

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, **Paula E. Madsen, to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for Van Dyk Mortgage Corporation, dated 5/25/2021, and recorded on 5/27/2021, in Book 01718, Page 0314, Upson County, Georgia Records, as last assigned to as last assignment to Carrington Mortgage Services, LLC by assignment recorded 7/10/2026 as Instrument No. in book 02049, Page 0103-0104, conveying the after described property securing the payment of a Note in the amount of **\$74,328.00** 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 10/6/2026 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 CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN LAND LOT NO. 182 OF THE TENTH LAND DISTRICT OF UPSON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOT NO. 10, BLOCK "L", 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 126-154, INCLUSIVE, CLERK'S OFFICE, SUPERIOR COURT, UPSON COUNTY, GEORGIA, REFERENCE TO WHICH IS HERE MADE IN AID OF THIS DESCRIPTION, INCLUDING THE BOUNDARIES, METES, COURSES OR DISTANCES OF SUCH REAL ESTATE DELINEATED OR SHOWN THEREON.

Tax Parcel ID: T39-107
Being real property commonly known as **123 AVENUE E 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 Mortgageors 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 re-

quired 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 Paula E. Madsen

For Foreclosure sale information please contact Vylla Solutions, LLC, P.O. Box 3309, Anaheim, California 92803, Phone: (888) 313-1969 TS # 26-41221

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 07/29, 08/05,12,19,26,09/02,09,16,23,30

NOTICE OF SALE UNDER POWER GEORGIA, UPSON COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from **CHAD WALTER DAVIS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** AS GRANTEE, AS NOMINEE FOR VAN DYK MORTGAGE CORPORATION, dated February 28, 2022, recorded March 1, 2022, in Book 1774, Page 116, Upson County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of **One Hundred Ten Thousand Four Hundred Ninety-Four and 00/100 dollars (\$110,494.00)**, with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to M&T BANK, 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 October, 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 SOUTHEAST OF THE CORPORATE LIMITS OF THE CITY OF THOMASTON, IN LAND LOT NO. 191 OF THE 10TH LAND DISTRICT OF UPSON COUNTY, GEORGIA, ON THE EAST SIDE OF DALLAS DRIVE, AND MORE PARTICULARLY DESCRIBED ACCORDING TO PLAT THEREOF PREPARED BY SMITH & MOORE, LAND SURVEYORS, DATED AUGUST 4, 1965, AND RECORDED IN PLAT RECORD 4, PAGE 125, CLERK'S OFFICE, SUPERIOR COURT, UPSON COUNTY, GEORGIA, AS FOLLOWS: BEGINNING AT A POINT ON THE EAST SIDE OF DALLAS DRIVE, WHICH POINT IS 747.30 FEET SOUTHERLY (AS MEASURED ALONG THE EAST SIDE OF DALLAS DRIVE) FROM THE POINT OF INTERSECTION OF THE EAST SIDE OF DALLAS DRIVE WITH THE CENTER LINE OF FRANKLIN STREET; AND RUNNING THENCE NORTH 89 DEGREES 29 MINUTES EAST ALONG THE LANDS NOW OR FORMERLY OF MRS. MARY DALLAS SWIFT A DISTANCE OF 200 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES WEST ALONG LANDS NOW OR FORMERLY OF MISS BROWN DALLAS A DISTANCE OF 100 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES WEST ALONG LANDS NOW OR FORMERLY OF MISS BROWN DALLAS A DISTANCE OF 200 FEET TO THE EAST SIDE OF DALLAS DRIVE; AND THENCE NORTH 00 DEGREES 46 MINUTES EAST ALONG THE EAST SIDE OF DALLAS DRIVE 100 FEET TO THE POINT OF BEGINNING, ALL AS SHOWN BY SAID PLAT.

Said legal description being controlling, however the property is more commonly known as **315 DALLAS 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 CHAD WALTER DAVIS, 315 DALLAS DR LLC , 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: M & T Bank, Loss Mitigation Dept., 1100 WEHRLE DRIVE, WILLIAMS-VILLE, NY 14221, Telephone Number: 1-800-724-1633. 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.

M&T BANK as Attorney in Fact for CHAD WALTER DAVIS

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. MTB-25-02155-6 Ad Run Dates 09/09/2026, 09/23/2026, 09/30/2026 rlselaw.com/property-listing 09/09,16,23,30

SALE UNDER POWER CONTAINED IN DEED TO SECURE DEBT

GEORGIA, UPSON COUNTY:
By virtue of the power and authority contained in a certain Deed to Secure Debt, and under the power of sale contained therein, executed by **MOSTAK M. TOTUL to JANET DENISE OWENS**, dated June 9, 2016, and recorded in Deed Book 1457, pages 139-140, in the Clerk's Office, Superior Court, Upson County, Georgia, the undersigned will sell at public outcry to the highest bidder for cash before the Courthouse door in the City of Thomaston, Upson County, Georgia, between the legal hours of sale on the first Tuesday in October, 2026, the following described property, to-wit:

All that tract or parcel of land, together with all improvements thereon, containing 3 acres, more or less, situate, lying and being on the easterly side of U. S. Highway No. 19 in Land Lot No. 230 of the Tenth Land District of Upson County, Georgia, and being more particularly described as follows: Begin at a point on the easterly right of way line of U. S. Highway 19 which point is the northwest corner of property now or formerly belonging to Alan W. Connell and J. M. Raines (see Deed Book 290, Pages 715-717, in the Office of the Clerk of the Superior Court of Upson County, Georgia) and from said point run thence in a northwesterly direction along the said easterly right of way line of said U. S. Highway 19 a distance of 210 feet, more or less, to the southwest corner of property now or formerly belonging to Earl Odom (see Deed Book 93, page 307, said Clerk's Office); run thence in a northeasterly direction along the southerly boundary of said Odom property a distance of 530 feet, more or less, to the westerly boundary of said Connell and Raines tract (see Deed Book 290, Pages 715-717, said Clerk's Office); run thence in a southeasterly direction along the westerly boundary of said Connell and Raines tract a distance of 255 feet to a point; and run thence in a southwesterly direction along a northerly boundary of the said Connell and Raines tract a distance of 530 feet, more or less, to the point of beginning. LESS AND EXCEPT that certain 0.231 acres, more particularly described in that certain right of way deed dated October 18, 2007 and of record in deed book 1123, pages 106-111, said Clerk's Office, which said deed and the description contained therein is by this reference incorporated herein.

The indebtedness secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the note and Deed to Secure Debt. 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 Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given) and the balance, if any, to be paid over to the party or parties entitled thereto.

Said property will be sold and conveyed subject to any and all unpaid ad valorem taxes (including taxes which are a lien, but not yet due and payable), assessments, liens, zoning ordinances, restrictions, easements, and matters of record superior to the Deed to Secure Debt first set out above, if any.

To the best knowledge and belief of the undersigned, the party in possession of the property is MOSTAK M. TOTUL, or a tenant or tenants and said property is more commonly known as **1022 Highway 19 North, Thomaston, Georgia 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 Deed to Secure Debt.

The name, address and telephone number of the individual who has full authority to negotiate, amend

or modify the terms of your promissory note or loan is as follows: JANET DENISE OWENS, 118 Griffin Avenue, Thomaston, Georgia 30286, (706) 648-8436. This 10th day of August, 2026.

JANET DENISE OWENS as attorney in fact for MOSTAK M. TOTUL

PASLEY, NUCE & MALLORY, ATTORNEYS P. O. BOX 1168 THOMASTON GA 30286 09/09,16,23,30

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 Mortgageors 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 Dylan Christopher Daniel

For Foreclosure sale information please contact Vylla Solutions, LLC, P.O. Box 3309, Anaheim, California 92803, Phone: (888) 313-1969 TS # 25-36653

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 09/02,09,16,23,30,10/07,14,21,28

NOTICE OF FORECLOSURE SALE UNDER POWER OF SALE NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF UPSON Pursuant to a power of sale contained in a certain security deed executed by **JAMES HUCKABY**, hereinafter referred to as Grantor, to **Mortgage Electronic Registration Systems, Inc.** ("MERS"), as mortgagee, as nominee for River City Mortgage, LLC its successors and assigns, dated August 23, 2024, and recorded on September 9, 2024 in Deed Book 01928, beginning at page 00238, of the deed records of the Clerk of the Superior Court of Upson County, Georgia, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at public outcry before the door of the courthouse in Upson County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale, for cash, to the highest bidder on the first Tuesday in October, 2026, all property described in said security deed including but not limited to the following described property: ALL THAT CERTAIN TRACT OF LAND, LYING AND BEING IN LAND LOT NO. 246 IN THE TENTH LAND DISTRICT OF UPSON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOTS NO. 11 AND 12, IN BLOCK "I", OF "NORTHSIDE SUBDIVISION", ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT RECORD ONE, AT PAGE 146, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, UPSON COUNTY, GEORGIA, REFERENCE TO WHICH IS HERE MADE IN AID OF THIS DESCRIPTION. THE TWO LOTS HERE CONVEYED ARE CONTIGUOUS, AND EACH OF THEM FRONTS NORTHERLY 100 FEET ON THE SOUTH SIDE OF DENHAM STREET AND EXTEND BACK SOUTHERLY, IN UNIFORM WIDTH, A DISTANCE OF 200 FEET; EACH OF SAID LOTS HAVING A BACK (SOUTHERLY) LINE OF 100 FEET. Said property may more commonly be known as **311 DENHAM ST, THOMASTON, GA 30286** 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 be subject to the following items which may affect the title: 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, and all other matters of record superior to the said Security Deed. 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. LoanCare, LLC is the entity with full authority to negotiate, amend and modify the terms of the Note and Security Deed, and it may be contacted at: Address: 3637 Sentara Way, Suite 303, Virginia Beach, VA 23452 Phone: 757-893-1300 To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be JAMES HUCKABY, or tenant(s).

