

## LOYAL UNTIL THE END

Loyal Gas sells business to Blossom Gas

SEE PAGE A8



## HIS WORD

"For the grace of God has appeared that offers salvation to all people. It teaches us to say "No" to ungodliness and worldly passions, and to live self-controlled, upright and godly lives in this present age."

TITUS 2: 11-12 NIV



## SECOND HALF IN FOCUS

Eagles second half of season underway

SEE PAGE B1

## CRIME

### Shooting at Salem Road Walmart leads to injuries, arrests

By EVAN NEWTON  
News Editor

NEWTON COUNTY – A shooting at the Walmart on Salem Road Saturday night left one man injured.

According to a statement by the Newton County Sheriff's Office (NCSO), an altercation occurred inside the store between Christopher Scott and an unidentified female.



DAVID RUFFIN

Scott then left the store and was then "accosted by the son of the female" in the parking lot, according to the NCSO statement.

The female's son was later identified as David Ruffin.

Ruffin and Scott then reportedly had a physical altercation to which Ruffin allegedly shot Scott in each leg.

The female and Ruffin were transported to the Newton County Sheriff's Department, where Ruffin was charged with aggravated assault. The female was not charged with any crime.

Scott was transported to a local hospital where he was listed in stable condition upon arrival.

An NCSO spokesperson stated that Scott has since been released from the hospital and warrants were issued for his involvement in the altercation on simple battery charges

## LOCAL

# FIRST BABY OF 2024



VIA PIEDMONT NEWTON

On New Year's Day at 9:57 a.m., the first baby at Piedmont Newton Hospital was born. A baby girl named Hattie Ruth Rouse was welcomed to the world by her two parents Blake and Kendall Rouse.

## STATE

### Court dismisses Rivian zoning challenge

By EVAN NEWTON  
News Editor

GEORGIA – A court in Morgan County has dismissed a zoning challenge brought forth by a group of concerned citizens against the electric vehicle startup, Rivian.

The ruling handed down on Tuesday will allow Rivian to move forward with their plan on building its 16-million-square-foot facility on 1,800 acres in the Stanton Springs area.

Plaintiffs in the hearing were a group of landowners/residents in Morgan County who claimed the construction efforts brought forth by Rivian are "continuing to cause disruptions to their land," per the ruling.

The group also claimed that due to the sites' agriculture-residential zoning designation, Rivian could not move forward in compliance with the Morgan zoning ordinances.

Listed as the defendants were Morgan County, the state of Georgia, Plateau Excavation Inc. and the Joint Development Authority (JDA) – the board of officials between Jasper, Newton, Morgan and Walton counties that have leased the land to Rivian.

The defendants asked the court to dismiss the suit due to it being "a second, and therefore prohibited, public lawsuit on the same topic," per the ruling. Additionally, the defense claims that due to the site being state-owned, the property would be exempt from local zoning regulations.

RIVIAN CONTINUED ON A3

## ANNOUNCEMENTS

### Fleming announces for re-election with local support

SPECIAL TO THE NEWS  
news@covnews.com

NEWTON COUNTY – Thursday, at the Newton County Chamber of Commerce Legislative Issues Breakfast, Representative Tim Fleming announced that he will seek re-election for State House District 114.

Fleming also announced the support and endorsement of Covington's newly elected Mayor, Fleeta Baggett, Social Circle Mayor David Keener and Morgan County Sheriff Robert Markley and numerous grassroots supporters across Newton, Morgan, and Walton Counties.

Said Rep. Fleming, "I'm excited to announce my bid for



TIM FLEMING

reelection for the State House. It's been an honor serving the people of Newton, Morgan, and Jasper Counties for the last two years. Now with redistricting, I look forward to working to earn the opportunity to represent a portion of Walton County."

Said Fleming, "I have been

FLEMING CONTINUED ON A3

### Griggs announces election bid for Newton County coroner

SPECIAL TO THE NEWS  
news@covnews.com

NEWTON COUNTY – Kimberly Griggs has recently announced that she will be running for coroner of Newton County in the upcoming election year.

Kimberly Griggs is a native of Newton County and a graduate of Newton High School.

Kimberly has 21 years of Health care experience and 8 years of funeral service experience with a prestigious funeral home in Conyers, GA in which she is still employed.

