FORECLOSURES

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
UPSON COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by, **Branden M. Walls and Catherine E. Shaw, to United Mortgage Associates, Inc.**, dated 8/12/2009, and recorded on 8/14/2009, in Book 1198, Page 89, Upson County, Georgia Records, as last assigned to as last assignment to Carrington Mortgage Services, LLC by assignment recorded 2/14/2022 as Instrument No. in book 01771, Page 0181, conveying the after described property securing the payment of a Note in the amount of **$72,245.00** 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 12/1/2026 sell at public outcry to the highest bidder for cash: During the legal hours of sale before the door of the courthouse of Upson County, Georgia, the following described property situated in Upson County, Georgia, to wit:
ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON KNOWN AS 947 N. GOODRICH AVENUE, CONTAINING 0.30 ACRES, SITUATE, LYING AND BEING IN LAND LOT 249 OF THE 10TH LAND DISTRICT OF UPSON COUNTY, GEORGIA, SHOWN AND DELINEATED AS LOT. NO. 2 OF "HANNAH RUN SUBDIVISION" ON THAT CERTAIN PLAT OF SURVEY ENTITLES "PLAT FOR KEITH A. AND TRACI M. SNIDEMILLER", DATED JUNE 22, 1993, PREPARED BY CLAYTON LAMAR MOORE, REGISTERED LAND SURVEYOR, RECORDED IN PLAT RECORD 17, PAGE 94, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UPSON COUNTY, GEORGIA, WHICH SAID PLAT, AS SO RECORDED, INCLUDING THE BOUNDARIES, METES, COURSES AND DISTANCES SHOWN THEREON, IS INCORPORATED HEREIN BY THIS REFERENCE.
Tax Parcel ID: T09 -015
Being real property commonly known as **947 GOODRICH AVENUE THOMASTON, GA 30286**
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
Branden M. Walls and
Catherine E. Shaw
For Foreclosure sale information please contact Vylla Solutions, LLC, P.O. Box 3309, Anaheim, California 92803, Phone: (888) 313-1969
TS # 26-42139
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
09/16,23,30,10/07,14,21,28,11/4,11,18,25

NOTICE OF SALE UNDER POWER
GEORGIA, UPSON COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from **BENJAMIN BEVERLY and CHRISTINA BEVERLY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC**. AS GRANTEE, AS NOMINEE FOR VAN DYK MORTGAGE CORPORATION, dated January 3, 2025, recorded January 21, 2025, in Book 01947, Page 0306-0322, Upson County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of **Two Hundred Nine Thousand Nine Hundred Fifty-Four and 00/100 dollars ($209,954.00),** with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NEWREZ LLC, there will be sold at public outcry to the highest bidder for cash at the Upson County Justice Center, 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 CERTAIN TRACT OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, LYING AND BEING IN LAND LOT NO. 96 OF THE 15TH LAND DISTRICT OF UPSON COUNTY, GEORGIA, ON THE NORTHWEST SIDE OF OLD ALABAMA ROAD, KNOWN AND DESIGNATED AS LOT NO. 2, IN BLOCK "J", OF "SUNSET VILLAGE SUBDIVISION", ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT RECORD 7, PAGE 141, IN CLERK`S OFFICE, SUPERIOR COURT, UPSON COUNTY, GEORGIA, REFERENCE TO WHICH IS HERE MADE IN AID OF THIS DESCRIPTION, THE TRACT HERE CONVEYED FRONTS 125.00 FEET ON THE NORTHWEST SIDE OF OLD ALABAMA ROAD, AND EXTENDS BACK NORTHWESTERLY TO A BACK LINE OF 136.76 FEET, THE NORTHEAST SIDE OF SAID TRACT MEASURING 160.06 FEET, AND THE SOUTHWEST SIDE THEREOF MEASURING 184.72 FEET, ALL AS SHOWN BY SAID PLAT.
Said legal description being controlling, however the property is more commonly known as **2548 OLD ALABAMA RD, THOMASTON, GA 30286.**
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is BENJAMIN BEVERLY, CHRISTINA BEVERLY, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) purchaser's tendering to Rubin Lublin, LLC, anti-money laundering information as required pursuant to the FinCEN Real Estate Report Rule. Failure to provide information, could result in rescission of the sale.
The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
NEWREZ LLC
as Attorney in Fact for
BENJAMIN BEVERLY,
CHRISTINA BEVERLY
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact:
Rubin Lublin, LLC
3145 Avalon Ridge Place,
Suite 100,
Peachtree Corners, GA 30071
Telephone Number:
(877) 813-0992
Case No. SHP-26-03254-3
Ad Run Dates 10/14/2026, 11/04/2026, 11/11/2026, 11/18/2026, 11/25/2026
rlselaw.com/property-listing
10/14, 11/04,11,18,25