Lakeview Loan Servicing, LLC, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor

Please note that if any borrower or obligor has received a discharge in a bankruptcy case filed under Title 11 of the United States Code, no personal liability will arise from this foreclosure action against that individual. This foreclosure action is being pursued solely against the real property to enforce the lien created by the Security Instrument. Respectfully, Marinosci Law Group, P.C. 16415 Addison Road, Suite 725 Addison, TX 75001 (401) 234-9200 (401) 398-2594 THIS 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. A-4884118 09/09/2026, 09/16/2026, 09/23/2026, 09/30/2026 09/09,16,23,30

Notice of Sale Under Power State of Georgia, County of Upson

Under and by virtue of the Power of Sale contained in a Security Deed given by **Monica Hammock and Rachel A Hammock to Mortgage Electronic Registration Systems, Inc.**, as nominee for Click N' Close, Inc. (the Secured Creditor), dated January 3, 2024, and Recorded on January 5, 2024 as BookNo. 1887 and PageNo. 165, Upson County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of **\$119,790.00**, with interest at the rate specified therein, as last assigned to Click n Close, Inc. by assignment that is or to be recorded in the Upson County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Upson County Courthouse within the legal hours of sale on the first Tuesday in OCTOBER, 2026, the following described property:

All that tract or parcel of land, together with all improvements thereon known as 580 Colquitt Street in Land Lot No 129 of the 10th Land District of Upson County, Georgia, shown and designated as Lot Nos 42 and 43 in Block "E" of the Colquitt Produce Company Subdivision, on that certain plat of survey of said subdivision dated October 1937; prepared by J. Buruss Smith; Registered Land Surveyor, of record in Plat Record 1, Page 87, in the Office of the Clerk of 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 by this reference incorporated herein in aid of this description.

Tax ID:068A-023

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. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Click n Close, Inc. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Click n Close, Inc. is the entity with the full authority to negotiate, amend, and modify all terms of the loan.

Pursuant to O.C.G.A.§44-14-162.2, Click n Close, Inc. may be contacted at: 888-845-6535 or by writing to 15301 Spectrum Drive, Ste. 405, Addison, TX 75001-2229.

Please note that, pursuant to O.C.G.A § 44- 14 - 162.2, the secured creditor is not required to amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **580 COLQUITT STREET, THOMASTON, GA 30286** is/are: Monica Hammock and Rachel A Hammock or tenant/tenants. Said property will be sold subject to (a)any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b)any matters which might be disclosed by an accurate survey and inspection of the property, and (c)all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

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.§9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

Funds used at sale shall be in certified funds and payable to "Bell Carrington Price & Gregg, LLC". ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new AntiMoney Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect.

Continued from page 3B

The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity (including but not limited to a corporation, LLC, partnership, trust, or similar entity), and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement. As part of this Rule, purchasers 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. 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.

Click n Close, Inc.
as Attorney in Fact for
Monica Hammock and
Rachel A Hammock.
Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File:26-41727 09/09,16,23,30

NOTICE OF SALE UNDER POWER UPSON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Creative Bran Marketing, LLC to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for MoFin Lending Corporation, its successors and assigns dated 5/7/2024 and recorded in Deed Book 1910 Page 52 Upson County, Georgia records; as last transferred to or acquired by Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Angel Oak Mortgage Trust 2024-10, Mortgage-Backed Certificates, Series 2024-10, conveying the after-described property to secure a Note in the original principal amount of **\$161,250.00**, 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 October 6, 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: The Land is described as follows: The Land referred to herein below is situated in the County of Upson, State of Georgia, and is described as follows: All that tract or parcel of land lying and being in the 10th Land District, City of Thomaston, Upson County, Georgia, described as Lot Two (2), Block 5, containing 0.235 acres, more or less, more particularly described by that certain plat of survey entitled "Block 5 Disposition Survey Bethel Street Redevelopment", prepared by Kenneth C. Sims, GRLS No. 1783, dated May 1984, recorded in Plat Book 10, Page 241, Upson County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property. This is the same property conveyed by Limited Warranty Deed from Lakeitha K. Reeves to Creative Bran Marketing, LLC, dated October 2, 2023, recorded in Deed Book 1874, Page 113, said records. Further, this is the same property conveyed by deed from Anna W. Reeves to Lakeitha K. Reeves, dated April 21, 1987, recorded in Deed Book 324, Pages 745-746, said records. Further, this is the same property conveyed by deed from Jeffrey H. Rogers to Anna Reeves dated November 5, 1984, recorded in Deed Book 304, Pages 548-549, said records. SUBJECT TO: 1) Restrictive Covenants recorded in Deed Book 284, Pages 566-574, as amended in Deed Book 288, Pages 138-139, as may be further amended of record, said records. 2) Any restrictions, reservations, covenants, rights of way, or matters as shown on the aforementioned plat. 3) All other easements, rights-of-way, surveys, protective covenants, limitations and restrictions affecting said property of record, said records. 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 all purposes 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 **208 Drake Street, 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): Creative Bran Marketing, LLC and Bran Gilbert or tenant or tenants. Select Portfolio Servicing, Inc. is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Select Portfolio Servicing, Inc. Loan Resolution Department 3217 South

Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032 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.

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Angel Oak Mortgage Trust 2024-10, Mortgage-Backed Certificates, Series 2024-10, as agent and Attorney in Fact for Creative Bran Marketing, LLC Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1012-3862A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-3862A 09/09,16,23,30

CHADWIN DARYL PAYNE NOTICE OF SALE UNDER POWER STATE OF GEORGIA UPSON COUNTY

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt, dated November 4, 2024, by **Chadwin Daryl Payne**, recorded on November 7, 2024 in Deed Book 01937, Page 0209, Upson County, Georgia records (the "Security Deed"), securing a Guaranty by **Chadwin Daryl Payne** dated November 4, 2024, of a Note given by **Scarlette Rose Farms LLC to ReadyCap Lending, LLC**, in the original principal amount of **\$440,000.00** (the "Note"), there will be sold at a public outcry for cash to the highest bidder before the Courthouse door of Upson County, Georgia, during the legal hours of sale on the first Tuesday of October, 2026, by ReadyCap Lending, LLC as Attorney-in-Fact for Chadwin Daryl Payne the following property to-wit:

The Land referred to herein below is situated in the County of Upson, State of Georgia and is described as follows:

All that tract or parcel of land lying and being in Land Lot 199 of the 11th Land District of Upson County, Georgia, containing 2.00 acres, lying on the northern side of Boyt Road, and being more particularly described as TRACT "B" (2.00acres) upon a certain plat of survey entitled "BOUNDARY SURVEY FOR MARGARET OWEN DE JAHAM" dated March 1, 2011, by Marvin Douglas Gordon, Ga. RLS No. 2395, and recorded in Plat Book 30, Page 190, in the Office of the Clerk of Superior Court of Upson County, Georgia. Said plat, together with the metes, bounds, courses and distances shown thereon, is hereby incorporated into and made a part of this description as if set out fully herein.

Parcel ID # 110-033A The indebtedness secured by said Security Deed having been declared due and payable because of, among other possible events of default, failure to pay the indebtedness secured thereby as and when due, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intention to collect attorney's fees having been given).

Notice has also been given, in writing and by certified mail, return receipt requested, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the loan thereby secured in accordance with O.C.G.A. § 44-14-162.2(a). The property will be sold as the property of the aforesaid grantor subject to the following: all prior restrictive covenants, easements, rights-of-way, security deeds or encumbrances of record, all valid zoning ordinances; matters which would be disclosed by an accurate survey of the property or by an inspection of the property; all outstanding taxes, assessments, unpaid bills, charges and expenses that are a lien against the property whether due and payable or not yet due and payable.

To the best of the undersigned's knowledge and belief, Chadwin Daryl Payne is in possession of the property, subject to the rights of any tenants in possession.

ReadyCap Lending, LLC as Attorney-in-Fact for Chadwin Daryl Payne Nelson Mullins Riley & Scarborough LLP By: Gregory M. Taube 201 17th Street, N.W., Suite 1700 Atlanta, Georgia 30363 (404) 322-6000 09/09,16,23,30

CHADWIN DARYL PAYNE NOTICE OF SALE UNDER POWER STATE OF GEORGIA UPSON COUNTY

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt, dated November 4, 2024, by **Chadwin Daryl Payne**, recorded on November 7, 2024 in Deed Book 01937, Page 0202, Upson County, Georgia records (the "Security Deed"), securing a Guaranty by **Chadwin Daryl Payne** dated November 4, 2024, of a Note given by **Scarlette Rose Farms LLC to ReadyCap Lending, LLC**, in the original principal amount of **\$440,000.00** (the "Note"), there will be sold at a public outcry for cash to the highest bidder before the Courthouse door of Upson County, Georgia, during the legal hours of sale on the first Tuesday of October, 2026, by ReadyCap Lending, LLC as Attorney-in-Fact for Chadwin Daryl Payne the following property to-wit:

The Land referred to herein below is situated in the County of Upson, State of Georgia and is described as follows:

All that tract or parcel of land lying and being in Land Lot 199 of the 11th Land District of Upson County, Georgia, containing 22.30 acres, lying on the northern side of Boyt Road, and being more particularly described as TRACT "A" upon a certain plat of survey entitled "BOUNDARY SURVEY FOR MARGARET OWEN DE JAHAM" dated March 1, 2011, by Marvin Douglas Gordon, Ga. RLS No. 2395, and recorded in Plat Book 30, Page 190, in the Office of the Clerk of Superior Court of Upson County, Georgia. Said plat, together with the metes, bounds, courses and distances shown thereon, is hereby incorporated into and made a part of this description as if set out fully herein.

Parcel ID # 110-033 The indebtedness secured by said Security Deed having been declared due and payable because of, among other possible events of default, failure to pay the indebtedness secured thereby as and when due, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intention to collect attorney's fees having been given).

Notice has also been given, in writing and by certified mail, return receipt requested, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the loan thereby secured in accordance with O.C.G.A. § 44-14-162.2(a). The property will be sold as the property of the aforesaid grantor subject to the following: all prior restrictive covenants, easements, rights-of-way, security deeds or encumbrances of record, all valid zoning ordinances; matters which would be disclosed by an accurate survey of the property or by an inspection of the property; all outstanding taxes, assessments, unpaid bills, charges and expenses that are a lien against the property whether due and payable or not yet due and payable.

