suite 325
Peachtree City, Georgia 30269
Teddy Edward DeSelms, Executor
Estate of Virginia Lee DeSelms
74 Sandchase Circle
Inlet Beach, Florida, 32361
11/18,25, 12/02,09

NOTICE TO DEBTORS
AND CREDITORS
All creditors of the estate of Sarah Anne Overlander, late of Fayette County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law and all persons indebted to said estate are required to make immediate payment.
Malynda C. Hooper, Esq.
Warner, Hooper & Ramsey
101 World Drive - Suite 325
Peachtree City, Georgia 30269
Craig Michael Overlander,
Executor
Estate of Sarah Anne Overlander
84 Bittersweet Lane
New Canaan, Connecticut 06840
11/18,25, 12/02,09

Notice to Debtors and Creditors
All creditors of the estate of Nathan Napoleon Hill, Sr. late of Fayette County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 13th day of November, 2026
Name: Nathan Napoleon Hill Jr.
Title: Administrator
Address: 120 Pointer Ridge Trail,
Fayetteville, GA 30214
1118,25,12/02,09

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

Notice to Debtors and Creditors
All creditors of the estate of Patricia A. Greenway late of Fayette County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 25th day of November, 2026
Name: Richard M. Bruce
Title: Administrator
Address: 7393 Hodgson Memorial
Drive,
Suite 202,
Savannah, Georgia 31406
11/25, 12/02,09,16

NOTICE TO DEBTORS
AND CREDITORS
All creditors of the estate of James O. Farmer, deceased, late of Fayette County, Georgia are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 10th day of November, 2026
Katherine F. Farmer
Executor
c/o T. Kyle King,
Attorney for Executor
Hodges, McEachern & King
2002 Commerce Drive
North, Suite 300
Peachtree City, Georgia 30269.
(770) 473-0072
11/25, 12/02,09,16

Notice to Debtors and Creditors
IN THE PROBATE COURT OF FAYETTE COUNTY, STATE OF GEORGIA IN RE: ESTATE OF BETTIE SEAMAN KELLY, DECEASED ESTATE NO. 22-16718
NOTICE IS HERBY GIVEN to all creditors or persons having demands against BETTIE SEAMAN KELLY (deceased person), deceased, late of said County, to present them to me, properly made out within the time prescribed by law, so as to show their character and amount; and all persons indebted to said deceased are required to make immediate payment to me.
This 17 day of November, 2026.
Ted N. Echols, Esq.
Echols Law Group, P.C.
505 Corporate Center Dr., Ste 106
Stockbridge, GA 30281
11/25, 12/02,09,16

IN THE PROBATE COURT
OF FAYETTE COUNTY,
STATE OF GEORGIA
IN RE: ESTATE OF
DALE EALY KELLY,
DECEASED ESTATE NO.13-11457
NOTICE IS HERBY GIVEN to all creditors or persons having demands against DALE EALY KELLY (deceased person), deceased, late of said County, to present them to me, properly made out within the time prescribed by law, so as to show their character and amount; and all persons indebted to said deceased are required to make immediate payment to me.
This 17th day of November, 2026.
Attorney Ted N. Echols, Esq.
505 Corporate Center Drive, STE
106, Stockbridge, GA 30281.
11/25, 12/02,09,16

NOTICE TO DEBTORS
AND CREDITORS
All creditors of the Estate of Michael Adams, late of Fayette County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make
immediate payment.
This 18th day of November, 2026.
Ruby Adams, Administrator
1907 Turnberry Way Unit 4H
Miami, FL 33180
c/o Thompson Mungo Firm
829 Fairways Court, Suite 210
Stockbridge, GA 30281
11/25, 12/02,09,16

Notice to Debtors and Creditors
All creditors of the estate of Constance Quinn Rossetti late of Fayette County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to
make immediate payment.
This 25th day of November, 2026
Name: DeSales R. DeGolian
Title: Executor
Address: 2500 Northwinds
Parkway, Suite 470,
Alpharetta, GA 30009
11/25, 12/02,09,16

