

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, **Dylan Christopher Daniel, to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for Van Dyk Mortgage Corporation, dated 5/8/2023, and recorded on 5/9/2023, in Book 1852, Page 36, Upson County, Georgia Records, as last assigned to as last assignment to Carrington Mortgage Services, LLC by assignment recorded 2/6/2025 as Instrument No. in book 01950, Page 0164, conveying the after described property securing the payment of a Note in the amount of **\$164,646.00** 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 11/3/2026 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 104 DENHAM STREET, SITUATE, BEING AND BEING IN LAND LOT NO. 231 OF THE 10TH LAND DISTRICT OF UPSON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOT NO. 11 IN BLOCK "B" OF "NORTHSIDE SUBDIVISION" ACCORDING TO THAT CERTAIN PLAT OF SURVEY OF SAID SUBDIVISION OF RECORD IN PLAT

RECORD 1, PAGE 146, 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. THE TRACT HEREIN CONVEYED IS MORE PARTICULARLY DESCRIBED ACCORDING TO THAT CERTAIN PLAT OF SURVEY THEREOF ENTITLED "PLAT FOR WILLIAM A. AND VANESSA C. BROOKS", DATED MAY 14, 1985, PREPARED BY CHARLES LAMAR MOORE AND GARY F. SELF, REGISTERED LAND SURVEYORS, RECORDED IN PLAT RECORD 11, PAGE 73, 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. Tax Parcel ID: 043B-060 Being real property commonly known as **104 DENHAM ST 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

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-26-03690-1 Ad Run Dates 10/07/2026, 10/14/2026, 10/21/2026, 10/28/2026 rslaw.com/property-listing 10/07,14,21,28

NOTICE OF SALE UNDER POWER GEORGIA, UPSON COUNTY By virtue of a Power of Sale contained in that certain Security Deed from **MELISSA R FORD AND DAMARCUS J FORD to NationPoint a Division of Nat. City Bank of IN**, as lender

ADVERTISEMENT FOR BIDS FOR CONSTRUCTION OF DRAKE BUILDING ROOF REPLACEMENT ITB 325.092026 Georgia Procurement EVENT ID: PE-77031-NONST-2026-000000022

FOR THE UPSON COUNTY BOARD OF COMMISSIONERS

Upson County Board of Commissioners Finance Department/Lacy Greear Crain/CFO 106 E. Lee Street, Suite 110 Thomaston, GA 30286

The Upson County Board of Commissioners, Finance Department, will receive sealed bids for the Drake Building Roof Replacement at 106 E. Lee Street, Suite 110, Thomaston, Georgia 30286, until **10:00 A.M. local time on Thursday, October 29, 2026**. Bids must be mailed or hand-delivered in a sealed 9-inch by 12-inch manila envelope and received by the Upson County Finance Department no later than the stated deadline. Bidders are not required to attend the bid opening.

The project provides for a new 50-year warrantied fiberglass asphalt shingle roofing system at the Drake Building, 305 S. Hightower Street, Thomaston, Georgia 30286. Work includes repair of existing wood plank decking; new overlay roof decking; synthetic underlayment; self-adhered rubberized asphalt leak barrier membrane; gutters and downspouts; flashings; air intake edge vents, ridge vents, and step flashings at roof-to-wall intersections; remediation of asbestos-containing mastic at the backside of parapets; repair, repainting, and back-sealing of existing wood louvers; and other work necessary for a complete roofing system. Additive Alternates include replacing wood louvers with prefinished metal louvers and restoring face brick above the eave line.

THE CONTRACT DOCUMENTS, including specifications, drawings, forms, insurance and bonding requirements, and submission requirements, may be obtained from the Upson County Finance Department, 106 E. Lee Street, Suite 110, Thomaston, Georgia 30286. The solicitation is also available on the Georgia Procurement Registry at <https://ssl.doas.state.ga.us/gpr/index> EVENT ID: PE-77031-NONST-2026-000000022.

A **MANDATORY** pre-bid meeting will be held at 10:00 A.M. local time on Thursday, October 8, 2026, at the Drake Building, 305 S. Hightower Street, Thomaston, Georgia 30286. Upson County and Merik, Inc. will accompany interested contractors for a visual inspection of the building and roof.

Bid Questions Deadline: No later than 5:00 P.M. on Tuesday, October 13, 2026.
Bid Addendum Issue: No later than 5:00 P.M. on Tuesday, October 20, 2026.

The bid package must include the signed Bid Pricing and Agreement Form; signed and notarized Non-Collusive Affidavit; signed and notarized Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1); signed and notarized SAVE Affidavit; Certificate of Insurance; valid evidence of the business, such as a license or incorporation documents, and a General Contractor license if applicable; and three written recommendations from former or existing customers. Complete the 2026 New Vendor Packet before submitting a bid. Provide E-Verify documentation as required by the bid documents.

CONTRACTOR QUALIFICATIONS: Prior to contract award, the bidder must furnish proof that the contractor has been in business under its present company name for a minimum of five (5) years and has not been judged in default on a construction contract during that time; is licensed to do business in the State of Georgia; and that the contractor and/or subcontractor(s) have completed at least three (3) governmental, institutional, or commercial projects of similar scope, size, and complexity involving reroofing and sheet metal work. The Contractor's Superintendent must have at least five (5) years of experience supervising projects similar in scope and complexity, including at least one facility with comparable work.

The successful bidder must provide a Performance Bond in the amount of one hundred percent (100%) of the total contract amount. The bond must be written by an acceptable surety company licensed to do business in the State of Georgia and listed in the U.S. Department of the Treasury Circular 570, latest edition.