To the best of the undersigned's knowledge and belief, Chadwin Daryl Payne is in possession of the property, subject to the rights of any tenants in possession.

ReadyCap Lending, LLC as Attorney-in-Fact for Chadwin Daryl Payne Nelson Mullins Riley & Scarborough LLP By: Gregory M. Taube 201 17th Street, N.W., Suite 1700 Atlanta, Georgia 30363 (404) 322-6000 09/09,16,23,30

CHADWIN DARYL PAYNE NOTICE OF SALE UNDER POWER STATE OF GEORGIA UPSON COUNTY

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt, dated November 4, 2024, by **Chadwin Daryl Payne**, recorded on November 7, 2024 in Deed Book 01937, Page 0216, Upson County, Georgia records (the "Security Deed"), securing a Guaranty by **Chadwin Daryl Payne** dated November 4, 2024, of a Note given by **Scarlette Rose Farms LLC to ReadyCap Lending, LLC**, in the original principal amount of **\$440,000.00** (the "Note"), there will be sold at a public outcry for cash to the highest bidder before the Courthouse door of Upson County, Georgia, during the legal hours of sale on the first Tuesday of October, 2026, by ReadyCap Lending, LLC as Attorney-in-Fact for Chadwin Daryl Payne the following property to-wit:

The Land referred to herein below is situated in the County of Upson, State of Georgia and is described as follows:

All that tract or parcel of land lying and being in Land Lot 199 of the 11th Land District of Upson County, Georgia, containing 15.34 acres, lying on the northern side of Boyt Road, and being more particularly described as - **TRACT "C" (15.34 acres)** upon a certain plat of survey entitled "BOUNDARY SURVEY FOR MARGARET OWEN DE JAHAM" dated March 1, 2011, by Marvin Douglas Gordon, Ga. RLS No. 2395, and recorded in Plat Book 30, Page 190, in the Office of the Clerk of Superior Court of Upson County, Georgia. Said plat, together with the metes, bounds, courses and distances shown thereon, is hereby incorporated into and made a part of this description as if set out fully herein.

Parcel ID # 110-033B The indebtedness secured by said Security Deed having been declared due and payable because of, among other possible events of default, failure to pay the indebtedness secured thereby as and when due, this sale will be made for the

purpose of paying the same and all expenses of sale, including attorney's fees (notice of intention to collect attorney's fees having been given).

Notice has also been given, in writing and by certified mail, return receipt requested, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the loan thereby secured in accordance with O.C.G.A. § 44-14-162.2(a). The property will be sold as the property of the aforesaid grantor subject to the following: all prior restrictive covenants, easements, rights-of-way, security deeds or encumbrances of record, all valid zoning ordinances; matters which would be disclosed by an accurate survey of the property or by an inspection of the property; all outstanding taxes, assessments, unpaid bills, charges and expenses that are a lien against the property whether due and payable or not yet due and payable.

To the best of the undersigned's knowledge and belief, Chadwin Daryl Payne is in possession of the property, subject to the rights of any tenants in possession.

ReadyCap Lending, LLC as Attorney-in-Fact for Chadwin Daryl Payne Nelson Mullins Riley & Scarborough LLP By: Gregory M. Taube 201 17th Street, N.W., Suite 1700 Atlanta, Georgia 30363 (404) 322-6000 09/09,16,23,30

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.alregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5

Carrington Mortgage Services, LLC as Attorney in Fact for Branden M. Walls and Catherine E. Shaw

For foreclosure sale information please contact Vylla Solutions, LLC, P.O. Box 3309, Anaheim, California 92803, Phone: (888) 313-1969 TS # 26-42139 THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 09/16,23,30,10/07,14,21,28,11/4,1,18,25

INCORPORATIONS

NOTICE OF INCORPORATION Notice is given that articles of incorporation which incorporate Forever Home at Copper Penny Ranch have been delivered to the Secretary of State for filing in accordance with the Georgia Non-profit Corporation Code. The initial registered office of the corporation is located at 2645 Rest Haven Road and its initial registered agent at address is Crista Stubbs. 09/23,30

MISCELLANEOUS

IN THE JUVENILE COURT OF UPSON COUNTY STATE OF GEORGIA

IN THE INTEREST OF: J.B. a minor male child born on 01/04/2026

TO: John Doe, putative father A final publication hearing will be brought by the Georgia Department of Human Resources acting through Upson County Department of Family and Children Services based upon the alleged dependency of the above named child in the Juvenile Court of Upson County on the 5th day of November, 2026 at 8:30 a.m. A free copy of said pleadings can be obtained from the Clerk of the Juvenile Court of Upson County, Georgia, whose office is located at Upson County Justice Center, 1185 US 19, Thomaston, Georgia 30286.

By reason of an Order for Service of Summons by Publication entered on the 31st day of August, 2026, you are hereby commanded to file with the Clerk of the Juvenile Court of Upson County, Georgia and serve upon R. Heath English, Special Assistant Attorney General, 1436 Highway 19 North, Thomaston, Georgia 30286 an answer to said pleading within sixty (60) days of the date of said order for service by publication.

You are further required to lay any and all business aside and to be and appear before the Juvenile Court of Upson County, Georgia at 8:30 a.m. on November 5, 2026, then and there to make a defense and to show cause why said child should not be dealt with according to the provisions of the Juvenile Court Code of Georgia by reason of an order for service of summons by publication.

WITNESS THE HONORABLE STEPHEN D. OTT, Judge this 3rd day of September, 2026. Clerk, Juvenile Court, Upson County, Georgia R. HEATH ENGLISH 249015 SPECIAL ASSISTANT ATTORNEY GENERAL 1436 Hwy 19 North Thomaston, GA 30286 (706) 648-0070 09/09,16,23,30

IN THE JUVENILE COURT OF UPSON COUNTY STATE OF GEORGIA

IN THE INTEREST OF: B.B.P. a minor male child born on 06/13/2026

TO: John Doe, putative father A final publication hearing concerning a Petition Alleging Dependency of Child and a Petition for Termination of Parental Rights will be brought by the Georgia Department of Human Resources acting through Upson County Department of Family and Children

Services based upon the alleged dependency of the above named child in the Juvenile Court of Upson County on the 5th day of November, 2026 at 8:30 a.m. A free copy of said pleadings can be obtained from the Clerk of the Juvenile Court of Upson County, Georgia, whose office is located at 1185 US 19, Thomaston, Georgia 30286.

By reason of an Order for service of summons by publication entered on the 6th day of August, 2026, you are hereby commanded to file with the Clerk of the Juvenile Court of Upson County, Georgia and serve upon R. Heath English, Special Assistant Attorney General, 1436 Hwy 19 North, Thomaston, Georgia 30286 an answer to said pleading within sixty (60) days of the date of said order for service by publication.

You are further required to lay any and all business aside and to be and appear before the Juvenile Court of Upson County, Georgia at 8:30 o'clock a.m. on November 5, 2026, then and there to make a defense and to show cause why said child should not be dealt with according to the provisions of the Juvenile Court Code of Georgia by reason of an order for service of summons by publication.

WITNESS THE HONORABLE STEPHEN D. OTT, Judge or NATALIE ASHMAN, Judge this day of August, 2026. Clerk, Juvenile Court, Upson County, Georgia R. Heath English 249015 SPECIAL ASSISTANT ATTORNEY GENERAL 1436 Hwy 19 North Thomaston, GA 30286 (706) 648-0070 09/16,23,30,10/07

SUPERIOR COURT OF NEWTON COUNTY

STATE OF GEORGIA IN THE INTEREST OF: DAWSON COLE BANKS, Minor Child JENNIFER WATKINS Petitioner, Vs. BRIANNA NICOLE ROBERTS AND CHRISTOPHER MICHAEL BANKS AND JESSE JEWELL BANKS, JR. Respondent.

Civil Action Number 2026-AD-016-1

NOTICE OF PUBLICATION

To Brianna Nicole Roberts, above-named respondent, according to O.C.G.A. § 19-8-10, you are hereby notified that on or about the 21st day of August, 2026 the above-named plaintiff filed suit against you for Adoption of your minor child, Dawson Cole Banks in Newton County, GA.

You are not required to file an answer to the above-mentioned petition but have the right to attend the pending adoption hearing This 14th day of September, 2026. 09/23,30,10/07

STATEMENT OF OWNERSHIP

Upson Beacon, USPS Publication No. 256-625. Filing date: Sept. 28, 2026. Published weekly, 52 issues annually. Annual subscription price: \$35. Known office of publication: 219 Thomas Street, Thomaston, GA 30286. Contact: Debbie McClain, (706) 646-2382. Headquarters and general business office: 219 Thomas Street, Thomaston, GA 30286. Publisher: Debbie McClain, 219 Thomas Street, Thomaston, GA 30286. Editor: Bridge Turner, 219 Thomas Street, Thomaston, GA 30286. Managing editor: N/A. Owners: Debbie McClain and Bridge Turner, both of 219 Thomas Street, Thomaston, GA 30286. There are no known bondholders, mortgagees or other security holders owning or holding 1 percent or more of the total amount of bonds, mortgages or other securities. Tax status: N/A.

Circulation figures below show the average number of copies of each issue during the preceding 12 months, followed by the number of copies of the single issue published nearest the filing date. Issue date for circulation data: Sept. 23, 2026. Total number of copies: 3,200/3,200; mailed outside-county paid subscriptions, 96/94; mailed in-county paid subscriptions, 1,073/989; paid distribution outside the mail, 1,893/1,919; paid distribution through other classes of mail, 0/0; total paid print distribution, 3,062/3,002; free or nominal-rate outside-county copies, 0/0; free or nominal-rate in-county copies, 50/50; free or nominal-rate copies mailed through other USPS classes, 0/0; free or nominal-rate distribution outside the mail, 0/0; total free or nominal-rate distribution, 50/50; total print distribution, 3,112/3,052; copies not distributed, 88/148; total print copies, 3,200/3,200; paid electronic copies, 2,063/2,066; total paid print and electronic copies, 5,125/5,068; total print and electronic distribution, 5,175/5,118; percent paid, 99/99.