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM [REF. O.C.G.A., Section 48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:
GHV ASSETS LLC
TRACEY DOBROZSI
PHILLIP FLORENCE
MICHAEL FLORENCE
Occupant 42 EDGEWOOD AVE Upson County, Georgia.
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of five o'clock (5 p.m.) November 23, 2026 or 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:
All that certain tract or parcel of land, together with all improvements thereon known as 42 Edgewood Avenue, situate, lying and being in the eastern part of the City of Thomaston in Land Lot No. 193 of the 10th Land District of Upson County, Georgia, known and designated as Lot No.16, Block "D", Section Three of the subdivision of property of Thomaston Cotton Mills, according to that certain plat of survey of a portion of said subdivision of record in Plat Book 5, page 151, in the Office of the Clerk of the Superior Court of Upson County, Georgia, which said plat, including the boundaries, metes, courses and distances of said real estate as shown and delineated thereon is by this reference incorporated herein in aid of this description.
This is the identical real estate conveyed to Emily D. Mills (a/k/a Emily Diane Mills) by warranty deed of Mary L. Stevens, dated January 31, 2007, and of record in Deed Book 1084, page 325, said Clerk's Office.
That property known as 42 EDGEWOOD AVE, according to the present system of numbering homes and having tax parcel identification number T30088.
The tax deed to which this notice relates is dated October 7, 2025, and is recorded in the Office of the Clerk of the Superior Court of Upson County, Georgia in Deed Book 2002 Page 254.
The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
Astrid Assets, LLC
c/o Carolina D. Bryant Esq.
Ayoub, Mansour & Bryant, LLC
675 Seminole Avenue, Suite 301
Atlanta, Georgia 30307
404.892.2599
Please be governed accordingly.
10/14,21,28,11/04

NOTICE OF SALE UNDER POWER
GEORGIA, UPSON COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by **Lashanda Alford to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for Rocket Mortgage, LLC, its successors and assigns dated June 5, 2024, recorded in Deed Book 1915, Page 257, Upson County, Georgia Records, as last transferred to Rocket Mortgage, LLC by assignment recorded in Deed Book 2067, Page 102, Upson County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **ONE HUNDRED FIFTY-TWO THOUSAND AND 00/100 DOLLARS ($152,000.00)**, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash at the Justice Center at 1185 Highway 19 South, Thomaston, GA 30286, Upson 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.
Rocket Mortgage, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
Upon information and belief, said property is more commonly known as **213 Jefferson St, Thomaston, GA 30286**. Should a conflict arise between the property address and the legal description, the legal description shall control.
ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. If applicable, as part of this Rule, buyers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.
*The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable.
Rocket Mortgage, LLC
as Attorney in Fact for
Lashanda Alford
McCalla Raymer
Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
All that certain tract of land, together with all improvements thereon, lying and being in the southeast part of the City of Thomaston, in Land Lot No. 191 of the 10th Land District of Upson County, Georgia, known and designated as Lot No. 2, in Block "J", of Section 3 of "Dallas Heights Subdivision", according to plat of said subdivision recorded in Plat Record 4, page 148, in Clerk's Office, Superior Court, Upson County, Georgia, reference to which is here made in aid of this description. Said tract fronts 80 feet on the southwest side of Jefferson Street and extends back southwesterly to a frontage of 81.37 feet on the southeast side of Herbert Street, the west side thereof measuring 14.64 feet, the south side thereof measuring 224.22 feet, and the northwest side thereof measuring 185.40 feet, all as shown by said plat.
MA December 1, 2026
Our file no. 26-23672GA
26-23672GA
11/04,11,18,25