INSURANCE: The bidder shall be required to carry Workers' Compensation, Commercial General Liability, and Automobile Liability insurance in accordance with the Project Manual. Workers' Compensation shall be maintained at Georgia statutory limits. Subcontractors occupying the premises or performing work must show minimum coverage of \$100,000 bodily injury by accident per employee, \$100,000 bodily injury by disease per employee, and \$100,000 bodily injury by disease policy limit. Commercial General Liability minimum limits are \$1,000,000 each occurrence; \$1,000,000 personal and advertising injury; \$2,000,000 general aggregate; and \$2,000,000 products/completed operations aggregate. Automobile Liability minimum coverage is a \$1,000,000 combined single limit. If awarded the contract, the successful bidder must furnish insurance naming Upson County as certificate holder and additional insured. Insurers must be licensed in Georgia with a minimum A.M. Best rating of A-.

Upson County Government is tax exempt. The successful bidder must execute a legal contract before any Notice to Proceed is issued. Merik, Inc. will administer the project.

Upson County reserves the right to accept, award and/or reject any and/or all bids, in whole or in part, and to waive technicalities or irregularities. The contract will not be awarded solely on cost. A contract, if awarded, will be awarded to the most responsive and responsible bidder who demonstrates the greatest value and benefit to the County.

Technical Questions:
Jody Usry, Merik, Inc.
jusry@merikinc.com

Bid Package / Clarification Questions:
Lacy Greear Crain, MBA, CGFO
Chief Financial Officer
Upson County Board of Commissioners
lcra@upsoncountyga.org | 706-646-5438, ext. 2

NOTICE OF COMMISSIONERS MEETING

The Thomaston Housing Authority will hold a Regular Meeting at the regular meeting place of said Authority.

Place: Thomaston Housing Authority Main Office

574 Triune Avenue Thomaston, GA 30286

Date: Tuesday, October 20, 2026

Time: 4:00 P.M.

Legals continued page 7B

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er, Mortgage Electronic Registration Systems, Inc., as beneficiary dated 06/16/2006, recorded 06/22/2006 in Book 1051 at page 301 and re-recorded 06/24/2008 in Book 1154 at page 040, Upson County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of **Fifty-Seven Thousand Seven Hundred and 00/100 dollars (\$57,700.00)**, with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to U.S. Bank National Association, as trustee, on behalf of the holders of the First Franklin Mortgage Loan Trust 2006-FF14 Mortgage Pass-Through Certificates, Series 2006-FF14, there will be sold at public outcry to the highest bidder for cash at the Upson County, During the legal hours of sale before the door of the courthouse of Upson County, Georgia, or at such place as may be lawfully designated as an alternative,, within the legal hours of sale on the 11/03/2026, 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 LOCATED IN LAND LOT 192 OF THE 10TH DISTRICT OF UPSON COUNTY BEING KNOWN AND DESIGNATED AS LOT 4 AND LOT 8 OF BLOCK "C", SECTION TWO OF THE SUBDIVISION OF PROPERTY OF THOMASTON COTTON MILLS, ACCORDING TO PLATS OF SURVEY OF SECTIONS TWO, THREE AND FOUR OF SAID SUBDIVISION, WHICH PLATS ARE OF RECORD IN PLAT BOOK 5 PAGES 126 THROUGH 154, INCLUSIVE OF THE CLERK'S OFFICE, SUPERIOR COURT OF UPSON COUNTY, GEORGIA. Said legal description being controlling, however the property is more commonly known as **105 AVE K, 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 MELISSA R FORD AND DAMARCUS J FORD, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc , Loss Mitigation Dept., PO Box 65250 Salt Lake City, UT 84165-0250 Telephone Number: (888) 818-6032. 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. U.S. Bank National Association, as trustee, on behalf of the holders of the First Franklin Mortgage Loan Trust 2006-FF14 Mortgage Pass-Through Certificates, Series 2006-FF14 as Attorney in Fact for MELISSA R FORD AND DAMARCUS J FORD THE BELOW 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. Contact: Premium Title Services, Inc., 114 Mesa Park Drive, Suite 100, El Paso, TX 79912 Telephone Number: (866) 337-7097 Case No. TS No.: 2026-00074-GA-SPS Ad Run Dates: 10/10/2026 10/14/2026 10/21/2026 10/28/2026 https://www.altisource.com/LoginPage.aspx 10/07,14,21,28 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 ENTITLED "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: To9-015 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 OB-