Kimberly has connected with various people who play important roles in serving families and communities throughout funeral services. With the



KIMBERLY GRIGGS

experience of being a death certificate coordinator, meeting with families, working in the prep room, and working funeral services, Kimberly knows that if elected Coroner of Newton County she will serve the families with compassion, integrity and the knowledge that would be needed to comfort them in their time of bereavement.

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SUNDAY, JAN. 7  
HIGH: 52° LOW: 33° | CLOUDY

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OPINIONS A4  
REGIONAL A6

SPORTS B1  
LEGALS B3



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SCAN ME



PHOTO BY EVAN NEWTON

CITY

# New look council makes appointments for new year

By EVAN NEWTON  
News Editor

COVINGTON, Ga. – The first meeting of 2024 saw new mayor Fleeta Baggett and new council members Kim Johnson, Travis Moore and Jared Rutberg take their new seats for the first time.

The group of new electees joined the existing group of council members to discuss a number of items.

While the meeting was brief in nature, council members conducted a significant amount of business, including the appointment of a new mayor pro-tem, Susie Keck as well as a new mayor pro-tem elect, Johnson.

Keck will be filling the role of mayor pro-tem in 2024, which was formerly held by West Post 3 representative Anthony Henderson.

The mayor pro-tem role is a rotational role on the city council, with the seat alternating between east post and west post seats each year. Should the mayor be absent for any reason, the mayor pro-tem would step in as acting mayor. If both the mayor and mayor pro-tem are absent, the mayor pro-tem elect would step in as acting mayor.

The city also appointed Frank Turner Jr. as the city attorney, Qader A. Baig as

municipal court judge and Piedmont Physicians as city physicians.

Additionally, the council opted to approve a revocable license agreement between the city of Covington and the Newton Campus of the Georgia Piedmont Technical College concerning power supply.

“They have a new addition that’s going on for a commercial driver’s license range,” said city manager Tres Thomas. “They need additional power supply over there and this revocable license agreement basically gives the city permission to run the lines across their facility and connect additional power that they need.”

The vote was passed unanimously 5-0. Henderson was not present for the vote, as he showed up late to the meeting.

A number of other items passed 5-0 and those are as follows:

- An amendment to the agenda that pushed back a vote and subsequent discussion for the community development department to add a new special events coordinator position.
- Approval of an alcohol license for Walgreens on 3188 Hwy. 278 NE.
- The re-appointment

of Heather King, John Conklin and Janet Goodman to the Historic Preservation Commission.

- The re-appointment of Bess Dobbs and Lekeisha M. Thurman to the Tree Preservation Board.

Council members also got to hear from Bill Ross, the attorney assisting the county with its impact fee discussions.

Ross gave a detailed presentation during the work session before the regularly called meeting, going over the impact fees from start to finish to assist the new council members. However, this was cut short as Baggett requested that Ross “move to the numbers part” of the presentation due to time constraints.

The council is set to re-discuss impact fees during a meeting in February.

Also, just right after the meeting went underway, Baggett administered the oath of office to two new Covington police officers Dominique Dunn and Wentz Obei.

The next meeting for the new council will take place on Tuesday, Jan. 16 at 6:30 p.m. at 2116 Stallings Street NW.

## CITY OF OXFORD PUBLIC HEARING REQUEST FOR REZONING

The City Council of the City of Oxford will conduct a Public Hearing on Monday, January 22, 2024 at 6:30 PM. The purpose is to consider a request for a rezoning from Rural Residential (Single-Family Residential) to R-7.5 (Single-Family Residential) by John A. Nix, representing Timothy W. Anderson at parcel X061 A051 (7.79 acres) on Oxford Rd.

The City Council will hold a Public Hearing at their January 22, 2024, 6:30 PM Work Session and a vote at their Regular Meeting on February 5, 2024 at 7:00 PM. All meetings are planned to be held at the Oxford City Hall 110 West Clark Street, Oxford, Georgia.

For additional information, please contact the City Manager at 770-786-7004.

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For additional information, please contact the City Manager at 770-786-7004.

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—Mark 16:15-16  
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Morning Worship Services – 10:30 A.M.  
Evening Worship Services 5:30 P.M.  
**WEDNESDAY**  
Bible Classes – 7:00 P.M. (Online)

**CITY OF COVINGTON JOB ANNOUNCEMENT**  
The City of Covington is currently accepting applications for a **Gas Equipment Operator I/II** in the **Gas Department** with a starting hourly rate of **\$20.68** to a maximum hourly rate of **\$31.91** depending upon qualifications. Qualified applicants may apply on our website by downloading an application packet at [cityofcovington.org](http://cityofcovington.org) or apply in person at Covington City Hall, 2194 Emory Street, Covington, Georgia 30014. This position will remain open until **4:00pm on Tuesday January 16, 2024**. The City of Covington is an Equal Opportunity Employer.