I certify that 50 percent of all distributed copies, electronic and print, are paid above a nominal price. This Statement of Ownership will be published in the Sept. 23, 2026, issue of the Upson Beacon. I certify that all information furnished in this statement is true and complete. Debbie McClain, Publisher-Sept. 28, 2026 09/23

NOTICE DEBTORS AND CREDITORS

NOTICE TO CREDITORS AND DEBTORS

All creditors and debtors of the Estate of Julius Lynn Horne, 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

Legals continued page 5B

Continued from page 4B

Doris Norene Horne, Personal Representative, at the address shown below.
This day of 2026.
Personal Representative's Address:
5482 Yatesville Highway
Yatesville, GA 31097
Caldwell and Maddox, LLC
P.O. Box 632
Thomaston, GA 30286
09/02,09,16,23

NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of Martha W. Reeves, late of Upson County, deceased, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This the 24th day of July, 2026
Barbara C. Billingsley,
Executor of the
Estate of Martha W. Reeves
c/o Melissa S. Hills, Esq.
881 Piedmont Avenue
Atlanta, Georgia 30309
09/02,09,16,23

NOTICE TO DEBTORS AND CREDITORS
All creditors and debtors of the Estate of William Scotty Giddens, 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, Scottavius Emil Giddens Personal Representative, at the address shown below.
Scottavius Emil Giddens
260 Oak Ridge Dr.
Thomaston, GA 30286
09/02,09,16,23

STATE OF GEORGIA,
COUNTY OF UPSON:
Estate of ROBERT F. HARDIN
NOTICE TO CREDITORS AND DEBTORS
All creditors of the Estate of ROBERT F. HARDIN, late of Upson County, Georgia, are hereby notified to render an account of their demands to the undersigned, and all debtors are required to make immediate payment.
This the 8th day of September, 2026.
Norma Jean Jones
Executrix of the Estate
of ROBERT F. HARDIN
10453 Old Baxter Rd.
Baxter, TN 38544
09/16,23,30,10/07

NOTICE TO DEBTORS AND CREDITORS
All creditors and debtors of the Estate of Robert L. Williamson, 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, Sherry Dean Williamson Personal Representative, at the address shown below.
Sherry Dean Williamson
556 Jones Rd
Molena, GA 30258
LAW OFFICES OF
RICHARD T. BRIDGES, LLC
RUSSELL T. BRIDGES, ATTORNEY
09/16,23,30,10/07

PUBLIC AUCTION

STORAGE UNIT SALE
YOUR EXTRA ATTIC
2524 HWY. 19 NORTH
THOMASTON, GA 30286
SALE – 9:00 AM ON FRIDAY, OCTOBER 2, 2026
NAME UNIT
PACK RAT I
598 COBBTOWN RD.
THOMASTON, GA 30286
SALE – 9:30 AM ON FRIDAY, OCTOBER 2, 2026
NAME UNIT
KEYATTA TRAYLOR C–16
BARNESVILLE STREET MINI STORAGE
221 BARNESVILLE STREET
THOMASTON, GA 30286
SALE – 10:00 AM ON FRIDAY, OCTOBER 2, 2026
NAME UNIT
MARDALE PETTY D – 6
DEANA WILLIAMS A-8
PACK RAT II
113 CRAWLEY STREET
THOMASTON, GA 30286
SALE – 10:30 AM ON FRIDAY, OCTOBER 2, 2026
NAME UNIT
TAKAIYA BROWN #124
THOMAS SANSPREE #97
SOUTHSIDE MINI STORAGE
5069 INDIAN TRAIL
THOMASTON, GA 30286
SALE – 11:00 AM ON FRIDAY, OCTOBER 2, 2026
NAME UNIT
KENDRA LOCKHART B – 9
SOUTH THOMASTON SELF STORAGE
1200 HWY. 19 SOUTH
THOMASTON, GA 30286
SALE – 11:30 AM ON FRIDAY, OCTOBER 2, 2026
NAME UNIT
LATECIA WILSON C-18
09/16,23

SUPERIOR COURT OF UPSON COUNTY

IN THE SUPERIOR COURT OF UPSON COUNTY
STATE OF GEORGIA
ALDRIDGE PITE, LLP,
Petitioner,
v.
SKYLAR J. ELLIOTT, TRENTON W. ELLIOTT, THE UNKNOWN HEIRS OF JAMES B. ELLIOTT, and CAVALRY SPV I, LLC AS ASSIGNEE OF CITIBANK, N.A., Respondents.
CIVIL ACTION FILE NO.: 26V0315
TO:the Unknown Heirs of JAMES

B. ELLIOTT
NOTICE OF SERVICE BY PUBLICATION
By that Order for Service by Publication entered on August 20, 2026 ("Publication Order"), you are hereby notified that on August 13, 2026, Aldridge Pite, LLP ("Petitioner") filed a Petition for Interpleader ("Petition") naming you as a Respondent. The subject matter of this Petition is excess proceeds from the foreclosure sale of the real property more commonly known as 1587 Hendricks Church Rd, Thomaston, Upson County, Georgia 30286. You are required to file with the Clerk of the Superior Court of Upson County, and to serve upon Petitioner's attorney, Jennifer J. Pierce, Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road NE, Suite 700, Atlanta, GA 30305, an Answer in writing within sixty (60) days of the date of the Publication Order.
WITNESS, the Honorable Benjamin D. Coker, Judge of the Superior Court of Upson County.
This the day of, 2026.
CLERK, SUPERIOR COURT OF UPSON COUNTY
Jennifer J. Pierce
Georgia Bar No. 233018
Attorney for Petitioner
Aldridge Pite, LLP
Six Piedmont Center
3525 Piedmont Road NE
Suite 700
Atlanta, GA 30305
Phone: (404) 994-7376
jpierce@aldridgepite.com
1682-2965A
09/02,09,16,23

IN THE SUPERIOR COURT OF UPSON COUNTY
STATE OF GEORGIA
Jeremy O'Sullivan Mines
Petitioner,
Vs.
Linda Marie Roark
Respondent.
CIVIL ACTION NO.: 26V0339

TO: Linda Marie Roark
WHEREABOUTS UNKNOWN
NOTICE OF PUBLICATION
By Order for service by publication dated the 21 day of August, 2026, you are hereby notified that on the 20 day of August, 2026, - Jeremy O'Sullivan Mines filed suit against you for Divorce.
You are required to file with the Clerk of the Superior Court and to serve upon Petitioner Jeremy O'Sullivan Mines an Answer in writing within sixty (60) days of the date of the order for publication.
WITNESS, the Honorable Benjamin D. Coker, Judge of this Superior Court.
This the 24 day of August, 2026.
Kasey Goins
Chief Deputy Clerk, Superior Court for Teresa Meier, Clerk of Superior Court
09/02,09,16,23

CITATION
IN THE SUPERIOR COURT OF UPSON COUNTY
GEORGIA
DEPARTMENT OF TRANSPORTATION
DOCKET NO. 26V0384
VS.IN REM 0.108 acres of land; and certain easement rights; and Larisa Michelle Castro a/k/a Larisa Michelle Castro Shore; AgSouth Farm Credit, ACA; and Tax Commissioner of Upson County, individually
The said named persons and any and all other persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands hereinafter described, and all occupants, tenants, lessees, licensees and all holders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, providing for the exercise of the power of eminent domain by the State of Georgia, or any of its subdivisions, or by any county of such State, as follows:
That the above stated case, being a condemnation in rem against the property hereinafter described, was filed in said Court on the 9th day of September, 2026; That, in accordance with provisions of the aforesaid Official Code, a Declaration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking the said described lands for State-aid public road purposes, thereby vesting the title to same in the Department of Transportation; and, in pursuance of such authority, the Department of Transportation has deposited with the Clerk of the Superior Court of said County \$2,600.00 as the just compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court; In accordance with the provisions of the Official Code of Georgia Annotated, the Plaintiff-Condemnor has prayed the Court for Immediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required by the Order of the Judge of said Court to surrender possession of the property to the Department of Transportation no later than 30 days from filing of the Declaration of Taking.
That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim against or interest in said property, shall be dissatisfied with the compensation, as estimated in the Declaration of Taking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Declaration and the deposit of the fund into Court but not later than 30 days following the date of service as provided for in the Official

