

**FORECLOSURES**

NOTICE OF SALE UNDER POWER STATE OF GEORGIA UPSON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by, **Dylan Christopher Daniel, to Mortgage Electronic Registration Systems, Inc.**, as grantee, as nominee for Van Dyk Mortgage Corporation, dated 5/8/2023, and recorded on 5/9/2023, in Book 1852, Page 36, Upson County, Georgia Records, as last assigned to as last assignment to Carrington Mortgage Services, LLC by assignment recorded 2/6/2025 as Instrument No. in book 01950, Page 0164, conveying the after described property securing the payment of a Note in the amount of **\$164,646.00** with interest thereon as set forth therein. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and authority vested in it, will on 11/3/2026 sell at public outcry to the highest bidder for cash: During the legal hours of sale before the door of the courthouse of Upson County, Georgia, the following described property situated in Upson County, Georgia, to wit:

ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON KNOWN AS 104 DENHAM STREET, SITUATE, BEING AND BEING IN LAND LOT NO. 231 OF THE 10TH LAND DISTRICT OF UPSON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOT NO. 11 IN BLOCK “B” OF “NORTHSIDE SUBDIVISION” ACCORDING TO THAT CERTAIN PLAT OF SURVEY OF SAID SUBDIVISION OF RECORD IN PLAT RECORD 1, PAGE 146, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UPSON COUNTY, GEORGIA, WHICH SAID PLAT IS BY THIS REFERENCE INCORPORATED HEREIN IN AID OF THIS DESCRIPTION. THE TRACT HEREIN CONVEYED IS MORE PARTICULARLY DESCRIBED ACCORDING TO THAT CERTAIN PLAT OF SURVEY THEREOF ENTITLED “PLAT FOR WILLIAM A. AND VANESSA C. BROOKS”, DATED MAY 14, 1985, PREPARED BY CHARLES LAMAR MOORE AND GARY F. SELF, REGISTERED LAND SURVEYORS, RECORDED IN PLAT RECORD 11, PAGE 73, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UPSON COUNTY, GEORGIA, WHICH SAID PLAT, INCLUDING THE BOUNDARIES, METES, COURSES AND DISTANCES OF SAID REAL ESTATE AS SHOWN AND DELINEATED THEREON, IS BY THIS REFERENCE INCORPORATED HEREIN IN AID OF THIS DESCRIPTION.

Tax Parcel ID: 043B-060

Being real property commonly known as **104 DENHAM ST THOMASTON, GA 30286**

The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).

Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.

Except to the extent that the Holder may bind and obligate Mortgagors to warrant title to the Property under the terms of the Security Deed, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are “as is”, “where is”.

The entire purchase price is due and payable at the conclusion of the auction in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is being sold with express reservation that the sale is subject to 1) confirmation and audit of the status of the loan by the holder of the security deed, 2) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, 3) procedures for rescission of sale under O.C.G.A. Section 9-13-172.1, whereby the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided above.

Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:

Carrington Mortgage Services, LLC, 500 N. State College Blvd., Suites 1030, 1300 & 1400 Orange, CA 92868 , Telephone No.: 800-561-4567

The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Carrington Mortgage Services, LLC to negotiate, amend, or modify

the terms of the Security Deed described herein.

Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a deed under power will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. Additional information regarding these regulations and the required transferee information and certifications can be found at: <https://www.federu-alegister.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](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

liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JUSTIN NASH, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) purchaser's tendering to Rubin Lublin, LLC, anti-money laundering information as required pursuant to the FinCEN Real Estate Report Rule. Failure to provide information, could result in rescission of the sale.

The entity having full authority to negotiate, amend and modify all terms of the loan (although not

required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

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

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC

3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

Telephone Number:

(877) 813-0992

Case No. PNY-26-03690-1

Ad Run Dates 10/07/2026, 10/14/2026, 10/21/2026, 10/28/2026

[rlselaw.com/property-listing](http://rlselaw.com/property-listing)

10/07,14,21,28

**Fifty-Seven Thousand Seven Hundred and 00/100 dollars (\$57,700.00)**, with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to U.S. Bank National Association, as trustee, on behalf of the holders of the First Franklin Mortgage Loan Trust 2006-FF14 Mortgage Pass-Through Certificates, Series 2006-FF14, there will be sold at public outcry to the highest bidder for cash at the Upson County, Georgia, the following described property situated in Upson County, Georgia, to wit:

ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON KNOWN AS 104 DENHAM STREET, SITUATE, BEING AND BEING IN LAND LOT NO. 231 OF THE 10TH LAND DISTRICT OF UPSON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOT NO. 11 IN BLOCK “B” OF “NORTHSIDE SUBDIVISION” ACCORDING TO THAT CERTAIN PLAT OF SURVEY OF SAID SUBDIVISION OF RECORD IN PLAT RECORD 1, PAGE 146, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UPSON COUNTY, GEORGIA, WHICH SAID PLAT IS BY THIS REFERENCE INCORPORATED HEREIN IN AID OF THIS DESCRIPTION. THE TRACT HEREIN CONVEYED IS MORE PARTICULARLY DESCRIBED ACCORDING TO THAT CERTAIN PLAT OF SURVEY THEREOF ENTITLED “PLAT FOR WILLIAM A. AND VANESSA C. BROOKS”, DATED MAY 14, 1985, PREPARED BY CHARLES LAMAR MOORE AND GARY F. SELF, REGISTERED LAND SURVEYORS, RECORDED IN PLAT RECORD 11, PAGE 73, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UPSON COUNTY, GEORGIA, WHICH SAID PLAT, INCLUDING THE BOUNDARIES, METES, COURSES AND DISTANCES OF SAID REAL ESTATE AS SHOWN AND DELINEATED THEREON, IS BY THIS REFERENCE INCORPORATED HEREIN IN AID OF THIS DESCRIPTION.

Tax Parcel ID: 043B-060

Being real property commonly known as **104 DENHAM ST THOMASTON, GA 30286**

The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).

Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.

Except to the extent that the Holder may bind and obligate Mortgagors to warrant title to the Property under the terms of the Security Deed, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are “as is”, “where is”.

The entire purchase price is due and payable at the conclusion of the auction in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is being sold with express reservation that the sale is subject to 1) confirmation and audit of the status of the loan by the holder of the security deed, 2) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, 3) procedures for rescission of sale under O.C.G.A. Section 9-13-172.1, whereby the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided above.

Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:

Carrington Mortgage Services, LLC, 500 N. State College Blvd., Suites 1030, 1300 & 1400 Orange, CA 92868 , Telephone No.: 800-561-4567

The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Carrington Mortgage Services, LLC to negotiate, amend, or modify

**Legals continued page 5B**

ADVERTISEMENT FOR BIDS FOR CONSTRUCTION OF DRAKE BUILDING ROOF REPLACEMENT

ITB 325.092026

Georgia Procurement EVENT ID: PE-77031-NONST-2026-000000022

FOR THE

UPSON COUNTY BOARD OF COMMISSIONERS

Upson County Board of Commissioners

Finance Department/Lacy Greear Crain/CFO

106 E. Lee Street, Suite 110

Thomaston, GA 30286

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

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

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

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

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

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

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

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

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

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

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

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

**Technical Questions:**  
Jody Usry, Merik, Inc.  
[jusry@merikinc.com](mailto:jusry@merikinc.com)

**Bid Package / Clarification Questions:**  
Lacy Greear Crain, MBA, CGFO  
Chief Financial Officer  
Upson County Board of Commissioners  
[lcrain@upsoncountygga.org](mailto:lcrain@upsoncountygga.org) | 706-646-5438, ext. 2

Continued from page 4B

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 192 OF THE 10TH DISTRICT OF UPSON COUNTY BEING KNOWN AND DESIGNATED AS LOT 4 AND LOT 8 OF BLOCK “C”, SECTION TWO OF THE SUBDIVISION OF PROPERTY OF THOMASTON COTTON MILLS, ACCORDING TO PLATS OF SURVEY OF SECTIONS TWO, THREE AND FOUR OF SAID SUBDIVISION, WHICH PLATS ARE OF RECORD IN PLAT BOOK 5 PAGES 126 THROUGH 154, INCLUSIVE OF THE CLERK’S OFFICE, SUPERIOR COURT OF UPSON COUNTY, GEORGIA.

Said legal description being controlling, however the property is more commonly known as **105 AVE K, THOMASTON, GA 30286**.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys’ fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an “as-is” basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MELISSA R FORD AND DAMARCUS J FORD, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., PO Box 65250 Salt Lake City, UT 84165-0250 Telephone Number: (888) 818-6032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

U.S. Bank National Association, as trustee, on behalf of the holders of the First Franklin Mortgage Loan Trust 2006-FF14 Mortgage Pass-Through Certificates, Series 2006-FF14 as Attorney in Fact for MELISSA R FORD AND DAMARCUS J FORD

THE BELOW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Contact: Premium Title Services, Inc., 114 Mesa Park Drive, Suite 100, El Paso, TX 79912 Telephone Number: (866) 337-7097 Case No. TS No.: 2026-00074-GA-SPS Ad Run Dates: 10/07/2026 10/14/2026 10/21/2026 10/28/2026 https://www.altisource.com/Log-inPage.aspx 10/07,14,21,28

NOTICE OF SALE UNDER POWER STATE OF GEORGIA UPSON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by, **Branden M. Walls and Catherine E. Shaw, to United Mortgage Associates, Inc.**, dated 8/12/2009, and recorded on 8/14/2009, in Book 1198, Page 89, Upson County, Georgia Records, as last assigned to as last assignment to Carrington Mortgage Services, LLC by assignment recorded 2/14/2022 as Instrument No. in book 01771, Page 0181, conveying the after described property securing the payment of a Note in the amount of **\$72,245.00** with interest thereon as set forth therein. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and authority vested in it, will on 12/1/2026 sell at public outcry to the highest bidder for cash: During the legal hours of sale before the door of the courthouse of Upson County, Georgia, the following described property situated in Upson County, Georgia, to wit:

ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON KNOWN AS 947 N. GOODRICH AVENUE, CONTAINING 0.30 ACRES, SITUATE, LYING AND BEING IN LAND LOT 249 OF THE 10TH LAND DISTRICT OF UPSON COUNTY, GEORGIA, SHOWN AND DELINEATED AS LOT. NO. 2 OF “HANNAH RUN SUBDIVISION” ON THAT CERTAIN PLAT OF SURVEY ENTITLED “PLAT FOR KEITH A. AND TRACI M. SNIDEMILLER”, DATED JUNE 22, 1993, PREPARED BY CLAYTON LAMAR MOORE, REGISTERED LAND SURVEYOR, RECORDED IN PLAT RECORD

17, PAGE 94, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UPSON COUNTY, GEORGIA, WHICH SAID PLAT, AS SO RECORDED, INCLUDING THE BOUNDARIES, METES, COURSES AND DISTANCES SHOWN THEREON, IS INCORPORATED HEREIN BY THIS REFERENCE.

Tax Parcel ID: T09-015

Being real property commonly known as **947 GOODRICH AVENUE THOMASTON, GA 30286** The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney’s fees (notice of intent to collect attorney’s fees having been given).

Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.

Except to the extent that the Holder may bind and obligate Mortgagors to warrant title to the Property under the terms of the Security Deed, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are “as is”, “where is”.

The entire purchase price is due and payable at the conclusion of the auction in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is being sold with express reservation that the sale is subject to 1) confirmation and audit of the status of the loan by the holder of the security deed, 2) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, 3) procedures for rescission of sale under O.C.G.A. Section 9-13-172.1, whereby the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided above.

Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:

Carrington Mortgage Services, LLC, 500 N. State College Blvd., Suites 1030, 1300 & 1400 Orange, CA 92868 , Telephone No.: 800-561-4567

The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Carrington Mortgage Services, LLC to negotiate, amend, or modify the terms of the Security Deed described herein.

Please be advised that the trustee may require entity or trust bidders at this trustee’s sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a deed under power will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. Additional information regarding these regulations and the required transferee information and certifications can be found at: [https://www.fincen.gov/re-faqsrD\\_5](https://www.fincen.gov/re-faqsrD_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

STATE OF GEORGIA COUNTY OF UPSON

NOTICE OF SALE UNDER POWER Because of a default in the payment of the indebtedness secured by a Deed to Secure Debt executed by **James E Battle Jr and Gabriell C Battle to Talbot State Bank** dated October 22, 2021 and recorded in Deed Book 1751, Page 2, Upson County Records, as modified, securing a Note dated February 18, 2022 in the original principal amount of **\$39,768.77**, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said Deed, will on the first Tuesday, November 3, 2026, during the legal hours of sale, before the Courthouse door in said County unless an alternate sale location, has been designated by Order of the Superior Court Judge in the County of the scheduled sale, sell at public outcry to the highest bidder for cash, the

property described in said Deed, to wit:

Tract No. 1: All that certain tract of land with all improvements thereon, lying and being south of the City limits of the City of Thomaston in the 10th Land District of Upson County, Georgia, the same being designated as Lots Nos. 35, 36, 37, 38 and 39 in Block “A” of Hutcherson Subdivision according to a plat of said subdivision of record in the Clerk’s Office, Upson Superior Court, in Deed Book 49, page 330, reference to which recorded plat is here made in aid of this description. The lots here conveyed front 125 feet on the east side of Swifton Street (now known as Zorn Street) and run back east in uniform width 180 feet.