STATE OF GEORGIA
COUNTY OF UPSON
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by **MICHELLE ANDERSON AND CASSANDRA ANDERSON to HOGARTY FUNDING GROUP** in the original principal amount of **$99,230.00** dated January 30, 2004, and recorded in Deed Book 913, Page 59, Upson County records, said Security Deed being last transferred to LOANCARE, LLC by that certain Final Order and Default Judgment entered in Civil Action File No. 26V0048, Superior Court of Upson County, Georgia, recorded in Deed Book 2052, Page 345, Upson 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, TOGHETHER WITH ALL IMPROVEMENTS THEREON, CONTATINING 1.126 ACRES, SITUATE, LYING AND BEING ON THE NORTHERLY SIDE OF WEST MOORE'S CROSSING ROAD IN LAND LOT NO. 163 OF THE 10TH DISTRICT OF UPSON COUNTY, GEORGIA, SHOWN AND DESIGNATED AS LOT NO. 2 IN BLOCK "A" ON THAT CERTAIN PLAT OF SURVEY ENTITLED "PLAT FOR RONNIE TYLER AND DONNIE TYLER", DATED MARCH 12, 2001, AND OF RECORD IN PLAT RECORD 25, PAGE 115, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UPSON COUNTY, GEORGIA, WHICH SAID PLAT, INCLUDING THE BOUNDARIES, METES, COURSES AND DISTANCES OF SAID REAL ESTATE AS SHOWN AND DELINEATED THEREON IS BY THIS REFERENCE INCORPORATED HEREIN IN AID OF THIS DESCRIPTION.
Said property being known as: **945 WEST MOORES CROSSING, THOMASTON, GA 30286**
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are MICHELLE ANDERSON AND CASSANDRA ANDERSON 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:
LoanCare, LLC
3637 Sentara Way
Virginia Beach, VA 23452
1-800-274-6600
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.
LOANCARE, LLC,
as Attorney-in-Fact for
MICHELLE ANDERSON
AND CASSANDRA ANDERSON
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 25-317257
11/04,11,18,25

TS #2026-27428-GA
Notice Of Sale Under Power
Georgia, Upson County Under and by virtue of the Power of Sale contained in that certain Security Deed given by **David Wriston, single man to Mortgage Electronic Registration Systems, Inc.**, as Grantor, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns, dated 8/26/2022, and recorded on 8/26/2022, in Instrument No.: —, Deed Book 01811, Page 0020, Upson County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 8/24/2026 in Instrument No.: — Deed Book 02057, Page 0308, conveying the after-described property to secure a Note in the original principal amount of **$200,000.00,** 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 Upson County, Georgia, within the legal hours of sale on 12/1/2026, the following described property:
All That Tract Or Parcel Of Land, Containing 0.89 Acres, Together With All Improvements Located Thereon Presently Known As 71 Florence Street, Situate Lying And Being In The Town Of Yatesville, Upson County, Georgia, Being Known And Designated As Tract "B" On That Certain Plat Of Survey Entitled, "Plat For James M. Gassett And Cecil Moncrief", Dated September 1, 1976, Prepared By Smith And Smith, Registered Professional Land Surveyors, And Of Record In Plat Book 8, Page 101, In The Office Of The Clerk Of The Superior Court Of Upson County, Georgia, Which Said Plat, Including The Metes, Bounds, Courses And Distances As Shown And Delineated Thereon, Is, By This Reference, Incorporated Herein In Aid Of This Description; Less And Excepting Therefrom All That Certain Tract Of Land, Situate, Lying And Being In The East Part Of The Town Of Yatesville, In Land Lot No. 161 Of The 11th Land District Of Upson County, Georgia, Known And Designated As A Portion Of Lot No. 3, In Block 24 Of The Town Of Yatesville, And Being More Particularly Described With Reference To The Certain Plat Of Survey Entitled, "Plat For James M. Gassett & Cecil Moncrief", Dated September 1, 1976, Prepared By Smith & Smith, Registered Professional Land Surveyors, And Of Record In Plat Record 8, Page 101, In The Office Of The Clerk Of The Superior Court Of Upson County, Georgia, As Follows, To-Wit: Begin At A Point, Which Is The Northwest Corner Of Said Tract "B" Shown On The Above Referred To Plat, Which Point Is The Real Point Of Beginning Of The Tract Herein Excepted, And Run Thence North 65 Degrees 50 Minutes 40 Seconds East 25.86 Feet; Run Thence South 25 Degrees 24 Minutes 17 Seconds East A Distance Of 57.22 Feet; Run Thence South 59 Degrees 52 Minutes 21 Seconds East A Distance Of 112.21 Feet; Run Thence South 65 Degrees 09 Minutes 06 Seconds West A Distance Of 88.58 Feet, More Or Less, To A Point On The Southwesterly Side Of Said Tract "B" As Shown On The Above Referred To Plat; Run Thence North 25 Degrees 44 Minutes 12 Seconds West To The Real Point Of Beginning, Which Said Plat Is Incorporated Herein In Aid Of This Description. This Is The Identical Real Estate Conveyed To Lewanna Howard By Warranty Deed Of Aubrey Vance Mulling And Debra G. Mulling Dated May 1, 2019, Of Record In Deed Book 1588, Page 2-3, Said Clerk's Office. Said Property Is Accepted And Conveyed Subject To Easements, Including Utilities, Physically On The Ground Or Of Record And Rights Of Way That Actually Traverse Or Border Subject Property. Said property is commonly known as **71 Florence St Yatesville, GA 31097**. 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) David Wriston, single man 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
David Wriston, single man.
Nestor Solutions, LLC
214 5th Street, Suite 205,
Huntington Beach,
California 92648,
(888) 403-4115,
TS # 2026-27428-GA.
For sale information, visit: https://www.nestortrustee.com/sales-information.com or call (888) 902-3989.
11/04,11,18,25