TAINED WILL BE USED FOR THAT PURPOSE. 09/16,23,30,10/07,14,21,28,11/4,11,18,25 STATE OF GEORGIA COUNTY OF UPSON NOTICE OF SALE UNDER POWER Because of a default in the payment of the indebtedness secured by a Deed to Secure Debt executed by **James E Battle Jr and Gabriell C Battle to Talbot State Bank** dated October 22, 2021 and recorded in Deed Book 1751, Page 2, Upson County Records, as modified, securing a Note dated February 18, 2022 in the original principal amount of **\$39,768.77**, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said Deed, will on the first Tuesday, November 3, 2026, during the legal hours of sale, before the Courthouse door in said County unless an alternate sale location, has been designated by Order of the Superior Court Judge in the County of the scheduled sale, sell at public outcry to the highest bidder for cash, the property described in said Deed, to wit: Tract No. 1: All that certain tract of land with all improvements thereon, lying and being south of the City limits of the City of Thomaston in the 10th Land District of Upson County, Georgia, the same being designated as Lots Nos. 35, 36, 37, 38 and 39 in Block "A" of Hutcherson Subdivision according to a plat of said subdivision of record in the Clerk's Office, Upson Superior Court, in Deed Book 49, page 330, reference to which recorded plat is here made in aid of this description. The lots here conveyed front 125 feet on the east side of Swifton Street (now known as Zorn Street) and run back east in uniform width 180 feet. LESS AND EXCEPT all that certain strip of land, containing 0.008 acres, situate, lying and being in Land Lot No. 219 of the 10th Land District of Upson County, Georgia, and being more particularly described as follows, to-wit: Begin at Station 565 as said point is shown and delineated on that certain plat of survey entitled "Permanent Easement Survey for Proposed Infrastructure Improvements of Lincoln Park for Upson County, Georgia", dated February 5, 2007, revised May 17, 2007, prepared by Clayton Lamar Moore and David B. Millen, Registered Land Surveyors, of record in Plat Record 29, Page 143, 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 and run thence north 00 degrees 23 minutes 35seconds west a distance of 35.00 feet to Station 557; run thence north 88 degrees 51 minutes 29 seconds east a distance of 10.00 feet to Station 582; run thence south 00 degrees 23 minutes 35 seconds east a distance of 35.00 feet to Station 564; and run thence south 88 degrees 51 minutes 29 seconds west a distance of 10.00 feet to the point of beginning. Tract No. 2: All that tract or parcel of land, lying and being south of the City limits of the City of Thomaston in the 10th Land District of Upson County, Georgia, designated as Lot 40 in Block "A" of Hutcherson Subdivision according to a plat of said subdivision of record in the Clerk's Office of Upson Superior Court in Deed Book 49, page 330, reference to which recorded plat is here made in aid of this description. The lot here conveyed fronts 25 feet on the east side of Swifton Street (now known as Zorn Street) and runs back east the same width 180 feet. LESS AND EXCEPT all that certain strip of land, containing 0.008 acres, situate, lying and being in Land Lot No. 219 of the 10th Land District of Upson County, Georgia, and being more particularly described as follows, to-wit: Begin at Station 565 as said point is shown and delineated on that certain plat of survey entitled "Permanent Easement Survey for Proposed Infrastructure Improvements in Lincoln Park for Upson County, Georgia", dated February 5, 2007, revised May 17, 2007, prepared by Clayton Lamar Moore and David B. Millen, Registered Land Surveyors of record in Plat Record 29, page 143, 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 and run thence north 00 degrees 23 minutes 35 seconds west a distance of 35.00 feet to Station 557; run thence north 88 degrees 51 minutes 29 seconds east a distance of 10.00 feet to Station 582; run thence south 00 degrees 23 minutes 35 seconds east a distance of 35.00 feet to Station 564; and run thence south 88 degrees 51 minutes 29 seconds west a distance of 10.00 feet to the point of beginning. Said properties are known as **1455 Zorn Street, Thomaston, GA 30286** and Zorn Street, Thomaston, GA, 30286, 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, easements and matters of record superior to the Security Deed first set out above. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Notice has been given of intention to collect attorney's fees in accor-

dance with the terms of the Note secured by said Deed. Said property will be sold as the property of James E Battle Jr and Gabriell C Battle. The property, to the best information, knowledge and belief of the undersigned, being presently in the possession of James E Battle Jr and Gabriell C Battle or a tenant or tenants, and the proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale, including attorney's fees, all as provided in said Deed, and the balance, if any, will be distributed as provided by law. By: /s/ R. Brian Wooldridge R. Brian Wooldridge – As Attorney-in-Fact for Talbot State Bank WOOLDRIDGE LAW OFFICES, LLC Attorneys at Law 28 Jackson Street Newnan, GA 30263 (770) 253-2222 *THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 10/07,14,21,28 ADVERTISEMENT OF SALE UNDER POWER GEORGIA, UPSON COUNTY: By virtue of the power and authority contained in a Security Deed and under the power of sale contained therein, executed by **SANDY ARD AND TOMMY TEAL to LINDSAY T. HARALU**, dated JULY 11, 2019, which is recorded in the Clerk's Office, Superior Court of Upson County, Georgia, in DEED BOOK 1597, PAGE 30-33; said Georgia Security Deed and Security Agreement having been given to secure a Promissory Note dated JULY 11, 2019, with interest from date at the rate stated in said Promissory Note on the unpaid balance until paid, NOW transferred to RICHMOND V. COLEMAN by Assignment and Transfer of Deed to Secure Debt dated July 13, 2026, of record in Deed Book 2053, Page 86-88, said Clerk's Office, the undersigned will sell at public outcry to the highest bidder for cash at the courthouse in Thomaston, Upson County, Georgia, between the legal hours of sale on the first Tuesday in November, 2026 to-wit: NOVEMBER 3, 2026, the following real estate: All that certain tract or land, commonly known as 307 Denham Street, situate, lying and being in LAND LOT NO. 246 in the 10th Land District of Upson County, Georgia, known and designated as LOT NO. 14, IN BLOCK "I", of "NORTHSHIDE SUBDIVISION", according to plat of said subdivision recorded in PLAT RECORD 1, PAGE 146, 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 100 feet on the south side of Denham Street, and extends back southerly, in uniform width, a distance of 200 feet, all as shown by and plat. This is the identical real estate conveyed to Lindsay T. Haralu by Quitclaim Deed of Thomas Cleland Coleman dated September 24, 2018, of record in Deed Book 1559, Page 244, said Clerk's Office. This is the identical real estate conveyed to Sandy Ard and Tommy Teal by Warranty Deed of Lindsay T. Haralu dated July 11, 2019, of record in Deed Book 1597, Page 28-29, said Clerk's Office. Said property is conveyed and accepted subject to all easements, restrictions, and rights of way appearing of record. MAP & PARCEL #043B 097 The debt secured by said Security Deed and note has been and is hereby declared due and payable in full because of nonpayment of indebtedness secured thereby pursuant to the terms of said Deed to Secure Debt and Note. Notice has been given of intention to enforce provisions for collection of attorney's fees and foreclosure in accordance with the legal requirements of the Deed to Secure Debt and Note(s). The indebtedness remaining in default, the sale will be made for the purpose of applying proceeds thereof to the payment of the indebtedness secured by the Deed to Secure Debt, accrued interest and expenses of the sale and other sums secured by the Deed to Secure Debt, including attorney's fees, and the remainder, if any, shall be applied as provided by law. To the best of the undersigned's knowledge and belief, the property is in the possession of and will be sold as the property of **SANDY ARD AND TOMMY TEAL** with a mailing address known as **307 DENHAM STREET, THOMASTON, GA 30286**. The sale will be conducted subject: 1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, and, 2) to final confirmation and audit of the status of the loan with the holder of the Georgia Security Deed and Security Agreement. 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 may be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, easements and matters of record in superior to the Georgia Security Deed and Security Agreement in favor of LINDSAY T. HARALU, dated JULY 11, 2019, which is recorded in the Clerk's Office, Superior Court of Upson County, Georgia, in DEED BOOK 1597, PAGE 30-33, SUBSEQUENTLY ASSIGNED AND TRANSFERRED by agreement to Richmond V. Coleman dated July 13, 2026, of record in DEED BOOK 2053, PAGE 86-88, SAID CLERK'S OFFICE. RICHMOND V. COLEMAN, ATTORNEY IN FACT FOR