Code of Georgia Annotated Sections 32-3-8 through 32-3-10 to file with the Court a notice of appeal, the same to be in writing and made a part of the record in the proceedings.
The said property, as thus affected, is described as follows:
SEE PAGE 20-A;20-B; 20-C; FOR DESCRIPTION
This 9th day of September, 2026.
TERESA MEIER
Clerk Superior Court
UPSON COUNTY
PROJECT NO.:P.I. 0017940
COUNTY:Upson County
PARCEL NO.:8
REQUIRED R/W:0.108 acres of land; and certain easement rights;
PROPERTY OWNERS:Larisa Michelle Castro a/k/a Larisa Michelle Castro Shore; AgSouth Farm Credit, ACA; and Tax Commissioner of Upson County.
All that tract or parcel of land lying and being in Land Lot 250 of Land District 15th of Upson County, Georgia, being more particularly described as follows:
Right of Way
Beginning at a point 39.794 feet right of and opposite Station 26+12.80 on the construction centerline of SR 74 on Georgia Highway Project No. 0017940; running thence S30.862 E a distance of 202.201 feet to a point 39.815 feet right of and opposite station 28+15.00 on said construction centerline laid out for SR 74; thence S59.132 W a distance of 23.185 feet to a point 63.000 feet right of and opposite station 28+15.00 on said construction centerline laid out for SR 74; thence N30.868 W a distance of 202.029 feet to a point 63.000 feet right of and opposite station 26+12.97 on said construction centerline laid out for SR 74; thence N58.708 E a distance of 23.207 feet back to the point of beginning. Containing 0.108 acres more or less.
Permanent Easement for Construction and Removal of Temporary Detour with right to place & maintain Utilities:All that tract or parcel of land lying and being in Land Lot 250 of the 15th Land District and/or N/A Georgia Militia District of Upson County, Georgia, being more particularly described as follows:
ALSO, granted is the right to construct and maintain any required slopes and utilities within the easement area shown on the attached plat.
Beginning at a point 112.000 feet right of and opposite Station 25+73.86 on the construction centerline of SR 74 on Georgia Highway Project No. 0017940; running thence S50.293 E a distance of 41.751 feet to a point 98.114 feet right of and opposite station 26+13.23 on said construction centerline laid out for SR 74; thence N58.708 E a distance of 23.115 feet to a point 75.000 feet right of and opposite station 26+13.06 on said construction centerline laid out for SR 74; thence N58.708 E a distance of 12.000 feet to a point 63.000 feet right of and opposite station 26+12.97 on said construction centerline laid out for SR 74; thence S30.868 E a distance of 202.029 feet to a point 63.000 feet right of and opposite station 31+00.00 on said construction centerline laid out for SR 74; thence S59.132 W a distance of 23.156 feet to a point 63.000 feet right of and opposite station 31+00.00 on said construction centerline laid out for SR 74; thence N30.868 W a distance of 245.000 feet to a point 63.000 feet right of and opposite station 28+55.00 on said construction centerline laid out for SR 74; thence S59.132 W a distance of 29.000 feet to a point 92.000 feet right of and opposite station 28+55.00 on said construction centerline laid out for SR 74; thence N30.868 W a distance of 205.000 feet to a point 92.000 feet right of and opposite station 26+50.00 on said construction centerline laid out for SR 74; thence S59.132 W a distance of 20.000 feet to a point 112.000 feet right of and opposite station 26+50.00 on said construction centerline laid out for SR 74; thence N30.868 W a distance of 76.144 feet back to the point of beginning. Containing 0.336 acres more or less.
The title, estate or interest in the above- described land, required by Condemnor and now taken by Condemnor for public use is as follows: Fee simple title to the above-described land as shown described within on the attached plats dated 5/27/2025; Last Revised: Sheet Nos. 60-0001, 60-0004, 60-0005 and 60-0010 on 2/24/2026 and attached hereto as Annex 1-A.
A permanent easement is condemned for the right to construct and removal of temporary detour with right to place and maintain utilities and is shown on the attached plats marked Annex 1-A. Said easement may also be used temporarily for silt control and to construct any driveways as may be deemed necessary by the Department of Transportation.
09/16,23

IN THE SUPERIOR COURT OF UPSON COUNTY
STATE OF GEORGIA
In re the Name Change of Child:
Brenden Kole Craven
Matthew Phillips
Petitioner
Vs.
Shannon Phillips
Respondent
CIVIL ACTION NO. 26V0379
NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD
Matthew Phillips filed a Petition in

the Superior Court of Upson County on September 8, 2026 to change the name of the following minor child: From: Brenden Kole Craven To: Brenden Kole Phillips.
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA §§19-12-1(f)(2) and (3).
This the 8 day of September, 2026
Kasey Goins
Chief Deputy Clerk, Superior Court
09/16,23,30,10/07
IN THE SUPERIOR COURT OF UPSON COUNTY
STATE OF GEORGIA
John Henri Smith, Jr.
Petitioner,
Vs.
Brandy Nicole Smith
Respondent.
CIVIL ACTION NO.: 26V0360
TO: Brandy Nicole Smith
WHEREABOUTS UNKNOWN
NOTICE OF PUBLICATION
By Order for service by publication dated the 1 day of September, 2026, you are hereby notified that on the 31 day of August, 2026, John Henri Smith, Jr. filed a Petition for Divorce.
You are required to file with the Clerk of the Superior Court and to serve upon Petitioner John Henri Smith, Jr. an Answer in writing within sixty (60) days of the date of the order for publication.
WITNESS, the Honorable Benjamin D. Coker, Judge of this Superior Court.
This the 1 day of September, 2026.
Kasey Goins
Chief Deputy Clerk, Superior Court for Teresa Meier, Clerk of Superior Court
09/16,23,30,10/07
UPSON COUNTY
DELINQUENT PROPERTY TAX SALE
Under and by virtue of certain tax Fi. Fa.'s issued by the Tax Commissioner of Upson County, Georgia, in favor of the State of Georgia and County of Upson County, against the following named persons and the property as described next to their respective name(s). They will be sold for cash or certified funds at public outcry, at the Thomaston-Upson Civic Center, 101 Civic Center Drive, Rooms 3-4, in Thomaston, Upson County, Georgia, between the legal hours of sale, on the first Tuesday in October, 2026, the same being October 6th, 2026, and continuing October 7th, 2026, if necessary, between the legal hours of sale, 10:00 AM and 4:00 PM. The below listed and described properties, or as much thereof as will satisfy the State and County tax execution on the respective individual and property. The property (ies) hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in Upson County, State of Georgia. The years for which said Fi. Fa.'s are issued and levied are stated opposite the name of the owner in each case. Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. The purchaser shall pay for title, all transfer costs, all taxes, advertising costs and recording fees.
Map & Parcel:011003
Defendant in Fi-Fa: Crane, Janell
Current Record Holder:Heirs Known & Unknown of Crane, Janell f/k/a Janell K. Butler, Deceased
CRH Address: 130 North Oak Street
Haddock, GA 31033
Amount Due: \$834.08
Tax Years Due:2025
Deed Book:1131/105
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 188, 15th District, being 1.00 acre, more or less. As shown in Plat Book 5, Page 85. Or as further described in Deed Book 1131, Page 105. Being known as Tax Map & Parcel 011003, Upson County, Georgia.
Map & Parcel:021041
Defendant in Fi-Fa: Carrier, Antoinette Etal
Current Record Holder: Heirs Known & Unknown of Carrier, Robert, Deceased & Carrier, Albert L., Jr.; Carrier, Antoinette; Carrier, Donna & Carrier, Steven G.
CRH Address: 126 McFarlin Road Thomaston, GA 30286
Amount Due: \$1,212.10
Tax Years Due:2025
Deed Book:1299/24
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 114, 15th District, being 3.10 acres, more or less. Being a portion of Tract 14. As shown in Plat Book 1, Page 186. Or as further described in Deed Book 1299, Page 24. Being known as Tax Map & Parcel 021041, Upson County, Georgia.
Map & Parcel:022066
Defendant in Fi-Fa: Wheelless, Jamie Lynn
Current Record Holder:Wheelless, Jamie Lynn
CRH Address: 15 Skelton Road
Thomaston, GA 30286
Amount Due:\$1,707.15
Tax Years Due:2025
Deed Book: 8 8 1 / 3 1 5 ; 419/346
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 93, 15th District, being 1.34 acres, more or less. As shown in Plat Book 15, Page 247 & as Tract "X" in Plat Book 22, Page 6. Or as further described in Deed Book 881, Page 315 & Deed Book 419, Page 346. Being known as Tax Map & Parcel 022066, Upson County, Georgia.
Map & Parcel:023051
Defendant in Fi-Fa: G a y t a n , Claudia A. Macedo De
Current Record Holder:DeGaytan, Claudia A. Macedo
CRH Address: 3146 East

Kerckhoff
Fresno, CA 93702
Amount Due: \$1,121.58
Tax Years Due:2025
Deed Book: 1989/234
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 73, 15th District. Being Lot 7, Block E, of part 2 of Pinecrest Subdivision. As shown in Plat Book 4, Page 209. Or as further described as a portion of that tract in Deed Book 1989, Page 234. Being known as Tax Map & Parcel 023051, Upson County, Georgia.
Map & Parcel:023083A
Defendant in Fi-Fa: P e n t o n , Sherry Ann
Current Record Holder:Penton, Sherry Ann
CRH Address: 2935 Crest Highway
Thomaston, GA 30286
Amount Due: \$1,933.71
Tax Years Due:2025
Deed Book:1321/261
Legal Description:All that tract of land being in the: State of Georgia, County of Upson, Land Lot 74, 15th District, being 2.00 acres, more or less. Being Tract A. As shown in Plat Book 27, Page 232B. Or as further described in Deed Book 1321, Page 261. Being known as Tax Map & Parcel 023083A, Upson County, Georgia.
Map & Parcel:023089
Defendant in Fi-Fa: Bevel, Jewel R.
Current Record Holder:Heirs Known & Unknown of Bevel, Jewel R., Deceased
CRH Address: 2935 Crest Highway
Thomaston, GA 30286
Amount Due: \$771.66
Tax Years Due:2025
Deed Book: 627/283
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 74, 15th District, being 2.28 acres, more or less. As shown in Plat Book 1, Page 84. Or as further described as Tract 3 in Deed Book 627, Page 283. Being known as Tax Map & Parcel 023089, Upson County, Georgia.
Map & Parcel:023A038
Defendant in Fi-Fa:Desai, Jennifer M.
Current Record Holder:Desai, Jennifer Mikkey
CRH Address: 1394 Trice Cemetery Road Thomaston, GA 30286
Amount Due: \$962.87
Tax Years Due:2025
Deed Book: 1986/296
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 109, 15th District. Being Lot 6, Block C, of Glynncliff Subdivision. As shown in Plat Book 2, Page 129. Or as further described in Deed Book 1986, Page 296. Being known as Tax Map & Parcel 023A038, Upson County, Georgia.
Map & Parcel:025031
Defendant in Fi-Fa: Hays, Thomas As Trustee
Current Record Holder:Hays, Thomas P., As Trustee Of The Thomas P. Hays Living Trust, Dated May 16, 2019
CRH Address: 141 Woods Road San Mateo, FL 32187
Amount Due: \$952.39
Tax Years Due:2025, 2024
Deed Book: 1595/11
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 19, 16th District, being 5.41 acres, more or less. As shown in Plat Book 33, Page 260. Or as further described in Deed Book 1595, Page 11. Being known as Tax Map & Parcel 025031, Upson County, Georgia.
Map & Parcel:025081
Defendant in Fi-Fa: W h e l e s s , Travis Dustin
Current Record Holder: Wheelless, Travis Dustin
CRH Address: 1239 Hendricks Church Road Thomaston, GA 30286
Amount Due: \$1,600.75
Tax Years Due:2025
Deed Book:1202/132
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lots 68 & 69, 15th District, being 20.13 acres, more or less. Or as further described as a portion of that tract in Deed Book 1202, Page 132. Less & Except: 20.00 acres shown as Tract A in Plat Book 30, Page 126 as described in Deed Book 1214, Page 68. Being known as Tax Map & Parcel 025081, Upson County, Georgia.
Map & Parcel:025A020
Defendant in Fi-Fa: Raybon, Stacy Michelle
Current Record Holder:Raybon, Stacy Michelle a/k/a Stacy Michele Raybon
CRH Address: 3426 Woodland Road
Thomaston, GA 30286
Amount Due: \$780.75
Tax Years Due:2025
Deed Book:1715/20
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 101, 15th District, being 2.00 acres, more or less. Being the "Kersey" Tract, of Subdivision. As shown in Plat Book 6, Page 43. Or as further described in Deed Book 1715, Page 20. Being known as Tax Map & Parcel 025A020, Upson County, Georgia.
Map & Parcel:041161
Defendant in Fi-Fa: Webb, Lura M. Clark
Current Record Holder:Heirs Known & Unknown of Clark, Lura M. a/k/a Lura M. Clark Webb, Deceased & Webb, Charles Donald
CRH Address: 1748 Vega Road
Meansville, GA 30256
Amount Due: \$900.62
Tax Years Due:2025
Deed Book:320/464
Legal Description:All that tract of land being in the: State of Georgia, County of Upson, Land Lot 240, 10th District, being 2.04 acres, more or less. Or as further described in Deed Book 320, Page 464. Less & Except: 0.258 acres as described in Deed Book 460, Page