NOTICE OF SALE UNDER POWER
GEORGIA, UPSON COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from **JUSTIN NASH to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.** AS GRANTEE, AS NOMINEE FOR PENNYMAC LOAN SERVICES, LLC, dated February 3, 2024, recorded February 9, 2024, in Book 1893, Page 95, Upson County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of **Two Hundred Ten Thousand Three Hundred and 00/100 dollars ($210,300.00)**, with interest

Legals continued page 4B

Continued from page 3B

thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Upson County Justice Center, 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, TOGETHER WITH ALL IMPROVEMENTS THEREON SITUATE, LYING AND BEING IN LAND LOT NO. 247 OF THE 10TH LAND DISTRICT OF UPSON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOTS NOS. 18 AND 19, IN BLOCK "A", OF SECTION THREE OF "NORTHCREST SUBDIVISION`, ACCORDING TO THAT CERTAIN PLAT OF SURVEY OF SAID SUBDIVISION OF RECORD IN PLAT RECORD 4, PAGE 78, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UPSON COUNTY, GEORGIA, WHICH SAID PLAT IS BY THIS REFERENCE INCORPORATED HEREIN IN AID OF THIS DESCRIPTION. SAID TRACT IS MORE PARTICULARLY DESCRIBED ACCORDING TO THAT CERTAIN PLAT OF SURVEY THEREOF ENTITLED, "PLAT FOR FLOYD MICHAEL EDICK AND MARJORIE ANN WICK", DATED JULY 19, 1984, PREPARED BY CHARLES LAMAR MOORE AND GARY F. SELF, REGISTERED LAND SURVEYORS, RECORDED IN PLAT RECORD 10, PAGE 260, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UPSON COUNTY, GEORGIA, WHICH SAID PLAT, INCLUDING THE BOUNDARIES, METES, COURSES AND DISTANCES OF SAID REAL ESTATE AS SHOWN AND DELINEATED THEREON, IS BY THIS REFERENCE INCORPORATED HEREIN, IN AID OF THIS DESCRIPTION. BEING THE SAME PROPERTY CONVEYED FROM HASU AMIN PATEL TO JUSTIN NASH AS SET FORTH IN DEED BOOK 01849, PAGE 00301 DATED 04/17/2023, RECORDED 04/24/2023, UPSON COUNTY, GEORGIA.
Said legal description being controlling, however the property is more commonly known as **135 TANGLEWOOD DR, THOMASTON, GA 30286.**
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JUSTIN NASH, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) purchaser's tendering to Rubin Lublin, LLC, anti-money laundering information as required pursuant to the FinCEN Real Estate Report Rule. Failure to provide information, could result in rescission of the sale.
The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