SANDY ARD AND TOMMY TEAL LAW OFFICES OF RICHARD T. BRIDGES, LLC Russell T. Bridges, Attorney P.O. Box 881 Thomaston, GA 30286 (706) 647-5524 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 10/07,14,21,28 NOTICE OF SALE UNDER POWER UPSON COUNTY Pursuant to the Power of Sale contained in a Security Deed given by **Chris Eldred Emerson II and Jade Emerson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans**, its successors and assigns dated 4/17/2023 and recorded in Deed Book 1848 Page 131 Upson County, Georgia records; as last transferred to or acquired by PENNYMAC LOAN SERVICES, LLC, conveying the after-described property to secure a Note in the original principal amount of **\$131,773.00**, 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 Upson County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on November 3, 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, together with all Improvements thereon known as 501 Cherry Street, lying and being in the northwest part of the City of Thomaston in Land Lot 227, 10th Land District of Upson County, Georgia, on the west side of Cherry Street, known and designated as all of Lot 4 and the south 18 feet of Lot 5, Block J, of Nottingham Heights Subdivision, according to plat recorded in Deed Book 49, page 212, Clerk's Office of Superior Court, Upson County, Georgia, reference to which is here made in aid of this description. Said tract fronts 68 feet on the west side of Cherry Street (formerly Pine Street) and extends back westerly, In uniform width, a distance of 160 feet, all as shown by said plat. 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 **501 Cherry St, Thomaston, GA 30286** 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): Chris Eldred Emerson II and Jade Emerson or tenant or tenants. PennyMac Loan Services, LLC is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583 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. PENNYMAC LOAN SERVICES, LLC as agent and Attorney in Fact for Chris Eldred Emerson II and Jade Emerson Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1120-9176A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-9176A 10/07,14,21,28 NOTICE OF SALE UNDER POWER GEORGIA, UPSON COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by **Rodney McDaniel to Mortgage Electronic**

Registration Systems, Inc., as grantee, as nominee for On Q Financial, Inc., its successors and assigns dated June 11, 2018, recorded in Deed Book 1546, Page 127, Upson County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 1994, Page 186, Upson County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **FIFTY-EIGHT THOUSAND NINE HUNDRED THIRTEEN AND 00/100 DOLLARS (\$58,913.00)**, 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 November, 2026, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is not limited to, attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence. Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCCG § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: LoanCare, LLC, 3637 Sentara Way, Suite 303, Virginia Beach, VA 23452, 800-909-9525. 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 **736 Steven 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 sales 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. Lakeview Loan Servicing, LLC as Attorney in Fact for Rodney McDaniel McCalla Raymer Leibert Pierce, LLP 1544 Old Alabama Rd Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land, together with all improvements thereon, situate, lying and being in Land Lot No. 147 of the 10th Land District of Upson County, Georgia, known and designated as Lot No. 18, Block "B", of Section Two of Grace Neal Subdivision, according to a plat delineating said lot in said Block "B" of said subdivision of record in Plat Book 5, page 276, in the Office of the Clerk of the Superior Court of Upson County, Georgia, reference to said plat as so recorded being here made in aid

Continued from page 7B

of this description. Said lot fronts 100.000 feet on the east side of Stevens Street and extends back easterly, in uniform width, a distance of 170.00 feet, all as shown by said plat. Said property is known as 736 Steven Street, Thomaston, Georgia 30286, together with all fixtures and personal property attached to and constituting a part of said property, if any.
MA November 3, 2026
Our file no. 25-19041GA
25-19041GA
10/07,14,21,28