37 & 1.697 acres as described in Deed Book 474, Page 208. Being known as Tax Map & Parcel 041161, Upson County, Georgia.
Map & Parcel:041C008
Defendant in Fi-Fa: H u n t e r , Donald G. Revocable Living Trust
Current Record Holder:Hunter, Donald Grey Revocable Living Trust
CRH Address: 26 Moore Drive
Thomaston, GA 30286
Amount Due: \$2,997.24
Tax Years Due:2025
Deed Book: 1410/305
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lots 209 & 234, 10th District. Being Lots 15, 16 & 17, Block C, of Cheryl Jean Estates Two Subdivision, Section 3. As shown in Plat Book 6, Page 16. Or as further described in Deed Book 1410, Page 305. Being known as Tax Map & Parcel 041C008, Upson County, Georgia.
Map & Parcel:042A026
Defendant in Fi-Fa: Turner, John Carl III
Current Record Holder: Turner, John Carl III
CRH Address: 177 Atwater Road
Thomaston, GA 30286
Amount Due: \$ 1,115.22
Tax Years Due: 2025
Deed Book: 1841/312
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 244, 10th District, being 0.50 acres, more or less. Or as further described in Deed Book 1841, Page 312. Being known as Tax Map & Parcel 042A026, Upson County, Georgia.
Map & Parcel:042B046
Defendant in Fi-Fa: Sears, Emory Current Record Holder:Heirs Known & Unknown of Sears, Emory & Lunsford, Kathleen M., Deceased
CRH Address: 117 Maplewood Drive Thomaston, GA 30286
Amount Due: \$1,192.41
Tax Years Due:2025
Deed Book:697/159
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 245, 10th District, being 0.50 acres, more or less. Or as further described in Deed Book 697, Page 159. Being known as Tax Map & Parcel 042B046, Upson County, Georgia.
Map & Parcel:043C037
Defendant in Fi-Fa: S h u m a t e , Danny Eugene & Shumate, Carly Elizabeth
Current Record Holder: Shumate, Danny Eugene & Shumate, Carly Elizabeth
CRH Address: 100 Daniel Road Thomaston, GA 30286
Amount Due: \$6,112.66
Tax Years Due:2025
Deed Book: 1668/64
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 212, 10th District, being 5.04 acres, more or less. As shown in Plat Book 8, Page 318. Or as further described in Deed Book 1668, Page 64. Being known as Tax Map & Parcel 043C037, Upson County, Georgia.
Map & Parcel:046B065
Defendant in Fi-Fa: Sparks, Deloise R. & Reviere, Chester Jr.
Current Record Holder: Heirs Known & Unknown of Sparks, Deloise R., Deceased & Reviere, Chester Jr.
CRH Address: 114 G Circle
Thomaston, GA 30286
Amount Due: \$ 2,309.93
Tax Years Due: 2025
Deed Book: 7 8 6 / 1 4 2 ; 786/145
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 10, 16th District, being 4.50 acres, more or less. Or as further described in Deed Book 786, Pages 142 & 145. Being known as Tax Map & Parcel 046B065, Upson County, Georgia.
Map & Parcel:056A056
Defendant in Fi-Fa: R e s p r e s s , Cliff
Current Record Holder: Heirs Known & Unknown of Respress, Cliff a/k/a Cliff Respress Jr., Deceased
CRH Address: 519 Mulberry Street Thomaston, GA 30286
Amount Due: \$651.88
Tax Years Due:2025, 2024
Deed Book: 284/56
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 212, 10th District. Being Lot 15, Block C, of Potato Creek Heights Subdivision, Section 3. As shown in Plat Book 5, Page 193. Or as further described as a portion of those tracts in Deed Book 284, Page 56. Being known as Tax Map & Parcel 056A056, Upson County, Georgia.
Map & Parcel:056B026
Defendant in Fi-Fa: Hall, Sylvia & Stephens, Allen
Current Record Holder: Heirs Known & Unknown of Hall, Sylvia D., Deceased & McLendon, James S.
CRH Address: 4 3 1 Cobbtown Road Thomaston, GA 30286
Amount Due: \$562.58
Tax Years Due:2025
Deed Book: 1249/340
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 196, 10th District, being 5.00 acres, more or less. Being the "Mary Pritchett" Lot. As shown in Plat Book 1, Page 193. Or as further described in Deed Book 1249, Page 340. Being known as Tax Map & Parcel 056B026, Upson County, Georgia.
Map & Parcel:056B053
Defendant in Fi-Fa: Walker, Otis Adrian
Current Record Holder: Walker, Otis Adrian
CRH Address: 134 Pineview

Continued from page B5

Drive Thomaston, GA 30286
Amount Due: \$1,207.19
Tax Years Due:2025
Deed Book: 1 5 6 5 / 2 0 ; 200/389
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 196, 10th District, being 0.273 acres, more or less. Being Tract A. As shown in Plat Book 18, Page 45. Or as further described in Deed Book 1565, Page 20 & Deed Book 200, Page 389. Being known as Tax Map & Parcel 056Bo53, Upson County, Georgia.
Map & Parcel:057Ao23
Defendant in Fi-Fa: Shannon, Jason William
Current Record Holder: Shannon, Jason William
CRH Address: 567 Tom McKinley Road Thomaston, GA 30286
Amount Due: \$838.06
Tax Years Due:2025
Deed Book:1566/107
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 147, 10th District, being 0.84 acres, more or less. Being a portion of Lot 4. As shown in Plat Book 17, Page 225. Or as further described in Deed Book 1566, Page 107. Less & Except: that tract described in Deed Book 1723, Page 250. Being known as Tax Map & Parcel 057Ao23, Upson County, Georgia
Map & Parcel:057Bo08
Defendant in Fi-Fa: Hickman, James E.; Lena Estate
Current Record Holder: Hickman, James E.
CRH Address: 2287 Farley Court Atlanta, GA 30344
Amount Due: \$846.40
Tax Years Due:2025
Deed Book: 194/141
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 147, 10th District, being 2.359 acres, more or less. As shown in Plat Book 4, Page 122. Or as further described in Deed Book 194, Page 141. Being known as Tax Map & Parcel 057Boo8, Upson County, Georgia.
Map & Parcel:057B117
Defendant in Fi-Fa: Hunnicut, Herman
Current Record Holder: Hunnicut, Herman, Holder of a Life Estate; Heirs Known & Unknown of Dove, Vickie, Remainderman, Deceased
CRH Address: 720 Sherri Street Thomaston, GA 30286
Amount Due: \$1,464.67
Tax Years Due:2025
Deed Book: 1181/40
Legal Description: Herman, Holder of a Life Estate; Heirs Known & Unknown of Vickie Dove, Remainderman, Deceased and the property located at 720 Sherri Street, and being more fully described as follows: All that tract of land being in the: State of Georgia, County of Upson, Land Lots 126 & 147, 10th District. Being Lots 10 & 11, Block A, of Grace Neal Subdivision. As shown in Plat Book 5, Page 248. Or as further described in Deed Book 1181, Page 40. Being known as Tax Map & Parcel 057B117, Upson County, Georgia.
Map & Parcel:057Co19A
Defendant in Fi-Fa: Woods Acad-emy, LLC
Current Record Holder: Woods Academy, LLC & Whitaker, Laquninta Sheree
CRH Address: 45 Cornish Creek Lane Covington, GA 30014
Amount Due: \$10,503.76
Tax Years Due:2025, 2024
Deed Book: 1800/221
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 182, 10th District, being 2.610 acres, more or less. Being Tract D-2. As shown in Plat Book 26, Page 220. Or as further described in Deed Book 1800, Page 221. Being known as Tax Map & Parcel 057Co19A, Upson County, Georgia.
Map & Parcel:060Ao59
Defendant in Fi-Fa: Hunt, Brittany
Current Record Holder: Hunt, Brittany
CRH Address: 2962 Highway 19 South Thomaston, GA 30286
Amount Due: \$988.35
Tax Years Due:2025
Deed Book: 1873/287; 1289/236
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 59, 16th District, being 1.00 acre, more or less. Or as further described in Deed Book 1873, Page 287 & Deed Book 1289, Page 236. Being known as Tax Map & Parcel 060Ao59, Upson County, Georgia.
Map & Parcel:062011
Defendant in Fi-Fa: Q-Tan, LLC
Current Record Holder:Q-Tan, LLC
CRH Address: PO Box 304 Milledgeville, GA 31061
Amount Due: \$1,280.31
Tax Years Due: 2025
Deed Book: 1353/245
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 136, 16th District, being 5.16 acres, more or less. Being Tract 15. As shown in Plat Book 23, Page 115. Or as further described as a portion of those tracts in Deed Book 1353,