**CITY OF COVINGTON JOB ANNOUNCEMENT**  
The City of Covington is currently accepting applications for a **Gas Meter Technician** in the **Gas Department** with a starting hourly rate of **\$20.68** to a maximum hourly rate of **\$30.37** depending upon qualifications. Qualified applicants **MUST** apply on our website by downloading an application packet at [cityofcovington.org](http://cityofcovington.org) or may apply in person at Covington City Hall, 2194 Emory Street, Covington, Georgia 30014. This position will remain open until **4:00pm on Tuesday January 16, 2024**. The City of Covington is an Equal Opportunity Employer.

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FLEMING CONTINUED FROM A1

a lifelong resident of this district, and as a husband, father, and local business owner, I am deeply committed to our community, our future, and ensuring this remains a place where our conservative values and way of life are protected.” “I’m proud of what my colleagues in the Georgia General Assembly and I were able to accomplish this past session. We worked hard to pass effective and instrumental legislation on behalf of our constituents. Because of this, taxpayers in District 114 will keep more of their hard-earned money, our education system will be better funded, and our communities will be safer.

During Fleming’s first term in office, he worked as a part of the Republican led legislature to secure:

- \$1 billion in property tax relief for Georgia taxpayers.
- \$900 million in tax rebates back to the Georgia taxpayers.
- \$138.8 million in school security grants to make our schools safer - providing \$50,000 for every school in Georgia.
- \$2,000 pay raises for teachers.
- State law enforcement pay raises.
- HOPE Scholarship funding to 100% of tuition.

Rep. Fleming also advocated for the elimination of Zuckerbucks. As the former Deputy Secretary of State, Rep. Fleming understands

the need to eliminate outside sources of funding for elections.

Said Fleming, “Our elections must remain secure and free of influence from bad actors. Funding our elections through lawfully appropriated funds ensures that our elections are not influenced by those with an agenda.” “I look forward to hitting the campaign trail again soon and working to earn the opportunity to represent the citizens of Morgan, Newton, and Walton Counties. There is a lot of work to be done to ensure that our state continues to have secure elections, remains good stewards of taxpayer money, supports our law enforcement and first responders and continues to work to make our school system the best it can be. And I’m ready to continue this fight.”

“I fully support Representative Fleming’s reelection bid. Tim has been a friend of Walton County for many years. As a graduate of one of our local schools here in the county, he knows our community well and will be a strong voice for South Walton at the Capitol,” said Social Circle Mayor David Keener.

“I’m honored to support Representative Fleming for reelection to the State House. He’s been a strong advocate for Morgan County and law enforcement under the Gold Dome,” said current Morgan County Sheriff, Robert Markley.

“Tim Fleming has been a longtime friend and trusted advisor and I look forward to supporting him in his reelection bid this year. He works tirelessly representing our community in Atlanta and we need to keep him there fighting for us,” said Covington Mayor Fleeta Baggett.

Fleming also announced that his campaign will be Chaired by Tim Smith of Madison and Co-Chaired by Angi Henderson Beszborn of Covington and Andrea Malcolm Campbell of Monroe.

About Tim Fleming

Tim Fleming is the former Chief of Staff to Georgia Governor Brian Kemp. Fleming previously served as Deputy Secretary of State within the Georgia Secretary of State’s Office and Campaign Manager for the Kemp for Governor Campaign. Currently he is a partner with Live Oak Public Strategies and owns a real estate investment company in Covington. A lifelong resident of Newton County, Fleming served as a Newton County Commissioner from 2009 to 2013 and holds a bachelor’s degree in Political Science from the University of Georgia. Fleming resides in Covington with his wife, Lacey and three children, Jackson, Colby and Hannah.

“It is a new year, and this ruling is a defining new chapter as we look towards a bright future of success with Rivian.”

RIVIAN CONTINUED FROM A1

After the court first heard the case on Nov. 17, Superior Court Judge Stephen Bradley opted to dismiss the case, stating that the economic development ability of this magnitude is “valuable” - as well as stating that local zoning ordinances do not apply to the state project.