PENNYMAC LOAN SERVICES, LLC
as Attorney in Fact for
JUSTIN NASH

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact:
Rubin Lublin, LLC
3145 Avalon Ridge Place,
Suite 100,
Peachtree Corners, GA 30071
Telephone Number:
(877) 813-0992
Case No. PNY-26-03690-3
Ad Run Dates
11/04/2026,11/11/2026,
11/18/2026, 11/25/2026
rlselaw.com/property-listing
11/04,11,18,25

NAME CHANGE

Superior Court of Upson County
State of Georgia
In re the Name Change of:
Wesley Harrison Hill
Petitioner
Civil Action Case Number
26V0422
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Wesley Harrison Hill filed a petition in the Superior Court of Upson County on October, 2026, to change the name from: Wesley Harrison Hill to Winter Zoli Hill. Any interested party has the right to appear in this case and file objections with 30 day after the Petition was filed.
This the 7th day of October, 2026.
Kasey Goins
Chief Deputy Clerk for
Teresa Meier, Clerk
10/14,21,28,11/04

IN THE SUPERIOR COURT
OF UPSON COUNTY
STATE OF GEORGIA
IN RE: LONDYN CAMILLE BARKLEY
CIVIL ACTION
FILE NUMBER: 26V0417
NOTICE OF PETITION TO CHANGE NAME
GEORGIA
UPSON COUNTY
Notice is hereby given that KENZIE YOLANDA CARTER, the undersigned, filed her Petition to the Superior Court of Upson County, Georgia, on the 1st day of October, 2026, praying for a change in the name of the minor child of Petitioner from LONDYN CAMILLE BARKLEY to LONDYN CAMILLE CARTER. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said Petition.
This the 1st day of October, 2026.
KENIZE YOLANDA CARTER
10/21,28,11/04,11

Superior Court of Upson County
State of Georgia
In re the Name Change of:
Elizabeth Gay Raybon
Petitioner
Civil Action Case Number
26V0440
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Elizabeth Gay Raybon filed a petition in the Superior Court of Upson County on October 21, 2026, to change the name from: Elizabeth Gay Raybon to Gay Ferguson Raybon. Any interested party has the right to appear in this case and file objections with 30 days after the Petition was filed.
Dated: 10/21/2026
Kasey Goins
Chief Deputy Clerk for
Teresa Meier, Clerk
10/28, 11/04,11,18

Superior Court of Upson County
State of Georgia
In re the Name Change of:
Catherine Ann Fain
Petitioner
Civil Action No.
26V0452
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Catherine Ann Fain filed a petition in the Superior Court of Upson County on October 30, 2026, to change their name: From: Catherine Ann Fain To: Catherine Ann Ashley. Any interested party has the right to appear in this case and file objections with 30 days after the Petition was filed.
This the 30th day of October, 2026
Kasey Goins
Chief Deputy Clerk for Teresa Meier, Clerk
11/04,11,18,25

PROBATE

IN THE PROBATE COURT
OF UPSON COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
PAULINE SALTER ROGERS,
ESTATE NO. 11646
DECEASED
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: TAMELA ROGERS NETHERTON, ALL INTERESTED PARTIES, and to whom it may concern:
THOMAS ALEC ROGERS has petitioned to be appointed Administrator of the estate of PAULINE SALTER ROGERS 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 10:00 a.m., November 9, 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.
Muffin Gibson
Judge of the Probate Court
10/14,21,28,11/04

IN THE PROBATE COURT
OF UPSON COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
MICHAEL ELBERT SMITH,
ESTATE NO. 11647
DECEASED
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: ALL INTERESTED PARTIES, and to whom it may concern:
MARY FRANCES NIX has petitioned to be appointed Administrator of the estate of MICHAEL ELBERT SMITH 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 10:00 a.m., November 9, 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.
Muffin Gibson
Judge of the Probate Court
10/14,21,28,11/04

IN THE PROBATE COURT
OF UPSON COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
VALERIA GRAY SEARCY,
ESTATE NO. 11618
DECEASED
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: BRENDA SEARCY-ANDREWS:
LINDA D. WONNUM has petitioned to be appointed Administrator of the estate of VALERIA GRAY SEARCY 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 10:00 a.m., November 9, 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.
Muffin Gibson
Judge of the Probate Court
10/14,21,28,11/04