LESS AND EXCEPT all that certain strip of land, containing 0.008 acres, situate, lying and being in Land Lot No. 219 of the 10th Land District of Upson County, Georgia, and being more particularly described as follows, to-wit: Begin at Station 565 as said point is shown and delineated on that certain plat of survey entitled “Permanent Easement Survey for Proposed Infrastructure improvements of Lincoln Park for Upson County, Georgia”, dated February 5, 2007, revised May 17, 2007, prepared by Clayton Lamar Moore and David B. Millen, Registered Land Surveyors, of record in Plat Record 29, Page 143, in the Office of the Clerk of the Superior Court of Upson County, Georgia, which said plat is by this reference incorporated herein in aid of this description and run thence north 00 degrees 23 minutes 35seconds west a distance of 35.00 feet to Station 557; run thence north 88 degrees 51 minutes 29 seconds east a distance of 10.00 feet to Station 582; run thence south 00 degrees 23 minutes 35 seconds east a distance of 35.00 feet to Station 564; and run thence south 88 degrees 51 minutes 29 seconds west a distance of 10.00 feet to the point of beginning.

Trat No. 2: All that tract or parcel of land, lying and being south of the City limits of the City of Thomaston in the 10th Land District of Upson County, Georgia, designated as Lot 40 in Block “A” of Hutcherson Subdivision according to a plat of said subdivision of record in the Clerk’s Office of Upson Superior Court in Deed Book 49, page 330, reference to which recorded plat is here made in aid of this description. The lot here conveyed fronts 25 feet on the east side of Swifton Street (now known as Zorn Street) and runs back east the same width 180 feet.

LESS AND EXCEPT all that certain strip of land, containing 0.008 acres, situate, lying and being in Land Lot No. 219 of the 10th Land District of Upson County, Georgia, and being more particularly described as follows, to-wit: Begin at Station 565 as said point is shown and delineated on that certain plat of survey entitled “Permanent Easement Survey for Proposed Infrastructure Improvements in Lincoln Park for Upson County, Georgia”, dated February 5, 2007, revised May 17, 2007, prepared by Clayton Lamar Moore and David B. Millen, Registered Land Surveyors of record in Plat Record 29, page 143, in the Office of the Clerk of the Superior Court of Upson County, Georgia, which said plat is by this reference incorporated herein in aid of this description and run thence north 00 degrees 23 minutes 35 seconds west a distance of 35.00 feet to Station 557; run thence north 88 degrees 51 minutes 29 seconds east a distance of 10.00 feet to Station 582; run thence south 00 degrees 23 minutes 35 seconds east a distance of 35.00 feet to Station 564; and run thence south 88 degrees 51 minutes 29 seconds west a distance of 10.00 feet to the point of beginning. Said properties are known as **1455 Zorn Street, Thomaston, GA 30286** and Zorn Street, Thomaston, GA, 30286, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Notice has been given of intention to collect attorney’s fees in accordance with the terms of the Note secured by said Deed.

Said property will be sold as the property of James E Battle Jr and Gabriell C Battle. The property, to the best information, knowledge and belief of the undersigned, being presently in the possession of James E Battle Jr and Gabriell C Battle or a tenant or tenants, and the proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale, including attorney’s fees, all as provided in said Deed, and the balance, if any, will be distributed as provided by law.

By: /s/ R. Brian Wooldridge R. Brian Wooldridge – As Attorney-in-Fact for Talbot State Bank WOOLDRIDGE LAW OFFICES, LLC Attorneys at Law 28 Jackson Street Newnan, GA 30263 (770) 253-2222 \*THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

10/07,14,21,28

ADVERTISEMENT OF SALE UNDER POWER

GEORGIA, UPSON COUNTY: By virtue of the power and authority contained in a Security Deed and under the power of sale contained therein, executed by **SANDY ARD AND TOMMY TEAL to LINDSAY T. HARALU**, dated JULY 11, 2019, which is recorded in the Clerk’s Office, Superior Court of Upson County, Georgia, in DEED BOOK 1597, PAGE 30-33; said Georgia Security Deed and Security Agreement having been given to secure a Promissory Note dated JULY 11, 2019, with interest from date at the rate stated in said Promissory Note on the unpaid balance until paid, NOW transferred to RICHMOND V. COLEMAN by Assignment and Transfer of Deed to Secure Debt dated July 13, 2026, of record in Deed Book 2053, Page 86-88, said Clerk’s Office, the undersigned will sell at public outcry to the highest bidder for cash at the courthouse in Thomaston, Upson County, Georgia, between the legal hours of sale on the first Tuesday in November, 2026 to-wit: NOVEMBER 3, 2026, the following real estate:

All that certain tract or land, commonly known as 307 Denham Street, situate, lying and being in LAND LOT NO. 246 in the 10th Land District of Upson County, Georgia, known and designated as LOT NO. 14, IN BLOCK “I”, of “NORTHSIDE SUBDIVISION”, according to plat of said subdivision recorded in PLAT RECORD 1, PAGE 146, in Clerk’s Office, Superior Court, Upson County, Georgia, reference to which is here made in aid of this description.

The tract here conveyed fronts 100 feet on the south side of Denham Street, and extends back southerly, in uniform width, a distance of 200 feet, all as shown by and plat.

This is the identical real estate conveyed to Lindsay T. Haralu by Quitclaim Deed of Thomas Cleland Coleman dated September 24, 2018, of record in Deed Book 1559, Page 244, said Clerk’s Office.

This is the identical real estate conveyed to Sandy Ard and Tommy Teal by Warranty Deed of Lindsay T. Haralu dated July 11, 2019, of record in Deed Book 1597, Page 28-29, said Clerk’s Office.

Said property is conveyed and accepted subject to all easements, restrictions, and rights of way appearing of record.

MAP & PARCEL #043B 097 The debt secured by said Security Deed and note has been and is hereby declared due and payable in full because of nonpayment of indebtedness secured thereby pursuant to the terms of said Deed to Secure Debt and Note. Notice has been given of intention to enforce provisions for collection of attorney’s fees and foreclosure in accordance with the legal requirements of the Deed to Secure Debt and Note(s).

The indebtedness remaining in default, the sale will be made for the purpose of applying proceeds thereof to the payment of the indebtedness secured by the Deed to Secure Debt, accrued interest and expenses of the sale and other sums secured by the Deed to Secure Debt, including attorney’s fees, and the remainder, if any, shall be applied as provided by law. To the best of the undersigned’s knowledge and belief, the property is in the possession of and will be sold as the property of **SANDY ARD AND TOMMY TEAL** with a mailing address known as **307 DENHAM STREET, THOMASTON, GA 30286**.

The sale will be conducted subject: 1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, and, 2) to final confirmation and audit of the status of the loan with the holder of the Georgia Security Deed and Security Agreement.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which may be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, easements and matters of record in superior or to the Georgia Security Deed and Security Agreement in favor of LINDSAY T. HARALU, dated JULY 11, 2019, which is recorded in the Clerk’s Office, Superior Court of Upson County, Georgia, in DEED BOOK 1597, PAGE 30-33, SUBSEQUENTLY ASSIGNED AND TRANSFERRED by agreement to Richmond V. Coleman dated July 13, 2026, of record in DEED BOOK 2053, PAGE 86-88, SAID CLERK’S OFFICE.