Page 245. Being known as Tax Map & Parcel 062011, Upson County, Georgia.
Map & Parcel:066Ao26
Defendant in Fi-Fa: Black, Loyd Hall Jr. & Black, William Edgar
Current Record Holder: Black, Loyd Hall Jr., As Trustee Under The Will Of Black, Dorothy Redwine
CRH Address: 296 Morgan Mill Road Brooks, GA 30205
Amount Due: \$3,713.80
Tax Years Due:2025
Deed Book:1482/182
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 65, 10th District, being 49.46 acres, more or less. Being Tract 1 as described in Deed Book 1482, Page 182. Less & Except: Right-Of-Way Easement as described in Deed Book 1226, Page 170. Being known as Tax Map & Parcel 066Ao26, Upson County, Georgia.
Map & Parcel:068o39
Defendant in Fi-Fa: Dean, Benjamin
Current Record Holder: Dean, Benjamin
CRH Address: 567 Eastside Drive Thomaston, GA 30286
Amount Due: \$3,039.18
Tax Years Due:2025
Deed Book: 1847/249
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 112, 10th District, being 4.73 acres, more or less. Being a portion of that 14.06 acres. As shown in Plat Book 9, Page 69. Or as further described in Deed Book 1847, Page 249. Less & Except: 5.332 acres as shown in Plat Book 24, Page 223 & 3.998 acres as shown in Plat Book 29, Page 49. Being known as Tax Map & Parcel 068o39, Upson County, Georgia.
Map & Parcel:069o49
Defendant in Fi-Fa: Dean, Benjamin J. & Dean, Racheal
Current Record Holder: Dean, Benjamin David & Racheal Elizabeth
CRH Address: 567 Eastside Drive Thomaston, GA 30286
Amount Due: \$1,640.37
Tax Years Due:2025
Deed Book: 1970/241
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 80, 10th District, being 1.00 acre, more or less. Being a portion of Tract 13, Section B, of East-Crest Subdivision. As shown in Plat Book 4, Page 283. Or as further described in Deed Book 1970, Page 241. Being known as Tax Map & Parcel 069o49, Upson County, Georgia.
Map & Parcel:070o27
Defendant in Fi-Fa: Buyside Capital Advisors, LLC
Current Record Holder: Buyside Capital Advisors, LLC
CRH Address: 5491 Roswell Road Suite 100 Atlanta, GA 30342
Amount Due: \$1,172.70
Tax Years Due:2025
Deed Book:1596/177
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 88, 10th District, being 7.033 acres, more or less. As shown in Plat Book 14, Page 206. Or as further described in Deed Book 1596, Page 177. Being known as Tax Map & Parcel 070o27, Upson County, Georgia.
Map & Parcel:084o23
Defendant in Fi-Fa: Ingram, Gail
Current Record Holder: Heirs Known & Unknown of Ingram, Gail L., Deceased
CRH Address: 3181 Andrews Chapel Road Thomaston, GA 30286
Amount Due: \$1,374.23
Tax Years Due:2025
Deed Book:1306/340
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 20, 1st District, being 5.89 acres, more or less, Being Tract 1. As shown in Plat Book 12, Page 229. Or as further described in Deed Book 1306, Page 340. Less & Except: Right-Of-Way as described in Deed Book 515, Page 38. Being known as Tax Map & Parcel 084o23, Upson County, Georgia.
Map & Parcel:085o55
Defendant in Fi-Fa: Crase, Bur-len & Sparks, Deborah
Current Record Holder: Heirs Known & Unknown of Crase, Burlen, Deceased & Sparks, Deborah
CRH Address: PO Box 114 Butler, GA 31006
Amount Due: \$1,217.80
Tax Years Due: 2025
Deed Book: 959/69
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lots 248 & 288, 1st District, being 14.70 acres, more or less. Being Tract 5. As shown in Plat Book 14, Page 65. Or as further described in Deed Book 959, Page 69. Being known as Tax Map & Parcel 085o55, Upson County, Georgia.
Map & Parcel:096o34
Defendant in Fi-Fa: Parsons, Dawn
Current Record Holder: Parsons, Dawn
CRH Address: 391 Rest Haven Road Thomaston, GA 30286
Amount Due: \$ 2,782.99
Tax Years Due: 2025
Deed Book: 1925/5
Legal Description: All that tract

of land being in the: State of Georgia, County of Upson, Land Lot 246, 11th District, being 3.00 acres, more or less. Being Tract A. As shown in Plat Book 17, Page 13. Or as further described in Deed Book 1925, Page 5. Being known as Tax Map & Parcel 096034, Upson County, Georgia.
Map & Parcel:3775MH
Defendant in Fi-Fa: Teal, Johnny Brock
Current Record Holder: Heirs Known & Unknown of Teal, Johnny Brock, Deceased & Teal, Nancy Willene
CRH Address: 176 Willow Road Thomaston, GA 30286
Amount Due: \$783.72
Tax Years Due:2026, 2025
Legal Description: M O B I L E HOME: 2001, 28x40, Chandeleur Homes, Inc., 2841-3B2, Serial # CB2ALo8702AB, located at Tax Map & Parcel 041013, Upson County, Georgia.
Map & Parcel:T15008
Defendant in Fi-Fa: Stevens, Daniel M.
Current Record Holder: Stevens, Daniel M.
CRH Address: 1005 South Green Street Thomaston, GA 30286
Amount Due: \$4,059.60
Tax Years Due:2025
Deed Book: 800/7
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, City of Thomaston, Land Lot 253, 10th District. Being part of Lot 7, Block C, of Davis Hills Subdivision. As shown as Tract 1 in Plat Book 18, Page 59. Or as further Described, in Deed Book 800, Page 7. Being known as Tax Map & Parcel T15008, Upson County, Georgia.
Map & Parcel:T23120
Defendant in Fi-Fa: Arthur, Owen K. & Payne, Sharon L.
Current Record Holder: Heirs Known & Unknown of Payne, Sharon L., Deceased & Arthur, Owen K.
CRH Address: 317 West Lee Street Thomaston, GA 30286
Amount Due: \$4,220.11
Tax Years Due:2025
Deed Book: 1859/41
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, City of Thomaston, Land Lot 217, 10th District, being 0.246 acres, more or less. Being Tracts A & B. As shown in Plat Book 17, Page 243. Or as further described in Deed Book 1859, Page 41. Being known as Tax Map & Parcel T23120, Upson County, Georgia.
Map & Parcel: T23174
Defendant in Fi-Fa: Powell, Charlie
Current Record Holder: Powell, Charlie
CRH Address: PO Box 1127 Thomaston, GA 30286
Amount Due: \$1,312.44
Tax Years Due:2025
Deed Book:1418/84
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, City of Thomaston, Land Lot 218, 10th District, being 0.21 acres, more or less, Or as further described in Deed Book 1418, Page 84. Being known as Tax Map & Parcel T23174, Upson County, Georgia.
Map & Parcel: T26001
Defendant in Fi-Fa: Burston, Stephenie L.
Current Record Holder: Burston, Stephenie L.
CRH Address: 3308 Thames Place Hephzibah, GA 30815
Amount Due: \$1,823.34
Tax Years Due:2025
Deed Book: 1772/129; 812/123
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, City of Thomaston, Land Lot 223, 10th District, being 0.17 acres, more or less. Being Lot 7, Block E, of Lincoln Park Subdivision. As shown in Plat Book 1, Page 163. Or as further described as a portion of those tracts in Deed Book 1772, Page 129 & Deed Book 812, Page 123. Being known as Tax Map & Parcel T26001, Upson County, Georgia.
Map & Parcel:T26o99
Defendant in Fi-Fa: Miller, Shellita
Current Record Holder: Miller, Shellita
CRH Address: 1140 Solomon Street Thomaston, GA 30286
Amount Due: \$1,237.39
Tax Years Due:2025
Deed Book:1082/40
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, City of Thomaston, Land Lot 223, 10th District, being 0.37 acres, more or less. Being Lots 16 & 17, Block C. As shown in Plat Book 1, Page 163. Or as further described in Deed Book 1082, Page 40. Being known as Tax Map & Parcel T26o99, Upson County, Georgia.
Map & Parcel:T31082
Defendant in Fi-Fa: Walker, Evelyn L.
Current Record Holder: Walker, Evelyn L.
CRH Address: 418 Kings Avenue Thomaston, GA 30286
Amount Due: \$ 1,392.16
Tax Years Due: 2025
Deed Book: 445/174
Legal Description: All that tract of land being in the: State of Geor-