SUPERIOR COURT OF FAYETTE COUNTY

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

TRADE NAME APPLICATION

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

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

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

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

APPLICATION TO REGISTER A
BUSINESS TO BE CONDUCTED
UNDER A TRADE NAME.
State of Georgia
County of Fayette
2026TR-0232
The undersigned hereby certifies that it is conducting a business in the City of Fayetteville, County of Fayette, State of Georgia at physical address: 805 South Glynn Street, Suite 137, Fayetteville, GA 30214 in the state of Georgia under the name: True Bliss Dispensary and that the nature of the business is mercantile retail establishment offering general apparel and pre-packaged wellness products including lotions, tinctures, capsules and that said business is composed of the following corporation/LLC:
TT GA Retail 7, LLC
245 North Highland Ave NE #230-233
Fayetteville, GA 30214
11/25, 12/02

APPLICATION TO REGISTER A
BUSINESS TO BE CONDUCTED
UNDER A TRADE NAME.
State of Georgia
County of Fayette
2026TR-0233
The undersigned hereby certifies that it is conducting a business in the City of Fayetteville, County of Fayette, State of Georgia at physical address: 263 Lynn Street, Fayetteville, GA 30215 in the state of Georgia under the name: KBJB Transportation and that the nature of the business is freight transportation and that said business is composed of the following person:
April K. Brundidge
263 Lynn Drive
Fayetteville, GA 30215
11/25, 12/02

APPLICATION TO REGISTER A
BUSINESS TO BE CONDUCTED
UNDER A TRADE NAME.
State of Georgia
County of Fayette
2026TR-0235
The undersigned hereby certifies that it is conducting a business in the City of Fayetteville, County of Fayette, State of Georgia at physical address: 110 Woodcreek Lane, Fayetteville, GA 30215 in the state of Georgia under the name: Hart's Septic Services and that the nature of the business is septic services and that said business is composed of the following corporation/LLC:
Seven Bears Holdings LLC
Christopher Airhart
110 Woodcreek Lane
Fayetteville, GA 30215
11/25, 12/02

APPLICATION TO REGISTER A
BUSINESS TO BE CONDUCTED
UNDER A TRADE NAME.
State of Georgia
County of Fayette
2026TR-0236
The undersigned hereby certifies that it is conducting a business in the City of Fayetteville, County of Fayette, State of Georgia at physical address: 210 Trilith Parkway, Suite 100, Fayetteville, GA 30214 in the state of Georgia under the name: Meaningful Vines LLC and that the nature of the business is development and marketing of the company's own wine brand through online channels and merchant partnerships, with production and order fulfillment handled by third and that said business is composed of the following corporation/LLC:
Meaningful Wine LLC
210 Trilith Pkwy
Fayetteville, GA 30214
11/25, 12/02

APPLICATION TO REGISTER A
BUSINESS TO BE CONDUCTED
UNDER A TRADE NAME.
State of Georgia
County of Fayette
2026TR-0234
The undersigned hereby certifies that it is conducting a business in the City of Peachtree City, County of Fayette, State of Georgia at physical address: 170 West Creek Court, Peachtree City, GA 30269 in the state of Georgia under the name: The Sunlit Glade and that the nature of the business is selling home-grown ornamental plants from personal seed stock online from a 144 sq ft home office and that said business is composed of the following person:
Ian Francis Boldea
170 West Creek Court
Peachtree City, GA 30236
11/25, 12/02

PUBLIC AUCTION

Notice of Public Sale
LEGAL NOTICE: PUBLIC SALE OF ABANDONED VEHICLE
Notice is hereby given that the following vehicle (s) will be sold at a public auction to the
Highest bidder to satisfy a lien for repair, storage, and court costs as ordered by the Magistrate Court of Fayette County, Georgia,
Case No:2026MB00132
• Vehicle Description:
2014 RAM 1500
• VIN:1C6RR6GT3ES407166
• LICENSE PLATE: N/A
DATE: 12/03/2026 @ 2:00 PM
LOCATION:
HIGH BEAM REPAIR INC
1579 HWY 85 N
FAYETTEVILLE, GA. 30214
11/25,12/02