RICHMOND V. COLEMAN, ATTORNEY IN FACT FOR SANDY ARD AND TOMMY TEAL

LAW OFFICES OF RICHARD T. BRIDGES, LLC Russell T. Bridges, Attorney P.O. Box 881 Thomaston, GA 30286 (706) 647-5524 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

10/07,14,21,28

NOTICE OF SALE UNDER POWER UPSON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Janelisse Cruz Lebron to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Champions Funding LLC**, its successors and assigns dated 6/18/2025 and recorded in Deed Book 01981 Page 0046 Upson County, Georgia records; as last transferred to or acquired by Computershare Trust Company, N.A., not in its individual capacity but solely as Owner Trustee for NBE Asset Trust, conveying the afterde-

scribed property to secure a Note in the original principal amount of **\$197,600.00**, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Upson County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on November 3, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land, together with all improvements thereon, known as 306 East Gordon Street, situate, lying and being in the eastern part of the City of Thomaston in Land Lot 217 of the Tenth Land District of Upson County, Georgia, and being more particularly described as follows, to-wit: Begin at a point on the southerly right-of-way of East Gordon Street which point marks the northwest corner of property now or formerly belonging to William L. Anderson and Mary C. Anderson (see Deed Book 274, pages 39-40, in the Office of the Clerk of the Superior Court of Upson County, Georgia) and from said point run thence in a southerly direction along the westerly boundary of said Anderson tract and along the westerly boundary of property now or formerly belonging to Mrs. Bessie McKenzie Fowler (see Deed Book 73, page 237, said Clerk’s Office) a distance of 167 feet, more or less, to the northeast corner of property now or formerly belonging to Mildred and Barney Bowles (see Deed Book 284, pages 916-917, said Clerk’s Office); run thence in a westerly direction along the northerly boundary of said Bowles property a distance of 110 feet, more or less, to the easterly boundary of property now or formerly belonging to Miss Weaver Dallas (see Deed Book 140, page 488, said Clerk’s Office); run thence in a northerly direction along the easterly boundary of said Dallas property a distance of 80 feet, more or less, to the southerly boundary of property now or formerly belonging to Dr. Ivylyn Girardeau (see Deed Book 93, page 270, said Clerk’s Office); run thence in an easterly direction along the southerly boundary of said Girardeau property a distance of 26 feet, more or less, to the southeast corner of said Girardeau tract; run thence in a northerly direction along the easterly boundary of said Girardeau property a distance of 80 feet, more or less, to the southerly right-of-way line of the said East Gordon Street; and run thence in an easterly direction along the southerly right-of-way line of East Gordon Street a distance of 80 feet, more or less, to the point of Beginning. TAX I.D. No.T33 148 Said property is conveyed subject to restrictions, easements, utilities and rights-of-way of record. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney’s fees (notice of intent to collect attorney’s fees having been given). Said property is commonly known as **501 Cherry St, Thomaston, GA 30286** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Chris Eldred Emerson II and Jade Emerson or tenant or tenants. PennyMac Loan Services, LLC is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Computershare Trust Company, N.A., not in its individual capacity but solely as Owner Trustee for NBE Asset Trust as agent and Attorney in Fact for Janelisse Cruz Lebron Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR

ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-5912A 10/07,14,21,28

NOTICE OF SALE UNDER POWER UPSON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Chris Eldred Emerson II and Jade Emerson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans**, its successors and assigns dated 4/17/2023 and recorded in Deed Book 1848 Page 131 Upson County, Georgia records; as last transferred to or acquired by PENNYMAC LOAN SERVICES, LLC, conveying the after-described property to secure a Note in the original principal amount of **\$131,773.00**, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Upson County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on November 3, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land, together with all Improvements thereon known as 501 Cherry Street, lying and being in the northwest part of the City of Thomaston in Land Lot 227, 10th Land District of Upson County, Georgia, on the west side of Cherry Street, known and designated as all of Lot 4 and the south 18 feet of Lot 5, Block J, of Nottingham Heights Subdivision, according to plat recorded in Deed Book 49, page 212, Clerk’s Office of Superior Court, Upson County, Georgia, reference to which is here made in aid of this description. Said tract fronts 68 feet on the west side of Cherry Street (formerly Pine Street) and extends back westerly, in uniform width, a distance of 160 feet, all as shown by said plat. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney’s fees (notice of intent to collect attorney’s fees having been given). Said property is commonly known as **501 Cherry St, Thomaston, GA 30286** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Chris Eldred Emerson II and Jade Emerson or tenant or tenants. PennyMac Loan Services, LLC is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

PENNYMAC LOAN SERVICES, LLC as Agent and Attorney in Fact for Chris Eldred Emerson II and Jade Emerson Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1120-9176A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-9176A 10/07,14,21,28

NOTICE OF SALE UNDER POWER GEORGIA, UPSON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Rodney Mcdaniel to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for On Q Financial, Inc., its successors and assigns** dated June 11, 2018, recorded in Deed Book 1546, Page 127, Upson County, Georgia Records, to wit:

Continued from page 5B

cords, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 1994, Page 186, Upson County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **FIFTY-EIGHT THOUSAND NINE HUNDRED THIRTEEN AND 00/100 DOLLARS (\$58,913.00)**, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash at the Justice Center at 1185 Highway 19 South, Thomaston, GA 30286, Upson County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in November, 2026, the following described property: SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is not limited to, attorney’s fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an “as-is” basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence. Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: LoanCare, LLC, 3637 Sentara Way, Suite 303, Virginia Beach, VA 23452, 800-909-9525. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. Upon information and belief, said property is more commonly known as **736 Steven St, Thomaston, GA 30286**. Should a conflict arise between the property address and the legal description, the legal description shall control. ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the “Rule”), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. If applicable, as part of this Rule, buyers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule’s federal reporting requirements, if applicable.\* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

“The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable.

Lakeview Loan Servicing, LLC as Attorney In Fact for Rodney McDaniel

McCalla Raymer Leibert Pierce, LLP 1544 Old Alabama Rd Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT “A” All that tract or parcel of land, together with all improvements thereon, situate, lying and being in Land Lot No. 147 of the 10th Land District of Upson County, Georgia, known and designated as Lot No. 18, Block “B”, of Section Two of Grace Neal Subdivision, according to a plat delineating said lot in said Block “B” of said subdivision of record in Plat Book 5, page 276, in the Office of the Clerk of the Superior Court of Upson County, Georgia, reference to said plat as so recorded being here made in aid of this description. Said lot fronts 100.000 feet on the east side of Stevens Street and extends back

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

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

**TRACT ONE (705A Barnesville Street):** All that tract or parcel of land, together with all improvements thereon, containing 0.582 acres, situate, lying and being on the Northwestern side of Barnesville Street in the Eastern part of the City of Thomaston in Land Lot No. 193 of the 10th Land District of Upson County, Georgia, shown and designated as Tract “A” on that certain plat of survey entitled “Plat for Dee McLeRoy,” dated March 4, 2022, prepared by Matthew N. Austin, Registered Land Surveyor, and of record in Plat Book 33, Page 163, in the Office of the Clerk of the Superior Court of Upson County, Georgia, which said plat, including the boundaries, metes, courses and distances of said real estate, as shown and delineated thereon, is by this reference incorporated herein in aid of this description. This is a portion of the real estate conveyed to the Estate of Jerry C. Colwell and Dee McLeRoy by limited warranty deed of Leonardo Rivera Alvarado, dated August 2, 2023 and of record in said Clerk’s Office.