“While the Court may be sympathetic to local landowners adversely affected by the Rivian Project, it is compelled to follow existing law,” Bradley wrote in the official ruling. “The General Assembly and the Supreme Court have clearly declared that this type of economic endeavor is valuable and, by not waiving sovereign immunity, outside of the reach of local land use regulations.

“Accordingly, because the Morgan County land use codes, ordinances or regulations cannot be enforced against the Rivian project

property, the Plaintiff’s amended and restated complaint fails to state a claim upon which relief can be granted.”

Following the ruling, the JDA released a joint statement with the Georgia Economic Development affirming their optimism towards the future following the ruling.

“Judge Bradley’s latest ruling reaffirmed what the State and JDA have long maintained: State-owned property is not subject to local zoning regulations,” read the joint statement. “The State, JDA, and more importantly, taxpaying Georgians have again prevailed in overcoming the latest attempt by a few individuals who are committed to opposing this generational project that will benefit countless Georgians. It is a new year, and this ruling is a defining new chapter as we look towards a bright future of success with Rivian.”



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PHILLIP B. HUBBARD MANAGING EDITOR

## Don't forget your 'why'

As we embark on a fresh set of 366 days, I have been inclined to write a column.

It is pretty much guaranteed that the next 300-plus days will be filled with some hectic moments. There will be ups and there will be downs.

No matter what this year holds for you, I encourage you: Do not forget your "why."

Life oftentimes can get in the way of that.

There may be a string of events that distract you. Anxiety may sit in. Or even just the crazy day-to-day stuff may bog you down. But it is so important to not lose track of why we do what we do. I would even say that it is the most important part.



PHILLIP B. HUBBARD

My "why" as a journalist is telling people's stories. It is why I was interested in this field in the first place and here a bachelor's degree and near, three-year career later and that remains true. Everyone and everything has a story. And I love to be the one to learn it, study it and then share it in the most effective way possible.

The passion I have for storytelling evolved in 2023, too.

At the start of the year, I was only *The Covington News'* sports editor. I cherished that role immensely because I had a front row seat watching the area's superb athletes perform in-

HUBBARD CONTINUED ON A5

DAVID CARROLL COLUMNIST

## Checking Myself Out

For this, my highly anticipated first column of 2024, I could have been like the other columnists. I could written about hot topics like, "Congress Inaction," (the spelling is correct), "Trump's Latest Legal Issue Will Likely End His Campaign," (wait, that one has been done 50 times already), or "Despite Economic Gains, Biden Struggles with \_\_\_\_ (fill in the blank: Young, Older, Black, White, Hispanic, Democratic, Independent, Undecided) Voters."

But instead of feasting on this low hanging fruit, I have chosen to use this space to tackle a more serious threat to America's fragile psyche. Of course I'm talking about self-service supermarket checkout lanes.

One by one, our favorite stores have redesigned their stodgy old cash register lanes in an effort to make our shopping experience more enjoyable. I'm joking! When the self checkouts actually work, they're tolerable at best. More often they provide adventures and challenges not unlike a reality TV show called, "Survivor: Supermarket Chaos."

I would feel better if the manager would fit me with a store-branded t-shirt and cap as I enter the store. Hey, if I'm going to work for you, I might as well



DAVID CARROLL

look the part. As I make my rounds through the aisles, my store cred might come in handy as I gather the scavenger hunt items I've been tasked to find by the game master. (Okay, it's my wife. We had visitors over the holidays, so I was searching for arugula, grenadine, tahini, saffron, and gnocchi. The shelf stockers look away when they see me coming).

Once I've filled my buggy, snagging most of the hidden treasures on my list, it's checkout time. On to the land of automation!

Obviously, these wondrous devices were designed to eliminate employees. Some genius told Mr. Supermarket Magnate, "Do I have a deal for you! We're going to get rid of those checkout ladies and bag boys, and let your shoppers do the work for you!" Before anyone could say, "Oh, now we can lower the prices," the genius continued, "and meanwhile, we will raise the prices!" Mr. Supermarket Magnate thoughtfully considered the possibility of fewer employees and higher profits, mulled it over for a millisecond, and said, "Sold!"

I never I thought I'd miss the days

JORDAN CONTINUED ON A5

DICK YARBROUGH COLUMNIST

## Gender identity question engenders conflicting emotions

I am so conflicted these days. I haven't been my usual sharp incisive self. Even the RITNOs (Republicans in Trump's Name Only) must be wondering why I haven't jerked their pompous, self-righteous chains recently. Same with the Chardonnay-sipping liberal weenies who vigorously defend free speech on college campuses as long as it is pro-Palestinian only.