IN THE PROBATE COURT
OF UPSON COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
RICKY LYNN SMITH,
ESTATE NO. 11562
DECEASED
NOTICE
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed.
TO: PENNY MARIE NORTHRUP AND RICHARD SCOTT SMITH:
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 10:00 a.m., November 16, 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.
Muffin Gibson
Judge of the Probate Court
10/21,28,11/04,11

IN THE PROBATE COURT
OF UPSON COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
ERMOUND WALKER,
ESTATE NO. 11600
DECEASED
NOTICE
IN RE: Petition for Discharge of Personal Representative
TO: ALL INTERESTED PARTIES, and 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 10:00 a.m., November 9, 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.
Muffin Gibson
Judge of the Probate Court
11/04

IN THE PROBATE COURT
OF UPSON COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
LARRY JOE AVERY,
ESTATE NO. 11287
DECEASED
PETITION FOR LETTERS OF SUCCESSOR ADMINISTRATION
NOTICE
TO: ALL INTERESTED PARTIES, and to whom it may concern:
IVY ROSE ROWE has petitioned to be appointed Successor Administrator of the estate of LARRY JOE AVERY 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 10:00 a.m., November 30, 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Muffin Gibson
Judge of the Probate Court
11/04,11,18,25

IN THE PROBATE COURT
OF UPSON COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
JERRY HOLLIS SMITH,
ESTATE NO. 10130
DECEASED
PETITION FOR LETTERS OF SUCCESSOR ADMINISTRATION
NOTICE
TO: ALL INTERESTED PARTIES, and to whom it may concern:
ANDREW HOLLIS SMITH has petitioned to be appointed Successor Administrator of the estate of JERRY HOLLIS SMITH 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 10:00 a.m., November 30, 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Muffin Gibson
Judge of the Probate Court
11/04,11,18,25