**TRACT TWO (709 Barnesville Street):** All that lot of land being and lying and adjoining the City of Thomaston, Georgia, being on the North side of Barnesville Street, more fully described as follows: BEGINNING at the Southeast corner of Thomaston Cotton Mill’s land on Barnesville Street and running along said line in a Northerly direction to the Macon and Birmingham Railroad right of way; thence along said right of way in a Westerly direction 60 feet; thence in a Southerly direction to Barnesville Street; thence along Barnesville Street 60 feet to a starting point, said lot having a three-room house and a store building 24 x 40 feet on it, now or formerly occupied by Day Brothers. This lot being formerly a part of John A. Meeks property and being the property conveyed to W.C. Day by deed recorded in Deed Book 41, Page 481, Upson County Georgia, records. The above described property being the same property described as Tract 2 in Deed Book 570, Page 251, Clerk’s Office, Upson County, Superior Court, Georgia.

This is a portion of the real estate conveyed to Jerry Colwell and Deed McLeRoy by warranty deed of DC Properties of Georgia, LLC, dated April 15, 2020 and of record in Deed Book 1637, Pages 209-212, said Clerk’s Office. Said tract is conveyed and accepted subject to all easements, rights of way, and restrictions of record or in existence.

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

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

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

GAUNITED BANK as Attorney-in-Fact for SEGRID LEWIS

DAVID E. PENLAND, Esq. 100 S. Hill Street, Suite 600, Griffin, GA 30223 770-227-4000 10/07,14,21,28

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

torney in fact for UNITED BANK, will sell at public outcry before the courthouse door in Upson County, Georgia, on the first Tuesday in NOVEMBER, 2026, during the legal hours of sale to the highest and best bidder, for cash, the property described in said security deed, to-wit: All that tract or parcel of land, together with all improvements situated thereon, located on the West side of Bethel Street in the Northeast part of the City of Thomaston, Upson County, Georgia described as follows: Beginning at the Northeast corner of the residence lot now or formerly of Mrs. Ethel M. McGehee (formerly Mrs. Ethel M. (Mrs. S.G.) Mullins), on the West side of said Bethel Street, and running thence West one hundred five (105) feet; thence South ten (10) feet; thence West one hundred thirty-five (135) feet; thence North one hundred thirty-five (135) feet to the Southwest corner of the residence lot where Mrs. H. H. Birdsong resided during her lifetime; thence East two hundred forty (240) feet, more or less, along the South side of said Birdsong residence lot to the West side of Bethel Street; and thence South along the West side of said Bethel Street one hundred twenty-seven (127) feet, more or less to the point of beginning. There is excepted from this within conveyed tract or parcel of land that strip of land conveyed off the South side of said above described real property by warranty deed from Mrs. Electra B. Matthews to Mrs. Ethel M. Mullins, which deed is dated October 18, 1945, and is of record in the Office of the Clerk, Superior Court, Upson County, Georgia, in Deed Book 103, at Page 343.

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

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

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

GAUNITED BANK as Attorney-in-Fact for SEGRID LEWIS

DAVID E. PENLAND, Esq. 100 S. Hill Street, Suite 600, Griffin, GA 30223 770-227-4000 10/07,14,21,28

TS # 2025-17835-GA Notice Of Sale Under Power Georgia, Upson County Under And By Virtue Of The Power Of Sale Contained In That Certain Security Deed Given By **Brian Bloodworth To Mortgage Electronic Registration Systems, Inc.**, As Grantor, As Nominee For Sierra Pacific Mortgage Company, INC., A California Corporation NMLS: 1788, Its Successors And Assigns, Dated 8/21/2020, And Recorded On 8/24/2020, In Deed Book 01660, Page 0257, Upson County, Georgia Records, As Last Assigned To Freedom Mortgage Corporation By Assignment Recorded On 8/19/2024 In Deed Book 01925, Page 0067, Conveying The After-Described Property To Secure A Note In The Original Principal Amount Of **\$150,227.00**, With Interest Thereon As Provided For Therein, There Will Be Sold At Public Outcry To The Highest Bidder For Cash Before The Courthouse Door Of Upson County, Georgia, Within The Legal Hours Of Sale On 11/3/2026. The Following Described Property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 165 Of The 10th District Of Upson County, Georgia, Being Lot 27 Of Logan’s Landing, Phase 6 As Shown On Final Plat Of Logan’s Landing, Phase 6, Prepared By S.J. Reeves Land Surveying, Recorded In Plat Book 32, Pages 190-192, Upson County Records. The Description Of Said Property As Contained On Said Plat Is Hereby Incorporated Herein And By Reference Made A Part Hereof.. Said Property Is Commonly Known As **416 Heath Dr Thomaston, GA 30286**. The Indebtedness Secured By Said Security Deed Has Been And Is Hereby Declared Due Because Of, Among Other Possible Events Of Default, Failure To Pay The Indebtedness As And When Due And In The Manner Provided In The Note And Security Deed. The Debt Remaining In Default, This Sale Will Be Made For The Purpose Of Paying The Same And All Expenses Of The Sale, As Provided In The Security Deed And By Law, Including Attorneys’ Fees (Notice Of Intent To Collect Attorneys’ Fees Having Been Given). The Entity Having Full Authority To Negotiate, Amend Or Modify All Terms Of The Loan (Although Not Required By Law To Do So) Is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 11988 Exit 5 Pkwy Bldg 4 Fishers, IN 46037-7939, Telephone No.: (855) 690-5900. Nothing In O.C.G.A. Section 44-14-162.2 Shall Be Construed To Require The Secured Creditor To Negotiate, Amend, Or Modify The Terms Of The Security Instrument. Said Property Will Be Sold Subject To Any Outstanding Ad Valorem Taxes (Including Taxes Which Are A Lien, Whether Or Not Now Due And Payable), Any Matters Which Might Be Disclosed By An Accurate Survey And Inspection Of The Property, Any Assessments, Liens, Encumbrances, Zoning Ordinances, Restrictions, Covenants, And Any Other Matters Of Record Superior To The Security Deed First Set Out Above. Notice To Bidders:

Please Be Advised That The Highest Bidder (“Purchaser”) At This Trustee’s Sale May Be Required To Provide Information, Documentation And/Or Certification As Mandated By Applicable Federal Law, And Entity And Trust Purchaser Should Be Prepared To Provide Beneficial Ownership Information As Required By Federal Reporting Requirements Effective For Transfers Of Residential Real Property To Covered Transferees On Or After March 1, 2026. If Applicable, The Required Information Must Be Provided To The Trustee Before A Trustee’s Deed Will Be Issued For Covered Transfers. Additional Information Regarding These Regulations And The Required Transferee Information And Certifications Can Be Found At <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and [https://www.fincen.gov/trr-faqs#d\\_5](https://www.fincen.gov/trr-faqs#d_5). To The Best Knowledge And Belief Of The Undersigned, The Party(ies) In Possession Of The Property Is (Are) Brian Bloodworth Or Tenant(S) Or Other Occupants. The Sale Will Be Conducted Subject To (1) Confirmation That The Sale Is Not Prohibited Under The U.S. Bankruptcy Code, (2) Final Confirmation And Audit Of The Status Of The Loan With The Holder Of The Security Deed, And (3) Any Right Of Redemption Or Other Lien Not Extinguished By Foreclosure. The Sale Is Conducted On Behalf Of The Secured Creditor Under The Power Of Sale Granted In The Aforementioned Security Instrument, Specifically Being Freedom Mortgage Corporation As Attorney In Fact For Brian Bloodworth.

Nestor Solutions, LLC 214 5th Street, Suite 205, Huntington Beach, California 92648, (888) 403-4115, TS # 2025-17835-GA. For Sale Information, Visit: <https://www.nestortrustee.com/sales-information.com> Or Call (888) 902-3989. 10/07,14,21,28

GA2600294748 Notice Of Foreclosure Sale Under Power Upson County, Georgia Under and by virtue of the Power of Sale contained in a Security Deed given by **Jasper Braggs, An Unmarried Man to Mortgage Electronic Registration Systems, Inc.**, As Grantee, As Nominee For Fairway Independent Mortgage Corporation, dated 01/14/2025 and recorded 01/29/2025 in, Book 01948, Page 0329, Upson County, Georgia Records, as last transferred to Fairway Independent Mortgage Corporation by assignment recorded on 03/10/2026 Book 02025, Page 0334-0335, in the Office of the Clerk of Superior Court of Upson Georgia Records, conveying the after-described property to secure a Note in the original principal amount of **\$ 230,000.00**, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of UPSON County, Georgia, within the legal hours of sale on 11/03/2026 the following described property: All That Tract Or Parcel Of Land, Together With All Improvements Thereon Presently Known As 306 Jackson Avenue, Situate, Lying And Being In Land Lot No. 226 Of The 10th Land District Of Upson County, Georgia, Known And Designated As Lots Nos. 5, 6, And 7, Block “B”, Of “Second Garner Subdivision,” According To A Plat Delineating Said Lots In Said Block “B” Of Said Subdivision Of Record In Plat Book 1, Page 194, In The Office Of The Clerk Of Superior Court Of Upson County, Georgia, Reference To Said Plat As So Recorded Being Here Made In Aid Of This Description. Said Real Estate Fronts 75 Feet On The West Side Of Jackson Avenue, In The City Of Thomaston, Georgia, And Extends Back Westerly, In Uniform Width, A Distance Of 150 Feet, As Shown By Said Plat. This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney’s fees (notice of intent to collect attorney’s fee having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (do so) is: Fairway Independent Mortgage Corporation they can be contacted at 866-978-2622 for Loss Mitigation Dept, or by writing to Fairway Independent Mortgage Corporation 9726 Old Bailes Rd Ste 200, Fort Mill, SC 29707 to discuss possible alternatives to avoid foreclosure. Said property will be sold on “as-is” basis and subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Jasper Braggs, An Unmarried Man or tenant(s); and said property is more commonly known as **306 Jackson Ave, Thomaston, GA 30286-5408**. The sale will be

conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

Fairway Independent Mortgage Corporation as Attorney In Fact for Jasper Braggs, An Unmarried Man. Sokolof Remtulla, LLP c/o First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving TX 75063 866-429-5179 GA2600294748 10/07,14,21,28

Notice of Sale Under Power Upson County, Georgia Under and by virtue of the Power of Sale contained in that certain Commercial Deed to Secure Debt and Security Agreement given by **Kong Real Estate Holdings, LLC, (“Borrower”) to Trustist Bank (“Lender”)** dated March 19, 2021, recorded April 6, 2021, in Deed Book 01705, Page 338, Upson County, Georgia official records (the “Security Deed”) conveying the property described below to secure a debt evidenced by that certain commercial note (the “Note”) dated March 19, 2021 made payable by Borrower to the order of Lender in the stated principal amount of **\$3,900,000.00**, as amended and/or modified (collectively, the “Secured Indebtedness”), and pursuant to the applicable provisions of the Uniform Commercial Code, as enacted in Georgia, including without limitations, O.C.G.A. §11-9-601 et seq. there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Upson County, Georgia (or at such other location as may be lawfully designated in Upson County for conducting sheriff’s sales and/or public foreclosure sales), within the legal hours of sale on the first Tuesday in November 2026 (being November 3rd, 2026) the following described properties located in Upson County, Georgia, together with all improvements, fixtures, equipment, easements, hereditaments, rights, members, appurtenances, and personal property located thereon and described in the Security Deed (collectively, the “Property”): EXHIBIT “A” Exhibit A to attached Deed to Secure Debt and Security Agreement, dated March 19, 2021 by KONG REAL ESTATE HOLDINGS, LLC, a Georgia limited liability company (“Grantor”). UPSON COUNTY TRACT IV **210 Hannahs Mill Road, Thomaston, Georgia 30286** ALL THAT TRACT or parcel of land lying and being in Land Lot 227 of the 10th District of Upson County, Georgia, being shown and designated as Tract 2 “A” containing 1.09 acres as shown on that certain plat of survey entitled “Plat for Pediatric Associates,” dated June 9, 1999, prepared by Gary F. Self, Registered Land Surveyor, as more particularly depicted on a plat recorded in Plat Book 23, Page 250, Records of Upson County, Georgia, which plat is incorporated herein by reference hereto. The above-described property is real and personal property located at 210 Hannahs Mill Road, Thomaston, Georgia 30286, according to the current system of numbering property in Upson County, Georgia.

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

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

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

The Secured Indebtedness has been and is hereby accelerated and declared due because of, among other possible events of default, failure to pay the Secured Indebtedness as and when due and in the manner provided in the instruments evidencing the Secured Indebtedness and Security Deed. The Secured Indebtedness being in default, the sale will be made for purposes of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys’ fees (written notice of intent to collect attorneys’ fees having been given). Said property will be sold subject to any matters of record superior to the Security Deed, including without limitation, (a) outstanding

ad valorem taxes with a senior lien priority to the Security Deed (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, or other matters of record with a senior lien priority to the Security Deed. To the best knowledge and belief of the undersigned, the party in possession of the property is Borrower or a tenant or tenants claiming through them.