NOTICE OF SALE OF REALTY
Notice is hereby given that pursuant to the power of sale contained in the security deed, executed and delivered on August 22, 2023 by **SEGRID LEWIS, as grantor, to UNITED BANK**, as grantee, and recorded in Deed Book 1872, page 47 of the Superior Court records of Upson County, Georgia, granting the property hereinafter described as collateral for the payment of the indebtedness secured thereby, and by virtue of default in the payment of the indebtedness therein mentioned, which has made the aforesaid power of sale operative and effective, the undersigned, as attorney in fact for UNITED BANK, will sell at public outcry before the courthouse door in Upson County, Georgia, on the first Tuesday in NOVEMBER, 2026, during the legal hours of sale to the highest and best bidder, for cash, the property described in said security deed, to-wit:

TRACT ONE (705A Barnesville Street):
All that tract or parcel of land, together with all improvements thereon, containing 0.582 acres, situate, lying and being on the Northwesterly side of Barnesville Street in the Eastern part of the City of Thomaston in Land Lot No. 193 of the 10th Land District of Upson County, Georgia, shown and designated as Tract "A" on that certain plat of survey entitled "Plat for Dee McLeroy," dated March 4, 2022, prepared by Matthew N. Austin, Registered Land Surveyor, and of record in Plat Book 33, Page 163, 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 a portion of the real estate conveyed to the Estate of Jerry C. Colwell and Dee McLeroy by limited warranty deed of Leonardo Rivera Alvarado, dated August 2, 2023 and of record in said Clerk's Office.

TRACT TWO (709 Barnesville Street):

All that lot of land being and lying and adjoining the City of Thomaston, Georgia, being on the North side of Barnesville Street, more fully described as follows: BEGINNING at the Southeast corner of Thomaston Cotton Mill's land on Barnesville Street and running along said line in a Northerly direction to the Macon and Birmingham Railroad right of way; thence along said right of way in a Westerly direction 60 feet; thence in a Southerly direction to Barnesville Street; thence along Barnesville Street 60 feet to a starting point, said lot having a three-room house and a store building 24 x 40 feet on it, now or formerly operated by Day Brothers. This lot being formerly a part of John A. Meeks property and being the property conveyed to W.C. Day by deed recorded in Deed Book 41, Page 481, Upson County Georgia, records. The above described property being the same property described as Tract 2 in Deed Book 570, Page 251, Clerk's Office, Upson County, Superior Court, Georgia.

This is a portion of the real estate conveyed to Jerry Colwell and Deed McLeroy by warranty deed of DC Properties of Georgia, LLC, dated April 15, 2020 and of record in Deed Book 1637, Pages 209-212, said Clerk's Office.

Said tract is conveyed and accepted subject to all easements, rights of way, and restrictions of record or in existence.

Notice, as required by law, has been given of intention to enforce the collection of attorney's fees as set out in the note evidencing the indebtedness secured by the aforesaid security deed and this sale will be made for the purpose of paying all indebtedness, secured by the aforesaid security deed, and all expenses of sale, including attorney fees.

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

This the 29th Day of September, 2026.
BECK, OWEN & MURRAY
Attorneys, Griffin,

GAUNITED BANK
as Attorney-in-Fact for
SEGRID LEWIS
DAVID E. PENLAND, Esq.
100 S. Hill Street, Suite 600,
Griffin, GA 30223
770-227-4000
10/07,14,21,28

NOTICE OF SALE OF REALTY
Notice is hereby given that pursuant to the power of sale contained in the security deed, executed and delivered on September 25, 2020 by **SEGRID LEWIS, as grantor, to UNITED BANK**, as grantee, and recorded in Deed Book 1666, page 263 of the Superior Court records of Upson County, Georgia, and modified on April 5, 2023, said modification being recorded in Deed Book 1846, page 246 of the Superior Court records of Upson County, Georgia granting the property hereinafter described as collateral for the payment of the

indebtedness secured thereby, and by virtue of default in the payment of the indebtedness therein mentioned, which has made the aforesaid power of sale operative and effective, the undersigned, as attorney in fact for UNITED BANK, will sell at public outcry before the courthouse door in Upson County, Georgia, on the first Tuesday in NOVEMBER, 2026, during the legal hours of sale to the highest and best bidder, for cash, the property described in said security deed, to-wit:

All that tract or parcel of land, together with all improvements situated thereon, located on the West side of Bethel Street in the Northeast part of the City of Thomaston, Upson County, Georgia described as follows: Beginning at the Northeast corner of the residence lot now or formerly of Mrs. Ethel M. McGehee (formerly Mrs. Ethel M. (Mrs. S.G.) Mullins), on the West side of said Bethel Street, and running thence West one hundred five (105) feet; thence South ten (10) feet; thence West one hundred thirty-five (135) feet; thence North one hundred thirty-five (135) feet to the Southwest corner of the residence lot where Mrs. H. H. Birdsong resided during her lifetime; thence East two hundred forty (240) feet, more or less, along the South side of said Birdsong residence lot to the West side of Bethel Street; and thence South along the West side of said Bethel Street one hundred twenty-seven (127) feet, more or less to the point of beginning.

There is excepted from this within conveyed tract or parcel of land that strip of land conveyed off the South side of said above described real property by warranty deed from Mrs. Electra B. Matthews to Mrs. Ethel M. Mullins, which deed is dated October 18, 1945, and is of record in the Office of the Clerk, Superior Court, Upson County, Georgia, in Deed Book 103, at Page 343.

Notice, as required by law, has been given of intention to enforce the collection of attorney's fees as set out in the note evidencing the indebtedness secured by the aforesaid security deed and this sale will be made for the purpose of paying all indebtedness, secured by the aforesaid security deed, and all expenses of sale, including attorney fees.

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

This the 29th Day of September, 2026.