There is a good reason for my anguish. Nothing has been the same since I signed up for my COVID booster shot. Actually, I didn't personally sign up. My daughter did it for me because she knows I am about as adept at filling out forms as I am at interpreting Egyptian hieroglyphics. Left to my own devices, I would likely have signed myself up for the Soap Box Derby.

Most of the sign-up details were handled by phone and were relatively easy: Age: Pretty old, but not yet drooling my oatmeal; Height: Ramrod straight; Weight: 185 pounds of solid, rippling muscle (Hey, it's my forms, okay?); We were rocking along. Current address? Easy. Insurance? No problem. Social Security Number? Ditto. Current medicines. Last COVID shot, etc. Done and done.

Then there was a pause on the line. My daughter informed me there was one last question to ask and suggested I take my time before answering because my reply could have serious ramifications for the whole family and perhaps dredge up some past history best left buried. Question: What gender was



DICK YARBROUGH

I assigned at birth? Say what?

Frankly, I don't remember this being brought up when I was born because - well - I was busy getting born and that wasn't the time for stupid questions. I didn't have the presence of mind at the

time to consult my momma and daddy. Today, I tend to hold them responsible for all the confusion. After all, this was their idea.

I thought about asking my brother - or at least I think he's my brother. He could be my sister if we don't get this gender thing figured out. Imagine his surprise if he found out that bratty little brother who was always pestering him was actually his bratty little sister or bratty little whatever.

I'm not sure how we have gotten to the point where you have to bring this stuff up just to get a COVID shot. Back in the old days, we wouldn't be having this conversation. It was a known fact when I was growing up that boys were snips, snails and puppy dogs' tails and that girls were sugar and spice and everything nice. But not any more. Today, some claim they are neither a slightly condescending plate of escargot nor a five-pound bag of Domino Pure Cane Granulated Sugar.

According to most research I have seen, they comprise 0.5 percent of the population. For those of you who can't locate your abacus at the moment, that is one-half of one percent. That's less than the number of Americans who say they eat eggs.

YARBROUGH CONTINUED ON A5

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VIA CAPITOL BEAT NEWS

## Federal judge rejects voter intimidation charges against conservative group in Georgia

By DAVE WILLIAMS  
 Capitol Beat News

ATLANTA - A federal judge has ruled in favor of a Texas-based conservative group in a lawsuit over its effort to lodge more than 364,000 challenges to Georgia voters' eligibility.

U.S. District Judge Steve Jones, the same jurist who upheld state's new congressional and legislative district maps last week, declared Tuesday that True the Vote's actions did not constitute illegal voter intimidation as alleged by Fair Fight Action, the voting rights group founded by Democrat Stacey Abrams.

True the Vote filed challenges in December 2020 ahead of two runoff elections that vaulted Democrats Jon Ossoff and Raphael Warnock into the U.S. Senate, claiming the affected voters appeared to be ineligible to vote because of changes in residency. Local elections offices rejected most of the challenges.

Jones found that the groups' actions did not rise to the level of violating the Voting Rights Act.

"This decision is monumental," said Jake

Evans, lead attorney for True the Vote in the case. "It vindicates True the Vote in totality and establishes that eligibility challenges under Section 230 (of the federal law) are a proper method to ensure voter rolls are accurate."

But other portions of Jones' ruling criticized the organization's process for challenging voters.

"As the federal court weighed the evidence presented about True the Vote's tactics in the 2021 runoff elections, it did not hold back its criticisms of the Texas group's methods," said Cianti Stewart-Reid, Fair Fight's executive director. "To the contrary, the 145-page opinion expressly states the court 'in no way is condoning (True the Vote's) actions in facilitating a mass number of seemingly frivolous challenges.'"

A sweeping overhaul of state election law the General Assembly passed in 2021 after the Senate runoffs and after the lawsuit was filed allows individuals to file an unlimited number of voter eligibility challenges.

## Kemp administration makes staffing changes

By DAVE WILLIAMS  
 Capitol Beat News

ATLANTA - Gov. Brian Kemp named a new executive counsel Thursday, part of a series of staffing changes in the governor's office.

Kristyn Long will become the Kemp administration's lawyer at the end this month, succeeding David Dove, who is leaving state government to join the prestigious Atlanta law firm Troutman Pepper as a partner. Long has been serving as the state's chief operating officer.