BURR & FORMAN, LLP Attorney-in-Fact and Agent for TRUIST BANK Graham H. Stieglitz

Burr & Forman LLP 1075 Peachtree Street, N.E. Suite 3000 Atlanta, Georgia 30309 Email: [gstieglitz@burr.com](mailto:gstieglitz@burr.com) Phone: (404) 815-3000 Facsimile: (404) 214-7923 THE LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 10/07,14,21,28

NAME CHANGE

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

Civil Action Case Number 26V0390

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

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

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

Civil Action Case Number 26V0406

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

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

Civil Action Case Number 26V0407

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

Superior Court of Upson County State of Georgia In re the Name Change of: Melissa A. Booker Petitioner

Civil Action Case Number 26V0405

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

PROBATE

IN THE PROBATE COURT OF UPSON COUNTY STATE OF GEORGIA IN RE: ESTATE OF DANNY JOSEPH MAXWELL, ESTATE NO. 11633 DECEASED PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: ALL INTERESTED PARTIES, and to whom it may concern: JAMIE DANIEL MAXWELL has petitioned to be appointed Administrator of the estate of DANNY JOSEPH MAXWELL deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections,

Continued from page B6

and must be filed with the Court on or before 10:00 a.m., November 2, 2026.  
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.  
Muffin Gibson  
Judge of the Probate Court  
10/07/14,21,28

IN THE PROBATE COURT  
OF UPSON COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF  
THERESA TOBIN GASSETT,  
ESTATE NO. 11635  
DECEASED  
PETITION FOR LETTERS OF  
ADMINISTRATION  
NOTICE

TO: ALL INTERESTED PARTIES, and to whom it may concern: SARAH-LAUREN GASSETT has petitioned to be appointed Administrator of the estate of THERESA TOBIN GASSETT Deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00 a.m., November 2, 2026.  
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.  
Muffin Gibson  
Judge of the Probate Court  
10/07,14,21,28

MISCELLANEOUS

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, 206 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

SUMMARIES OF PROPOSED  
CONSTITUTIONAL AMENDMENTS  
Pursuant to requirements of the Georgia Constitution, Attorney General Christopher Carr, Secretary of State Brad Raffensperger, and Legislative Counsel Betsy Howerton hereby provide the summaries of the proposed constitutional amendments that will appear on the November 3, 2026, general election ballot for consideration by the people of Georgia (short captions are those adopted by the Constitutional Amendments Publication Board):  
-1 -Increases the maximum qualifying acreage for assessment and taxation as bona fide conservation use property.  
House Resolution No. 32  
Ga. L. 2025, p. 1081  
( ) YES  
( ) NO  
Shall the Constitution of Georgia, for the purpose of protecting family farmland, be amended so as to increase the maximum acreage to qualify for assessment and taxation as a bona fide conservation use property from 2,000 acres to 4,000 acres?"  
Summary  
This proposal increases the maximum acreage to qualify for assessment and taxation as a bona fide conservation use property from 2,000 acres to 4,000 acres. It amends Article VII, Section I, Paragraph III of the Georgia Constitution, relating to uniformity, classification of property, assessment of agricultural land, and utilities, by revising subparagraph (e)(1).  
A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.  
- 2 -Provides for the nonpartisan election of all probate court judges.  
House Resolution No. 251  
Ga. L. 2026, p. 1110  
( ) YES  
( ) NO  
Shall the Constitution of Georgia be amended so as to require that all probate court judges be elected in nonpartisan elections?"  
Summary  
This proposal provides that all probate judges shall be elected in nonpartisan elections. It amends Article VI, Section VII, Paragraph I of the Georgia Constitution, relating to selection and term of office of judges, by revising subparagraph (a).  
A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.  
- 3 -Authorizes creation of Georgia Next Generation 9-1-1 Fund for 9-1-1 systems expansion, maintenance, and operation.  
House Resolution No. 1243  
Ga. L. 2026, p. 1109  
( ) YES  
( ) NO  
Shall the Constitution of Georgia be amended so as to authorize the General Assembly to dedicate certain existing revenues, including revenues reallocated by law, to a nonlapsing fund to be used exclusively for the expansion, maintenance, and operation of emergency 9-1-1 systems in this state?"  
Summary  
This proposal authorizes the General Assembly to provide by general law for the creation of the Georgia Next Generation 9-1-1 Fund. It amends Article III, Section IX, Paragraph VI of the Georgia Constitution, relating to appropriations to be for specific sums, by adding a new subparagraph (s).  
A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.  
10/14,21,28

ADOPTION IN THE SUPERIOR  
COURT OF PIKE COUNTY  
STATE OF GEORGIA  
IN THE INTEREST OF  
J.M.C. & J.D.C.,  
MINOR CHILDREN

CIVIL ACTION  
ADOPTION NUMBER:  
2026A-006  
NOTICE PURSUANT TO O.C.G.A. 19-8-10(c) and O.C.G.A. 19-8-12. This notice is provided to Jessica Ann Bush, and any other person claiming to have a parental interest in the minor children named above born to Jessica Ann Bush. Please be advised that a Petition for Adoption was filed in The Superior Court of PIKE County on September 2, 2026, by Petitioner, Jennifer Irene Camp. Please be advised that your parental rights and responsibilities will be terminated upon the finalization of the adoption. You are hereby notified that pursuant to O.C.G.A. 19-8-10(c), as a parent who receives notification of this Adoption Petition, you are not a party to the adoption and shall have no obligation to file an answer. However, you may file an answer if you choose. In order to object, you must file notice of your objection with the Adoption Clerk, Superior Court of PIKE County, 16001 Barnesville St, Zebulon, GA 30295, and provide notice of the filing of your answer/objection to counsel for Petitioner: J. Maria McCoy, Attorney, McCoy & Church, 522 W. Solomon Street, Griffin, GA 30223. Further you do have the right to appear in the pending adoption proceeding schedule for 9:00 A.M. on November 12, 2026, and show cause why your parental rights to the children who are the subject of the proceeding should not be terminated by that adoption. This 29th day of September, 2026. J. Maria McCoy, Attorney for Petitioner, McCoy & Church, LLC, 522 W. Solomon Street, Griffin, GA 30223, (470)204-7678  
10/07,14,21