SHERIFF/TAX SALES

DELINQUENT PROPERTY TAX SALE
Under and by virtue of certain tax Fi. Fa.'s issued by the Tax Commissioner of Upson County, Georgia,in favor of the State of Georgia and County of Upson County, against the following named persons and the property as described next to their respective name(s). They will be sold for cash or certified funds at public outcry, at the Thomaston-Upson Civic Center, 101 Civic Center Drive, Rooms 3-4, in Thomaston, Upson County, Georgia, between the legal hours of sale, on the first Tuesday in December 2026, the same being December 1st, 2026, and continuing December 2nd, 2026, if necessary, between the legal hours of sale, 10:00 AM and 4:00 PM. The below listed and described properties, or as much thereof as will satisfy the State and County tax execution on the respective individual and property. The property (ies) hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in Upson County, State of Georgia. The years for which said Fi. Fa.'s are issued and levied are stated opposite the name of the owner in each case. Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer costs, all taxes, advertising costs and recording fees.
Map & Parcel: 021048
Defendant in Fi-Fa: Burkett, Thomas B
Current Record Holder: Burkett, Thomas B.
CRH Address: 6740 Brookwood Circle
Jonesboro, GA 30236
Amount Due: $737.03
Tax Years Due:2025
Deed Book:355/65
Legal Description:All that tract of land being in the: State of Georgia, County of Upson, Land Lot 91, 15th District, being 1.29 acres, more or less. Being Lot B & H. As shown in Plat Book 13, Page 216. Or as further described in Deed Book 355, Page 65. Being known as Tax Map & Parcel 021048, Upson County, Georgia.
Map & Parcel:042D070
Defendant in Fi-Fa: Hernandez, Sergio Lopez
Current Record Holder:Hernandez, Sergio Lopez
CRH Address: 120 Salter Road
Thomaston, GA 30286
Amount Due: $382.35
Tax Years Due:2026, 2025
Deed Book:1297/49
Legal Description:All that tract of land being in the: State of Georgia, County of Upson, Land Lot 232, 10th District, being 1.00 acre, more or less. Being Lots 22 & 23, Block A, of Ingleside Subdivision. As shown in Plat Book 2, Page 299. Or as further described in Deed Book 1297, Page 49. Being known as Tax Map & Parcel 042D070, Upson County, Georgia.
Map & Parcel:053007
Defendant in Fi-Fa: Webb, Steven Wayne
Current Record Holder:Webb, Steven Wayne
CRH Address: 175 Gooden Road
Meansville, GA 30256
Amount Due: $931.65
Tax Years Due:2026, 2025
Deed Book:1693/261
Legal Description:All that tract of land being in the: State of Georgia, County of Upson, Land Lot 145, 8th District, being 1.55 acres, more or less. Being a portion of Tracts A & B. As shown in Plat Book 26, Page 59 & described in Deed Book 1693, Page 261. Less & except: 0.98 acres & 0.70 acres as shown in Plat Book 13, Page 66. Being known as Tax Map & Parcel 053007, Upson County, Georgia.
Map & Parcel:056A015
Defendant in Fi-Fa: Pennyman, James Bernard
Current Record Holder:Pennyman, James Bernard
CRH Address: 123 Friar Road
Thomaston, GA 30286
Amount Due: $635.32
Tax Years Due:2026, 2025
Deed Book:1461/161
Legal Description:All that tract of land being in the: State of Georgia, County of Upson, Land Lot 212, 10th District. Being Lots 9 & 10, Block A, of Potato Creek Heights Subdivision, Section 3. As shown in Plat Book 5, Page 193. Or as further described in Deed Book 1461, Page 161. Being known as Tax Map & Parcel 056A015, Upson County, Georgia.
Map & Parcel:056B037
Defendant in Fi-Fa: CM Global Properties LLC
Current Record Holder:CM Global Properties LLC
CRH Address: 373 Glynnwilde Drive
Marietta, GA 30064
Amount Due: $537.53
Tax Years Due:2026, 2025
Deed Book:1891/77
Legal Description:All that tract of land being in the: State of Georgia, County of Upson, Land Lot 196, 10th District. Being Lot 6, Block C, of Sylvia Hill Subdivision. As shown in Plat Book 4, Page 248. Or as further described in Deed Book 1891, Page 77. Being known as Tax Map & Parcel 056B037, Upson County, Georgia.
Map & Parcel:097008
Defendant in Fi-Fa: Kendall, Samuel Jr & Kendall, Eleanor J
Current Record Holder:Kendall, Sandra Faye; Harris, Denise Lynn Kendall & Kendall, Stanley Leon
CRH Address: 1156 Grays Chapel Road
Yatesville, GA 31097
Amount Due: $1,785.74
Tax Years Due:2026, 2025
Deed Book:864/219
Legal Description:All that tract of land being in the: State of Georgia, County of Upson, Land Lot 250, 11th District, GMD, being 1.00 acre, more or less. Or as further described in Deed Book 864, Page 219. Being known as Tax Map & Parcel 097008, Upson County, Georgia.
Map & Parcel:102018
Defendant in Fi-Fa: Cherry, Marcus Bernard
Current Record Holder:Cherry, Marcus Bernard
CRH Address: 10945 Paladin Drive
Hampton, GA 30228
Amount Due: $864.32
Tax Years Due:2025
Deed Book:1568/282
Legal Description:All that tract of land being in the: State of Georgia, County of Upson, Land Lot 198, 1st District, being 3.00 acres, more or less. Being Tract E1. As shown in Plat Book 23, Page 151. Or as further described in Deed Book 1568, Page 282. Being known as Tax Map & Parcel 102018, Upson County, Georgia.
Map & Parcel:4561MH
Defendant in Fi-Fa:Yarbrough, Russell
Current Record Holder:Heirs Known & Unknown of Yarbrough, Russell, Deceased
CRH Address: 226 Bradshaw Road Lot 12
Thomaston, GA 30286
Amount Due: $501.64
Tax Years Due:2026, 2025
Legal Description:MOBILE HOME: 1988, 14x52, Destiny, Omni, located at Tax Map & Parcel, 030A
052, Wayne County, Georgia.
Map & Parcel:5089MH
Defendant in Fi-Fa: Funez, Arias Abel H
Current Record Holder:Funez, Arias Abel H
CRH Address: 189 Aviation Drive
Thomaston, GA 30286
Amount Due: $532.20
Tax Years Due:2026, 2025
Legal Description:MOBILE HOME: 1980, 14x60, Horton HMS, located at Tax Map & Parcel 042D 24, Wayne County, Georgia.
Map & Parcel:T26046
Defendant in Fi-Fa: Ellerbee, Stanley Etal
Current Record Holder:Heirs Known & Unknown of Ellerbee, Stanley O'Neal a/k/a Ellerbee, Stanley & Ellerbee, Charlie C., Deceased; Richardson, Betty Lue E. & Townsend, Estella
CRH Address: 1168 Solomon Street
Thomaston, GA 30286
Amount Due: $462.32
Tax Years Due:2026, 2025, 2024
Deed Book:212/231344/659
Legal Description:All that tract of land being in the: State of Georgia, County of Upson, Land Lot 223, 10th District, being 0.18 acres, more or less. Being Lot 14, of Mae S. Weaver Subdivision. As shown in Plat Book 1, Page 163. Or as further described as a portion of those Tracts in Deed Book 344, Page 659. Being known as Tax Map & Parcel T26046, Upson County, Georgia.
Map & Parcel:T26302
Defendant in Fi-Fa: Slayton, Lisa Michelle
Current Record Holder:Slayton, Lisa Michelle
CRH Address: 1864 Gilbert Street
Thomaston, GA 30286
Amount Due: $653.76
Tax Years Due:2026, 2025
Deed Book:574/99
Legal Description:All that tract of land being in the: State of Georgia, County of Upson, Land Lot 224, 10th District, being 0.15 acres, more or less. Being part of Lots 17 & 18, of Lincoln Park Subdivision. As shown in Plat Book 1, Page 48. Or as further described in Deed Book 574, Page 99. Being known as Tax Map & Parcel T26302, Upson County, Georgia.
Map & Parcel:T27016
Defendant in Fi-Fa: Searcy, Felton Lee
Current Record Holder:Searcy, Felton Lee
CRH Address: PO Box 133
Thomaston, GA 30286
Amount Due: $799.71
Tax Years Due:2026, 2025
Deed Book:1822/271
Legal Description:All that tract of land being in the: State of Georgia, County of Upson, Land Lot 223, 10th District, being 0.17 acres, more or less. Being Lot 17, As shown in Plat Book 2, Page 317. Or as further described in Deed Book 1822, Page 271. Being known as Tax Map & Parcel T27016, Upson County, Georgia.
David A. Chastain
Upson County Tax Commissioner
Ex-Officio Sheriff
* Deed Book: Refers to Deed Records located in the Upson County Courthouse, Clerk of Superior Court's Office where property is more fully described. 4C-2-26
11/04,11,18,25