"Kristyn Long has been essential to our state's successful response to the unprecedented challenges of the past few years," Kemp said.

Before taking on her current role, Long previously served as deputy chief operating officer and deputy executive counsel. Prior to joining the Kemp administration in 2020, she worked in private practice, focusing on civil litigation, probate litigation, and estate planning.

Filling Long's role as chief operating officer will be Russell Crutchfield, who has been serving as chief of staff and associate vice president at the University of West Georgia since 2016. Before that, Crutchfield held several leadership positions with state agencies, including the departments of Community Health, Public Health, and Labor.

## State senator taking aim at 'swatting'

By DAVE WILLIAMS  
 Capitol Beat News

ATLANTA - A state senator plans to introduce legislation during the upcoming session of the General Assembly aimed at "swatting," false reports of criminal activity that send police to the homes or offices of targeted victims.

Since Christmas Day, three Republican state senators, a Democratic state senator, GOP Lt. Gov. Burt Jones, and U.S. Rep. Marjorie Taylor Greene, R-Rome, have been targeted by swatting calls.

"This issue goes beyond politics - it's about public safety and preserving the integrity of our institutions," said state Sen. Clint Dixon, R-Buford, one of the victims of swatting, who announced Thursday that he will back legislation strengthening penalties for false reporting and misuse of police forces.

"We will not stand for these threats of violence and intimidation. Those involved in swatting must be held accountable under the full extent of the law."

Besides Dixon, other state senators targeted by swatting calls include Republicans John Albers of Roswell and Kay Kirkpatrick of Marietta, and Democrat Kim Jackson of Stone Mountain.

Greene told *The Hill*, a Washington,



CLINT DIXON | VIA CAPITOL BEAT NEWS

D.C.-based newspaper covering Congress, that her two daughters were targets of swatting on Thursday, just days after she experienced what she estimated was the eighth swatting call aimed at her.

"Whoever is doing this, you are going to get caught and it won't be funny to you anymore," Greene wrote on X, the social media platform formerly known as Twitter.

The 2024 session of the General Assembly will begin Jan. 8.



CRIME

Man with kissing skeleton hoodie allegedly buys alcohol with stolen debit card

By EVAN NEWTON  
News Editor

COVINGTON, Ga. – Deputies with the Covington Police Department (CPD) are on the lookout for an unidentified man who allegedly committed financial fraud.

According to a post from the official CPD Facebook page, the male entered the 21 Package store located on Hwy. 278 where “he purchased alcohol with a stolen debit card.”

While the BOLO gives no official description, the male in the picture can be de-

scribed as a Black male wearing a tan colored beanie and a light-tan colored hoodie with two skeletons kissing in the center.

Anyone with information about the identity of this man or anyone with information about the case is urged to contact Det. Jack Treadwell at jack.treadwell@covingtonpolice.com or by phone at 770-385-2196. Alternatively, you can also contact Lt. Daniel Digby at daniel.digby@covingtonpolice.com or by phone at 770-385-2126.



MISSING PERSON

NCSO looks for missing juvenile last seen in November



By EVAN NEWTON  
News Editor

NEWTON COUNTY – The Newton County Sheriff’s Office is looking for a runaway juvenile who was last seen in late November.

According to an NCSO BOLO, Kamoni Banks was last seen on Nov. 25 where she apparently “packed her clothes up and left home.”

Banks is described as a 15-year old Black female at 5-foot-4, 150 pounds.

The BOLO states that Banks “has a history of running away” and is expected to be in the Rockdale County, Union City or Albany areas, where she is said to have family and friends.

Anyone with any information regarding her whereabouts are encouraged to contact investigator Threats at ethreats@newtonsheriffga.org or by phone at 678-625-1453.

COUNTY

NCSO warns citizens of phone, bonding scams

STAFF REPORT  
news@covnews.com

NEWTON COUNTY – The Newton County Sheriff’s Office is warning citizens of a number of scams taking place that may cost them money.

send money to someone over the phone without confirming their identity first, even if the person on the phone claims they are an employee of the Newton County Sheriff’s Office,” read the NCSO Facebook post.

A number of different scams have been attempted via the phone method, too – with gift cards being the primary method of payment.

The NCSO states that the agency would never ask for fees in the form of a gift card.

“Our agency will NEVER call you and demand you pay any type of fee with gift cards. A few of the phone scams we are aware of involve DNA tests, incomplete registration, active warrants and missed court

dates,” read the NCSO Facebook post.

