

TS # 2026-24835-GA
Notice Of Sale Under Power
Georgia, Newton County Under
and by virtue of the Power of Sale
contained in that certain Security
Deed given by Lance Turner to
Mortgage Electronic Registration
Systems, Inc., as Grantor, as
nominee for Freedom Mortgage
Corporation, its successors and
assigns, dated 2/15/2022, and
recorded on 2/22/2022, in
Instrument No.: D2022003251,
Deed Book 4347, Page 9,
Newton County, Georgia records,
as last assigned to Freedom
Mortgage Corporation by
assignment recorded on
9/4/2025 in Instrument No.:
D2025-009916 Deed Book 4759,
Page 668, 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 Newton
County, Georgia, within the legal
hours of sale on 9/1/2026, the
following described property: All
That Tract Or Parcel Of Land
Lying And Being In Land Lot 156
Of The 10th District, Newton
County, Georgia, Being Lot 105
Oakwood Manor, Unit II, As Per
Plat Recorded In Plat Book 46,
Pages 50-57, Newton County,
Georgia Records, Which Plat Is
Incorporated Herein By
Reference For A More Complete
Description. Said property is
commonly known as **235 Hillside
Oak Ln Covington, GA
30016-0270**. 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) Lance Turner 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 Lance Turner. Nestor Solutions, LLC 214 5th Street, Suite 205, Huntington Beach, California 92648, (888) 403-4115, TS # 2026-24835-GA. For sale information, visit:

<https://www.nestortrustee.com/sales-information.com> or call (888) 902-3989.

PUBLIC NOTICE #704522
8/2,9,16,23