NOTICE DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
All creditors and debtors of the Estate of Allen Edward Bauer, deceased, late of Upson County, Georgia, are hereby notified to render their demands according to law; and, all persons indebted to said Estate are required to make immediate payment. Said demands and payments are to be made to, Sandra Dale Bauer, Personal Representative, at the address shown below.

Sandra Dale Bauer
221 Kings Ridge Dr.
Thomaston, GA 30286
10/14,21,28, 11/04

DEBTOR'S AND CREDITOR'S
STATE OF GEORGIA
UPSON COUNTY
All persons having claims against ROBERT GORDON TUCKER, and his estate, are required to present the same to the undersigned, properly itemized and proven, within the time required by Law. And all persons indebted to said deceased, or his estate, are requested to make immediate payment to the undersigned.
This 12th day of October, 2026

DONALD ROSS MOSSER
Executor
Attorney:Brandon D. Elijah
Address:633 Furys Ferry Road
Augusta, GA 30907
Phone:(706) 364-3764
Estate of:Robert Gordon Tucker
10/14,21,28,11/04

NOTICE TO CREDITORS AND DEBTORS
All creditors and debtors of the Estate of Gracie Mae Gray, deceased, late of Upson County, Georgia, are hereby notified to render their demands according to Law; and, all persons indebted to said Estate are required to make immediate payment. Said demands and payments are to be made to, Anthony Lamar Gray and/or Evon Gray Personal Representatives, at the addresses shown below.
Personal Representative's Address
Anthony Lamar Gray
817 Booker St.
Griffin, GA 30224
Evon Gray
102F Ruthie Manor
Thomaston, GA 30286
10/28, 11/04,11,18