BECK, OWEN & MURRAY
Attorneys, Griffin,

GAUNITED BANK
as Attorney-in-Fact for
SEGRID LEWIS
DAVID E. PENLAND, Esq.
100 S. Hill Street, Suite 600,
Griffin, GA 30223
770-227-4000
10/07,14,21,28

TS # 2025-17835-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 **Brian Bloodworth To Mortgage Electronic Registration Systems, Inc.**, As Grantor, As Nominee For Sierra Pacific Mortgage Company, INC., A California Corporation NMLS: 1788, Its Successors And Assigns, Dated 8/21/2020, And Recorded On 8/24/2020, In Deed Book 01660, Page 0257, Upson County, Georgia Records, As Last Assigned To Freedom Mortgage Corporation By Assignment Recorded On 8/19/2024 In Deed Book 01925, Page 0067, Conveying The After-Described Property To Secure A Note In The Original Principal Amount Of **\$150,227.00**, 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 11/3/2026, The Following Described Property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 165 Of The 10th District Of Upson County, Georgia, Being Lot 27 Of Logan's Landing, Phase 6 As Shown On Final Plat Of Logan's Landing, Phase 6, Prepared By S.J. Reeves Land Surveying, Recorded In Plat Book 32, Pages 190-192, Upson County Records. The Description Of Said Property As Contained On Said Plat Is Hereby Incorporated Herein And By Reference Made A Part Hereof.. Said Property Is Commonly Known As **416 Heath Dr Thomaston, GA 30286**. 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/docu](https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers)ments/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) Brian Bloodworth 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
Brian Bloodworth.
Nestor Solutions, LLC
214 5th Street,
Suite 205,
Huntington Beach, California
92648,
(888) 403-4115,
TS # 2025-17835-GA.

For Sale Information, Visit:
<https://www.nestortrustee.com/sales-information.com> Or Call (888) 902-3989.
10/07,14,21,28
GA2600294748

Notice Of Foreclosure
Sale Under Power

Upson County, Georgia Under and by virtue of the Power of Sale contained in a Security Deed given by **Jasper Braggs, An Unmarried Man to Mortgage Electronic Registration Systems, Inc.**, As Grantee, As Nominee For Fairway Independent Mortgage Corporation, dated 01/14/2025 and recorded 01/29/2025 in, Book 01948, Page 0329, Upson County, Georgia Records, as last transferred to Fairway Independent Mortgage Corporation by assignment recorded on 03/10/2026 Book 02025, Page 0334-0335, in the Office of the Clerk of Superior Court of Upson Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **\$230,000.00**, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of UPSON County, Georgia, within the legal hours of sale on 11/03/2026 the following described property: All That Tract Or Parcel Of Land, Together With All Improvements Thereon Presently Known As 306 Jackson Avenue, Situate, Lying And Being In Land Lot No. 226 Of The 10th Land District Of Upson County, Georgia, Known And Designated As Lots Nos. 5, 6, And 7, Block "B", Of "Second Garner Subdivision," According To A Plat Delineating Said Lots In Said Block "B" Of Said Subdivision Of Record In Plat Book 1, Page 194, In The Office Of The Clerk Of Superior Court Of Upson County, Georgia, Reference To Said Plat As So Recorded Being Here Made In Aid Of This Description. Said Real Estate Fronts 75 Feet On The West Side Of Jackson Avenue, In The City Of Thomaston, Georgia, And Extends Back Westerly, In Uniform Width, A Distance Of 150 Feet, As Shown By Said Plat. This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fee having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Fairway Independent Mortgage Corporation they can be contacted at 866-978-2622 for Loss Mitigation Dept, or by writing to Fairway Independent Mortgage Corporation 9726 Old Bailes Rd Ste 200, Fort Mill, SC 29707 to discuss possible alternatives to avoid foreclosure. Said property will be sold on "as-is" basis and subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the par-

ty in possession of the property is Jasper Braggs, An Unmarried Man or tenant(s); and said property is more commonly known as **306 Jackson Ave, Thomaston, GA 30286-5408**. 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.

Fairway Independent
Mortgage Corporation
as Attorney In Fact for
Jasper Braggs,
An Unmarried Man.

Sokolof Remtulla, LLP
c/o First American Title
Insurance Company
4795 Regent Blvd,
Mail Code 1011-F
Irving TX 75063
866-429-5179
GA2600294748
10/07,14,21,28

Notice of Sale Under Power
Upson County, Georgia
Under and by virtue of the Power of Sale contained in that certain Commercial Deed to Secure Debt and Security Agreement given by **Kong Real Estate Holdings, LLC, ("Borrower") to Truist Bank ("Lender")** dated March 19, 2021, recorded April 6, 2021, in Deed Book 01705, Page 338, Upson County, Georgia official records (the "Security Deed" conveying the property described below to secure a debt evidenced by that certain commercial note (the "Note") dated March 19, 2021 made payable by Borrower to the order of Lender in the stated principal amount of **\$3,900,000.00**, as amended and/or modified (collectively, the "Secured Indebtedness"), and pursuant to the applicable provisions of the Uniform Commercial Code, as enacted in Georgia, including without limitations, O.C.G.A. §11-9-601 et seq. there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Upson County, Georgia (or at such other location as may be lawfully designated in Upson County for conducting sheriff's sales and/or public foreclosure sales), within the legal hours of sale on the first Tuesday in November 2026 (being November 3rd, 2026) the following described properties located in Upson County, Georgia, together with all improvements, fixtures, equipment, easements, hereditaments, rights, members, appurtenances, and personal property located thereon and described in the Security Deed (collectively, the "Property"): EXHIBIT "A"

Exhibit A to attached Deed to Secure Debt and Security Agreement, dated March 19, 2021 by KONG REAL ESTATE HOLDINGS, LLC, a Georgia limited liability company ("Grantor").
UPSON COUNTY
TRACT IV
210 Hannahs Mill Road, Thomaston, Georgia 30286

ALL THAT TRACT or parcel of land lying and being in Land Lot 227 of the 10th District of Upson County, Georgia, being shown and designated as Tract 2 "A" containing 1.09 acres as shown on that certain plat of survey entitled "Plat for Pediatric Associates," dated June 9, 1999, prepared by Gary F. Self, Registered Land Surveyor, as more particularly depicted on a plat recorded in Plat Book 23, Page 250, Records of Upson County, Georgia, which plat is incorporated herein by reference hereto.