gia, County of Upson, City of Thomaston, being 0.09 acres, more or less. Or as further described in Deed Book 445, Page 174. Being known as Tax Map & Parcel T31082, Upson County, Georgia.
Map & Parcel: T31105
Defendant in Fi-Fa: Ford, Melissa
Current Record Holder: Ford, Melissa a/k/a Melissa Walden Ford
CRH Address: 105 Avenue K Thomaston, GA 30286
Amount Due: \$1,959.37
Tax Years Due: 2025
Deed Book: 1266/96
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, City of Thomaston, Land Lot 216, 10th District, being 0.25 acres, more or less. Being Parcel 1, Block 2, of Bethel Street Re-Development Subdivision. As shown in Plat Book 9, Page 240. Or as further described in Deed Book 1266, Page 96. Being known as Tax Map & Parcel T31105, Upson County, Georgia.
Map & Parcel: T32167
Defendant in Fi-Fa: Hollis, Taylor & Hollis, Geraldine
Current Record Holder: Heirs Known & Unknown of Hollis, Taylor & Hollis, Geraldine, Deceased
CRH Address: 315 Barnesville Street Thomaston, GA 30286
Amount Due: \$ 1,562.27
Tax Years Due: 2025
Deed Book: 491/107; 24/30-31
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Land Lot 192, 10th District, being 0.17 acres, more or less. Being Lot 7, of Upson Heights Subdivision. As shown in Deed Book 24, Pages 30-31. Or as further described in Deed Book 491, Page 107. Being known as Tax Map & Parcel T32167, Upson County, Georgia.
Map & Parcel:T32207
Defendant in Fi-Fa: Earles, Stephen J. & Webb, Rebecca Jo
Current Record Holder: Heirs Known & Unknown of Earles, Stephen J., Deceased & Webb, Rebecca Jo
CRH Address: 207 Wesley Avenue Thomaston, GA 30286
Amount Due: \$ 1,349.77
Tax Years Due: 2025
Deed Book: 1562/294; 1517/313
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, City of Thomaston, Land Lot 192, 10th District, being 0.24 acres, more or less. Being Lots 31, 32, 33 & 34, Block A, of G.A. Weaver Subdivision. As shown in Plat Book 52, Page 18. Or as further described in Deed Book 1562, Page 294 & Deed Book 1517, Page 313. Being known as Tax Map & Parcel T32207, Upson County, Georgia.
Map & Parcel:T32274
Defendant in Fi-Fa: Denson, Tawana LaShawyne
Current Record Holder: Denson, Tawana LaShawyne
CRH Address: 409 Jones Avenue Thomaston, GA 30286
Amount Due: \$ 1,371.26
Tax Years Due: 2025
Deed Book: 587/217
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, City of Thomaston, Land Lot 217, 10th District, being 0.12 acres, more or less. Or as further described in Deed Book 587, Page 217. Being known as Tax Map & Parcel T32274, Upson County, Georgia.
Map & Parcel:T33132
Defendant in Fi-Fa: Adams, Laura Ann
Current Record Holder: Adams, Laura Ann
CRH Address: 313 Oglethorpe Way Thomaston, GA 30286
Amount Due: \$ 3,150.37
Tax Years Due: 2025
Deed Book: 1899/159
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, City of Thomaston, Land Lot 217, 10th District, being 0.17 acres, more or less. Being Lot 15. As shown in Plat Book 1, Page 71. Or as further described in Deed Book 1899, Page 159. Being known as Tax Map & Parcel T33132, Upson County, Georgia.
Map & Parcel: T33145
Defendant in Fi-Fa: Debenture Investments, LLC
Current Record Holder: Debenture Investments, LLC
CRH Address: 491 Flint Ridge Drive Molena, GA 30258
Amount Due: \$ 1,660.92
Tax Years Due: 2025
Deed Book: 1512/221
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, City of Thomaston, being 0.19 acres, more or less. As shown in Plat Book 5, Page 111. Or as further described in Deed Book 1512, Page 221. Being known as Tax Map & Parcel T33145, Upson County, Georgia.
Map & Parcel: T34151
Defendant in Fi-Fa: Lynford, LLC
Current Record Holder:

CRH Address: 1445 Woodmont Lane Unit 190 Atlanta, GA 30318
Amount Due: \$ 2,418.31
Tax Years Due: 2025
Deed Book: 1825/317
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, City of Thomaston, Land Lot 218, 10th District, being 0.24 acres, more or less. Being Lot 16, Block D, of Brookwood Subdivision. As shown in Plat Book 2, Page 75. Or as further described in Deed Book 1825, Page 317. Being known as Tax Map & Parcel T34151, Upson County, Georgia.
Map & Parcel:T36006
Defendant in Fi-Fa: Fender, Annie Hope Daniel
Current Record Holder: Heirs Known & Unknown of Fender, Annie Hope Daniel, Deceased
CRH Address: 348 Rogers Street Thomaston, GA 30286
Amount Due: \$ 2,252.27
Tax Years Due: 2025
Deed Book: 328/120; 49/330
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, City of Thomaston, Land Lot 219, 10th District, being 0.31 acres, more or less. Being Lots 29, 30 & 31 Block A, of Hutcherson Subdivision. As shown in Deed Book 49, Page 330. Or as further described in Deed Book 328, Page 120. Being known as Tax Map & Parcel T36006, Upson County, Georgia.
Map & Parcel: T38003
Defendant in Fi-Fa: Goodman, Michelle E. & Shumate, Gary M.
Current Record Holder: Goodman, Michelle E.
CRH Address: 14 Edgewood Avenue Thomaston, GA 30286
Amount Due: \$ 1,231.22
Tax Years Due: 2025
Deed Book: 625/183
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, City of Thomaston, Land Lot 194, 10th District, being 0.22 acres, more or less. Being Lot 5, Block E, of Thomaston Cotton Mills Subdivision, Section 3. As shown in Plat Book 5, Pages 126-154. Or as further described in Deed Book 625, Page 183. Being known as Tax Map & Parcel T38003, Upson County, Georgia.
Map & Parcel:T40108
Defendant in Fi-Fa: Holmes, Melissa & Holmes, Travis
Current Record Holder: Heirs Known & Unknown of Holmes, Travis, Deceased & Holmes, Melissa
CRH Address: 114 G Circle Thomaston, GA 30286
Amount Due: \$1,342.33
Tax Years Due: 2025
Deed Book: 1585/88
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, City of Thomaston, Land Lot 183, 10th District, being 0.22 acres, more or less. Being Lot 20, Block G, of Thomaston Cotton Mills Subdivision, Sections 2, 3 & 4. As shown in Plat Book 5, Pages 126-154. Or as further described in Deed Book 1585, Page 88. Being known as Tax Map & Parcel T40108, Upson County, Georgia.
Map & Parcel: T43003
Defendant in Fi-Fa: Gill, William Gregory
Current Record Holder: Gill, William Gregory
CRH Address: 852 Waymanville Road Thomaston, GA 30286
Amount Due: \$ 821.41
Tax Years Due: 2025
Deed Book: 1043/251
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, City of Thomaston, Land Lot 190, 10th District, being 0.70 acres, more or less. As shown in Plat Book 2, Page 176. Or as further described in Deed Book 1043, Page 251. Less & Except: Overlap area of 0.039 acres shown in Plat Book 33, Page 13 & identified as a portion of Tax Map & Parcel T43004. Being known as Tax Map & Parcel T43003, Upson County, Georgia.
Map & Parcel: Yo2018
Defendant in Fi-Fa: Bentley, Leola Est. & Bentley, Lythonia
Current Record Holder: Heirs Known & Unknown of Bentley, Leola, Deceased
CRH Address: 83 Chase Street Yatesville, GA 31097
Amount Due: \$ 1,203.23
Tax Years Due: 2025
Deed Book: 52/387
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Town of Yatesville, Land Lot 180, 11th District, being 0.70 acres, more or less, Or as further Described, in Deed Book 52, Page 387. Being known as Tax Map & Parcel Yo2018, Upson County, Georgia.
Map & Parcel: Yo4001A
Defendant in Fi-Fa: Clark, Michael A.
Current Record Holder: Clark, Michael A.
CRH Address: 239 Johnson Street Yatesville, GA 31097
Amount Due: \$ 1,413.76

Tax Years Due: 2025
Deed Book: 1568/193
Legal Description: All that tract of land being in the: State of Georgia, County of Upson, Town of Yatesville, Land Lot 162, 11th District, being 5.30 acres, more or less, As shown in Plat Book 12, Page 42. Or as further described in Deed Book 1568, Page 193. Being known as Tax Map & Parcel Yo4001A, Upson County, Georgia.
David A. Chastain
Upson County Tax Commissioner
Ex-Officio Sheriff
* Deed Book: Refers to Deed Records located in the Upson County Courthouse, Clerk of Superior Court's Office where property is more fully described. 4C-2-26 09/09,16,23,30

UPSON COUNTY BOARD OF COMMISSIONERS
Upson County Governmental Complex
106 E. Lee Street, Room 140
In-Person Attendance and Livestream Viewing
Tuesday, October 12, 2026, 6:00 PM
The Upson County Board of Commissioners will conduct its scheduled monthly meeting on Tuesday, October 12, 2026, at 6:00 pm, at the Upson County Governmental Complex, 106 E. Lee Street, Room 140, Thomaston, Georgia. The Upson County Board of Commissioners shall hold the public hearing on the following items:
1. VAR2026-02 Applicant and owner, Stephanie L. Dunn of Meansville GA, and representative Jarrod K. Denney of Woodbury, GA are requesting a variance to development regulations to allow a manufactured home in the R-2 zoning district. The applicant is requesting to bring in a new manufactured home to replace an old, manufactured home that was removed from the property in 2019. The subject property is located at 80 Applewood Lane Meansville, GA 30256 and is further identified as tax parcel 041A 049, in land lot 206 of the 10th Land District. Commissioner District 3, Commissioner Paul Jones. The public is invited to attend to speak in favor or in opposition of the request. The Board of Commissioners will make the final decision on the variance.
Additional information can be obtained by contacting the Upson County Building and Zoning Department at 706-647-1297. Public hearings are intended to be attended in person. Timely written comments may be submitted to the Building and Zoning Department on these cases. Board of Commissioners and Planning Commission public hearings are livestreamed on YouTube on the Upson County Board of Commissioners' channel. Should you need assistance to attend any County meeting in-person due to physical handicap, please provide a written request explaining your needs, at least two working days prior to the meeting, directed to the chairperson or director of the specified department. 09/23

UPSON COUNTY PLANNING COMMISSION
Upson County Governmental Complex
106 E. Lee Street, Room 140
In-Person Attendance and Livestream Viewing
Monday, October 12, 2026, 5:30 PM
The Upson County Planning Commission will conduct its scheduled monthly meeting on Monday, October 12, 2026, at 5:30 pm, at the Upson County Governmental Complex, 106 E. Lee Street, Room 140, Thomaston, Georgia. The Upson County Planning Commission shall hold the public hearing on the following items:
1.SPX-20026-03 property owner, Audio Visual and Lighting Solutions, LLC and applicant Douglas Health Rosborough of Thomaston, GA, has requested a special exception to convert an existing home into a special event center. The property is located at 3880 Barnesville Highway. The subject property is further identified as tax parcel 067 032 in Land Lot 97 of the 10th Land District. Commission District 3, Commissioner Paul Jones. The public is invited to attend to speak in favor or in opposition of the request. The Planning Commission will forward a recommendation to the BOC for a final decision.
Additional information can be obtained by contacting the Upson County Building and Zoning Department at 706-647-1297. Public hearings are intended to be attended in person. Timely written comments may be submitted to the Building and Zoning Department on these cases. Board of Commissioners and Planning Commission public hearings are livestreamed on YouTube on the Upson County Board of Commissioners' channel. Should you need assistance to attend any County meeting in-person due to physical handicap, please provide a written request explaining your needs, at least two working days prior to the meeting, directed to the chairperson or director of the specified department. 09/23