**Bonding Scams**

On Jan. 2, the agency released a different statement on their Facebook page relating to a bonding scam.

Family members of inmate residents were reportedly contacted by scammers claiming to be bonding agents. The NCSO says that this is not legitimate.

“Some of our inmate residents’ family members are receiving calls from individuals claiming to be a bonding agent – the individuals state they are calling on behalf of the inmate resident and request the family transfer funds to them for the inmate resident to be released immediately,” read the NCSO

Facebook post. “The scammers are sending fake invoices to the families using the business name and official logos of legitimate bonding companies.”

The agency warned potential victims that bonding companies will never directly contact them.

“If you receive a call from an individual falsely claiming to be a bonding agent, do not send money to them via Paypal, gift cards, CashApp, Chime, etc., even if you receive an invoice,” read the NCSO Facebook post. “Be advised, bonding companies will NOT directly contact family members.”

The NCSO asks everyone to remain alert and aware when it comes to both of these types of scams.

Phone Scams

On Dec. 28, the NCSO released a statement on their official Facebook page warning readers of phone scams that have been taking place.

The phone scam involves scammers claiming that they are affiliated with the NCSO in hopes of poaching victims of their money.

“As we head into the New Year, make it your goal to inform all your family, friends and neighbors to never

NCSO issues BOLO for missing teenager



By EVAN NEWTON  
News Editor

NEWTON COUNTY – On Jan. 2, the Newton County Sheriff’s Office (NCSO) released a BOLO on their official Facebook page in regards to a missing teenager.

Jazz Johnson, 16, was last seen on Dec. 28 after he ran away from home after an argument with his mother, according to the NCSO BOLO.

Johnson is described as a Black male at 6-foot-3, 140 pounds with black hair and brown eyes. He was last seen wearing a blue shirt, black pants, black jacket and carrying a black book bag.

Anyone with more information regarding his whereabouts are asked to contact investigator Collins at kcollins@newtonsheriffga.org or by phone at 678-625-1428.

*The BOLO reports on A7 reflect the latest to The News’ knowledge at the time of this publication.*

EVENT

MLK Jr. Holiday Commemorative Program to take place Jan. 14

STAFF REPORT  
news@covnews.com

The Newton County Martin Luther King Jr. Holiday Celebration Committee has announced the date, time and location for the 39th annual MLK Holiday Commemorative Program.

This year’s program will take place on Sunday, Jan. 14 at 3 p.m. It will be held inside Newton High School’s auditorium located at 1 Ram Way in Covington.

This will be the first live in-person event since the COVID-19 pandemic. This year we will also celebrate 10 years of presenting the Young Dreamer Award to “outstanding youth of our community,” per a press release.

“As we return to our in-person celebration, we invite all past award recipients to join us as

we reunite to remember, to celebrate, and to act on the legacy of leadership and activism of Rev. Dr. Martin Luther King, Jr., and countless other equity advocates of Newton County,” a press release stated.

Past recipients of the committee’s “I Have a Dream Award,” Trailblazer Award or the Young Dreamer Award are asked to contact the committee at newtoncogamlk@gmail.com to follow up regarding attendance and recognition at this year’s event.

Nominations for consideration deadline closed at midnight on Dec. 29, 2023.

“While this event was established as a collaborative event of the Newton County Board of Commissioners and local civic and community leaders, the event contin-

ues to exist thanks to the contributions of those of you in the community,” a press release stated. “We are extremely grateful to those who provide financial support for this event.”

For donations, people are asked to make them payable to Newton County MLK Holiday Celebration. People can mail donations to Newton County MLK Holiday Celebration Committee, c/o Mrs. Josephine Brown, P.O. Box 185, Covington, GA 30015. You may also contribute electronically via PayPal using @newtoncomlk. For both electronic and mail payments, please complete and forward the enclosed donation form.

“Thank you again for your support of this event which honors and celebrates

Dr. King’s passion for faith, justice, service, and education,” a press release stated. “If your organization is planning a special 2024 MLK celebration event, please let us know by emailing newtoncogamlk@gmail.com, and we will gladly add it to our list of upcoming events.”

## NOTICE OF PUBLIC HEARING

The Cities of Covington and Oxford will conduct a Public Hearing on **January 25, 2024, at 6:30 p.m.** at Oxford City Hall, 110 W Clark St, Oxford, GA 30054.