The above-described property is real and personal property located at 210 Hannahs Mill Road, Thomaston, Georgia 30286, according to the current system of numbering property in Upson County, Georgia.

Debtor is entitled to an accounting of the unpaid indebtedness secured by the Collateral that we intend to sell for a charge of \$250.00. You may request an accounting by contacting Graham H. Stieglitz at gstieglitz@burr.com or (404) 685-4316.

The undersigned may sell that portion of the Property as may, under the laws of the State of Georgia, constitute an estate or interest in real estate (the "Mortgaged Real Property") separately from that portion of the Property as constitutes under the laws of the State of Georgia personality and not an interest in real estate (the "Mortgaged Personal Property"), in which case separate bids will be taken therefor, or collectively in a single sale and lot, in which case a single bid will be taken therefor. Notice of the undersigned's intent shall be given by announcement made at the commencement of the public sale.

The Mortgaged Personal Property includes furniture, fixtures and equipment as set forth in the Loan Documents. The Mortgaged Personal Property will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever with respect thereto and such sale is without recourse to Lender or any other person acting for or on behalf of Lender. The Mortgaged Personal Property will be sold subject to all unpaid taxes and assessments, if any, which are liens against the Mortgaged Personal Property and which are prior in right.

The Secured Indebtedness has been and is hereby accelerated and declared due because of, among other possible events of default, failure to pay the Secured Indebtedness as and when due and in the manner provided in the instruments evidencing the Secured Indebtedness and Security Deed. The Secured Indebtedness being in default, the sale will be made for purposes of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys' fees (written

notice of intent to collect attorneys' fees having been given).

Said property will be sold subject to any matters of record superior to the Security Deed, including without limitation, (a) outstanding ad valorem taxes with a senior lien priority to the Security Deed (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, or other matters of record with a senior lien priority to the Security Deed.

To the best knowledge and belief of the undersigned, the party in possession of the property is Borrower or a tenant or tenants claiming through them.

BURR & FORMAN, LLP
Attorney-in-Fact and Agent for
TRUIST BANK
Graham H. Stieglitz
Burr & Forman LLP
1075 Peachtree Street, N.E.
Suite 3000
Atlanta, Georgia 30309
Email: gstieglitz@burr.com
Phone: (404) 815-3000
Facsimile: (404) 214-7923
THE LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
10/07,14,21,28

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

NAME CHANGE

Superior Court of Upson County
State of Georgia
In re the Name Change of:
Leeann Jade Fain
Petitioner

Civil Action Case Number
26V0390

NOTICE OF PETITION TO
CHANGE NAME OF ADULT
Leeann Jade Fain filed a petition in the Superior Court of Upson County on September 16, 2026, to change the name from: Leeann Jade Fain to Anna Ashley. Any interested party has the right to appear in this case and file objections with 30 days after the Petition was filed.

Dated: 09/16/26
Kasey Goins
Chief Deputy Clerk for
Teresa Meier, Clerk
09/30,10/07,14,21

Superior Court of Upson County
State of Georgia
In re the Name Change of:
Richard Brian Blackstock Jr.
Petitioner

Civil Action Case Number
26V0406

NOTICE OF PETITION TO
CHANGE NAME OF ADULT
Richard Brian Blackstock Jr. filed a petition in the Superior Court of Upson County on September 28, 2026, to change the name from: Richard Brian Blackstock Jr. to Richard Brian Swails. Any interested party has the right to appear in this case and file objections with 30 days after the Petition was filed. This the 28 day of September, 2026.

Kasey Goins
Chief Deputy Clerk for
Teresa Meier, Clerk
10/07,14,21,28

Superior Court of Upson County
State of Georgia
In re the Name Change of:

Continued from page B8

Dylan Martin
Petitioner
Civil Action Case Number 26Vo407
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Dylan Martin filed a petition in the Superior Court of Upson County on September 28, 2026, to change the name from: Dylan Martin to Dylan Matthews. Any interested party has the right to appear in this case and file objections with 30 days after the Petition was filed. This the 28 day of September, 2026.
Kasey Goins
Chief Deputy Clerk for
Teresa Meier, Clerk
10/07,14,21,28

Superior Court of Upson County
State of Georgia
In re the Name Change of:
Melissa A. Booker
Petitioner
Civil Action Case Number 26Vo405
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Melissa A. Booker filed a petition in the Superior Court of Upson County on September 28, 2026, to change the name from: Melissa A. Booker to Melissa A. Cato. Any interested party has the right to appear in this case and file objections with 30 days after the Petition was filed. This the 28 day of September, 2026.
Kasey Goins
Chief Deputy Clerk for
Teresa Meier, Clerk
10/07,14,21,28

Superior Court of Upson County
State of Georgia
In re the Name Change of:
Wesley Harrison Hill
Petitioner
Civil Action Case Number 26Vo422
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