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

NOTICE OF THE OPPORTUNITY  
FOR PUBLIC COMMENT  
GEORGIA DEPARTMENT OF  
NATURAL RESOURCES ENVIRONMENTAL PROTECTION  
DIVISION AIR PROTECTION  
BRANCH  
STATE OF GEORGIA  
COUNTY OF UPSON  
NOTICE OF DRAFT PART 70 OPERATING PERMIT MODIFICATION  
To All Interested Parties:  
The Georgia Environmental Protec-

tion Division announces its intent to modify Part 70 Air Quality Operating Permit No. 4922-293-0025-V-05-0 issued to Southern Natural Gas Company LLC – Thomaston Compressor Station by the issuance of Permit Amendment No. 4922-293-0025-V-05-1. The facility is located at 5276 Hwy 19 South, Thomaston, Georgia. The main purpose of this permit amendment is to construct a new natural gas-fired combustion turbine, emergency generator, and fuel gas heater, which will increase SO2 by 1.28 tons per year (tpy), PM by 2.48 tpy, CO by 16.74 tpy and decrease NOX by 5.56 tpy, VOC by 8.30 tpy, and total HAPs by 21.9 tpy. The Georgia Environmental Protection Division (EPD) has prepared this Title V Operating Permit Amendment in accordance with Title V of the Clean Air Act. This permit amendment will be enforceable by the Georgia EPD, the U.S. Environmental Protection Agency, and other persons as otherwise authorized by law.  
The draft permit, explanatory narrative, and permit application will be available for review on our Internet site, https://epd.georgia.gov/draft-title-v-permitsamendments. These documents, and all information used to develop the draft permit amendment are available for review at the Georgia Environmental Protection Division, Air Protection Branch, 4244 International Parkway, Suite 104, Atlanta, Georgia 30354. All visits to EPD's offices are by appointment only. To set an appointment, email askped@dnr.ga.gov with your name, email and phone number and an associate will reach out to you. Copies of the draft permit, explanatory narrative, and associated permit application may also be requested by contacting Steve Allison, steve.allison2@dnr.ga.gov. You are hereby notified of the opportunity to submit written public comments concerning the draft Part 70 Operating Permit Modification. Persons wishing to comment on the draft Part 70 Operating Permit Modification are required to submit their comments, in writing, to EPD at the above Atlanta Air Protection Branch address or via email [preferred] to air-permits.comments@dnr.ga.gov (emails must contain the facility name and "air permit" in the subject line). Comments must be received by the EPD no later than 30 days after the date on which this notice is published in the newspaper before close of business at 4:30 p.m. (Should the comment period end on a weekend or holiday, comments will be accepted up until the next working day.) The Division, in making its final decision to issue the Part 70 permit, will consider all comments received on or prior to that date. Any requests for a public hearing must be made within the 30-day public comment period. A request for a hearing should be in writing and should specify, in as much detail as possible, the air quality related issues that constitute the basis for the request. Where possible, the individual making the request should also identify the portion(s) of the Georgia Rules for Air Quality Control and/or the Federal Rules that the individual making the request is concerned may not have been adequately incorporated into the draft permit. If a public hearing on the draft Title V Operating Permit is to be held, the date, time, and location of the hearing will be provided by a subsequent separate public notice. At such hearing, anyone may present data, make a statement or comment, or offer a viewpoint or argument either orally or in writing concerning the draft Title V permit. Any information received during a public hearing will be considered by the Division along with all other information received during the comment period when making its final decision to issue the Title V permit amendment. The Division conducts public hearings in "virtual" format using Zoom meeting applications. Following this 30 day public comment period, the EPD will consider all comments, make any necessary changes, and issue a proposed permit amendment to U.S. EPA. The proposed permit amendment will then undergo a 45 day review by U.S. EPA in accordance with 40 CFR 70.8. Information pertaining to U.S. EPA's review period can be found on their website at https://www.epa.gov/caa-permitting/georgia-proposed-title-v-permits.  
After the EPA review period has expired, the EPD will issue a final Part 70 Operating Permit Amendment incorporating any changes required by U.S. EPA. Copies of the final Title V Operating Permit, comments received, EPD's responses to comments, and any other relevant information will then be made available for public review at our offices by

appointment only. A summary of comments and any changes made to the final permit will be found in an addendum to the narrative. A copy of this narrative and the final Title V permit will be added to the information already available at the Internet address given above.  
For additional information, contact the manager of the Stationary Source Permitting Program, at the Atlanta address, or by phone at 404/363-7000. Please refer to this notice when requesting information. You can sign up to receive weekly emails regarding Air Public Notices at https://epd.georgia.gov/subscribe-air-protection-branch-updates  
10/07

NOTICE DEBTORS  
AND CREDITORS

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

NOTICE TO DEBTORS  
AND CREDITORS

All creditors and debtors of the Estate of Randy Duane Cleveland, deceased, late of Upson County, Georgia, are hereby notified to render their demands according to law; and, all persons indebted to said Estate are required to make immediate payment. Said demands and payments are to be made to, Noah Cleveland Personal Representative, at the address shown below.

Noah Cleveland  
1526 Klopfor Rd.  
Juliette, GA 31046  
09/30, 10/07,14,21

NOTICE TO DEBTORS  
AND CREDITORS

All creditors and debtors of the Estate of Brenda Pellerin, deceased, late of Upson County, Georgia, are hereby notified to render their demands according to law; and, all persons indebted to said Estate are required to make immediate payment. Said demands and payments are to be made to, Christopher R. Pellerin, Personal Representative, at the address shown below.  
Christopher R. Pellerin  
59 Cook Road  
Zebulon, GA 30295  
10/07,14,21,28

Notice to Debtors and Creditors  
All creditors and debtors of the Estate of Lillian J. Morgan, deceased, late of Upson County, Georgia, are hereby notified to render their demands according to law; and, all persons indebted to said Estate are required to make immediate payment. Said demands and payments are to be made to, Scott B. Knight Personal Representative, at the address below.  
Scott B. Knight  
1188 Forsyth Yatesville Road  
Yatesville, Georgia 31097  
10/07,14,21,28

NOTICE TO DEBTORS  
AND CREDITORS

All creditors and debtors of the Estate of Ruby Shaw Collins Weldon, deceased, late of Upson County, Georgia, are hereby notified to render their demands according to law; and, all persons indebted to said Estate

are required to make immediate payment. Said demands and payments are to be made to, Kendra Brookelynn Stinchcomb Personal Representative, at the address shown below.

Kendra Brookelynn Stinchcomb  
4473 Crest Hwy.  
Thomaston, GA 30286  
10/07,14,21,28

PUBLIC AUCTION

NOTICE OF PUBLIC SALE  
On October 9th, 2026, at 10:00 a.m., a public sale will be held by Secure Storage Solutions, LLC storage facility. The purpose of this sale is to dispose of the contents of units past due in rental payments. The contents of the following units will be sold to the highest bidder. STARTING BIDS WILL BE THE BALANCE OWED ON THE UNIT.  
B69-Kimberly Raines  
F145-Tara Zellner  
L276-Tiffany Conner  
A21-Jay Leavitt  
E122-Misty Piper  
F157-Belinda Goodnight  
B71-Alexis Howard  
To prevent the public sale of the above storage unit contents, all past due rent and fees must be paid in full before 4:00 p.m. on October 8th, 2026 (one day prior to public sale). Payment can be made in full at Secure Storage Solutions, LLC office, located at 904 N. Hightower Street, Thomaston, GA 30286. No checks will be accepted. The public sale will be held at 95 Hugo-Stirling Drive, Thomaston, GA 30286.  
09/30, 10/07

STORAGE UNIT AUCTION  
ARROWHEAD STORAGE

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

SUPERIOR  
COURT OF UPSON  
COUNTY

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.  
26Vo379  
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 OCCG §§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.:  
26Vo360

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