PROBATE

IN THE PROBATE COURT
OF UPSON COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
DANNY JOSEPH MAXWELL,
ESTATE NO. 11633
DECEASED
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: ALL INTERESTED PARTIES, and to whom it may concern: JAMIE DANIEL MAXWELL has petitioned to be appointed Administrator of the estate of DANNY JOSEPH MAXWELL 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 2, 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
10/07/14,21,28

IN THE PROBATE COURT
OF UPSON COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
THERESA TOBIN GASSETT,
ESTATE NO. 11635
DECEASED
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: ALL INTERESTED PARTIES, and to whom it may concern: SARAH-LAUREN GASSETT has petitioned to be appointed Administrator of the estate of THERESA TOBIN GASSETT 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 2, 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
10/07,14,21,28

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
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
RICHARD LEON GARRETT,
ESTATE NO. 11645
DECEASED
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: ALL INTERESTED PARTIES, and to whom it may concern: CLINT PATRICK GARRETT has petitioned to be appointed Administrator of the estate of RICHARD LEON GARRETT 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

MISCELLANEOUS

ADOPTION IN THE SUPERIOR COURT OF PIKE COUNTY
STATE OF GEORGIA
IN THE INTEREST OF
J.M.C. & J.D.C.,
MINOR CHILDREN
CIVIL ACTION
ADOPTION NUMBER: 2026A-006
NOTICE PURSUANT TO O.C.G.A. 19-8-10(c) and O.C.G.A. 19-8-12. This notice is provided to Jessica Ann Bush, and any other person claiming to have a parental interest in the minor children named above born to Jessica Ann Bush. Please be advised that a Petition for Adoption was filed in The Superior Court of PIKE County on September 2, 2026, by Petitioner, Jennifer Irene Camp. Please be advised that your parental rights and responsibilities will be terminated upon the finalization of the adoption. You are hereby notified that pursuant to O.C.G.A. 19-8-10(c), as a parent who receives notification of this Adoption Petition, you are not a party to the adoption and shall have no obligation to file an answer. However, you may file an answer if you choose. In order to object, you must file notice of your

objection with the Adoption Clerk, Superior Court of PIKE County, 16001 Barnesville St, Zebulon, GA 30295, and provide notice of the filing of your answer/objection to counsel for Petitioner: J. Maria McCoy, Attorney, McCoy & Church, 522 W. Solomon Street, Griffin, GA 30223. Further you do have the right to appear in the pending adoption proceeding schedule for 9:00 A.M. on November 12, 2026, and show cause why your parental rights to the children who are the subject of the proceeding should not be terminated by that adoption. This 29th day of September, 2026. J. Maria McCoy, Attorney for Petitioner, McCoy & Church, LLC, 522 W. Solomon Street, Griffin, GA 30223, (470)204-7678
10/07,14,21

THOMASTON HOUSING AUTHORITY REQUEST FOR BIDS LAWN CARE & LANDSCAPE MAINTENANCE SERVICES
The Thomaston Housing Authority is soliciting sealed bids from qualified and experienced lawn care and landscape maintenance contractors to provide lawn care and landscaping services for THA communities at (1) Triune Village and (2) Lincoln Park Circle-Drake Height. Services include mowing, edging, weed-eating, shrub and landscape maintenance, weed control, debris removal, and other related grounds maintenance services. Interested contractors may pick up the complete bid specifications and required bid documents at the main office of the Thomaston Housing Authority. Deadline for submission is Thursday, October 15th, 2026 at 5:00 p.m.
THOMASTON HOUSING AUTHORITY Attn: Patricia A. Allen, Executive Director/CEO Thomaston, Georgia
Sealed bids must be submitted in accordance with the instructions and deadline provided in the bid package. The Thomaston Housing Authority reserves the right to reject any or all bids and to waive informalities and minor irregularities in accordance with applicable procurement requirements.
Patricia A. Allen patriciaallen@thomastonhousing.org
706-601-4697
10/07,14

NOTICE DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
All creditors and debtors of the Estate of Randy Duane Cleveland, 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, Noah Cleveland Personal Representative, at the address shown below.
Noah Cleveland
1526 Klopfor Rd.
Juliette, GA 31046
09/30, 10/07,14,21

NOTICE TO DEBTORS AND CREDITORS
All creditors and debtors of the Estate of Brenda Pellerin, 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, Christopher R. Pellerin, Personal Representative, at the address shown below.

Christopher R. Pellerin
59 Cook Road
Zebulon, GA 30295
10/07,14,21,28
Notice to Debtors and Creditors
All creditors and debtors of the Estate of Lillian J. Morgan, 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, Scott B. Knight Personal Representative, at the address below.
Scott B. Knight
1188 Forsyth Yatesville Road
Yatesville, Georgia 31097
10/07,14,21,28

NOTICE TO DEBTORS AND CREDITORS
All creditors and debtors of the Estate of Ruby Shaw Collins Weldon, 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, Kendra Brookelynn Stinchcomb Personal Representative, at the address shown below.
Kendra Brookelynn Stinchcomb
4473 Crest Hwy.
Thomaston, GA 30286
10/07,14,21,28

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

PUBLIC AUCTION

STORAGE UNIT AUCTION
ARROWHEAD STORAGE
5332 Indian Trail
Thomaston, GA 30286
Friday, October 30, 2026 9 A.M.
Unit 15 - Georgia Bussey
Unit 16 - Monica Jackson
Unit 17 - Christopher Robbins
Unit 21 - Willie GalbreathYakira Mack
Unit 38 - Tenika Swanson
10/07,14