### RAISE Grant Application for the Cities of Oxford and Covington

The purpose of the Public Hearing is to brief the community on the RAISE Discretionary Grant application and to develop a multi-use bridge connecting Oxford to Covington adjacent to Highway 81. Both Cities aim to obtain input on the proposed planning process. Residents, business owners, and stakeholders are invited to attend the Public Hearing to provide comments, ideas, and suggestions. If you are unable to attend and wish to receive information regarding the hearing, please contact the Northeast Georgia Regional Commission at (706) 369-5650 or asmith@negrc.org.

TO ADD AN EVENT TO  
OUR COMMUNITY CALENDAR,  
EMAIL [NEWS@COVNEWS.COM](mailto:NEWS@COVNEWS.COM)



# Business

The Covington News

# LOYAL UNTIL THE END

*Loyal Gas sells business to Blossom Gas, keeps core values priority*

By PHILLIP B. HUBBARD  
Managing Editor

Caring for its employees and quality customer service was at the heart of Loyal Gas for its 30-year existence. Those two aspects of the business remained until Loyal Gas' final day of operation on Oct. 31, 2023.

Co-owners Mark Allen and Alton Mason described the last day as bittersweet.

"We spent a lot of time there growing the business and working with a lot of nice people in the community that we really enjoyed working with," Mason said. "And all of our coworkers, that was not the end of our relationship with them, but it was definitely separating, because we're not going to see them every day. We've been with them for many years."

Loyal Gas was a family business in many regards.

Allen's stepdad, Jerry Loyd and mom, Sara Allen first opened the store in 1993. To help name the business, the couple combined parts of their last names to form Loyal.

Mason recognized the significance Loyd and Sara had on the early stages of the business.

"She worked there from the beginning," Mason said. "Every day she was a bigger part than anybody in that business. It wasn't like her husband's business, it was her and him together running it day-to-day."

In 2003, Loyd and Sara decided to sell it to Allen and Mason, who are also brothers in law with Mason being married to Allen's sister.

The pair picked up the business and continued it forward for the past 20 years. Over that time, not only were Mason and Allen family, but they felt like family with their staff.

"So the employees there...I played ball with them," Allen said. "I lived on this side of the street and they lived on that side of the street. That's how close knit we were."

All of Loyal Gas' services stemmed from gas, Allen said. Whether it was a gas clothes dryer, generator or water heater, Loyal Gas worked on it.

Allen also mentioned that Loyal Gas doubled in size under his and Mason's lead-

ership. To help accomplish that, Allen and Mason always stressed the importance of quality service.

"We would always tell our employees, 'Anybody can sell you gas, but can they give you service?'" Allen said. "It's one thing for a man to have a contract with you to say, 'I'll sell you gas for 50 cents a gallon,' but you gotta get him to bring you that gas for 50 cents a gallon, too. Through the years, people found out there are different situations out there, but who's going to come through for us? And that's what we tried to do."

By offering such customer service, Allen and Mason felt a close bond with their clients.

"We know so many of our customers not personally like friendship and all but, when they walked in the door, we knew them," Allen said. "You see those people and get to know them and get to know their families. We always reached out to do what we could do. Always."

Consideration for their customers and employees did not escape Allen and Mason either when they decided to sell the company.

After a few other businesses displayed interest in purchasing Loyal Gas, the co-owners ultimately decided to sell to Blossom Gas & Appliance, which opened on Nov. 1, 2023.

Blossom Gas originated in Ocean Springs, Mississippi in 1951. Today, it is the eighth largest propane company and the fifth largest independent propane company in the United States, according to LPGas' official website.

More importantly for Allen and Mason, they believe Blossom Gas is "customer-oriented."

In a statement to *The Covington News*, Blossom Gas' president and CEO Stuart Weidle shared the same sentiment.

**"Anybody can sell you gas, but can they give you service?"**



(FROM LEFT) MARK ALLEN AND ALTON MASON STAND OUT FRONT OF LOYAL GAS ON OCT. 31, 2023, WHICH WAS THEIR LAST DAY OWNING THE BUSINESS. | CONTRIBUTED PHOTO

"Blossman Gas is pleased that after many years of growing an exemplary business, we are who Loyal Gas chose to entrust their business to," Weidle said. "We will continue to honor their tradition of exceptional propane service in the Covington area."

The business will remain located at 11237 Hwy 36 in Covington.

Now, after investing 20 years in building Loyal Gas up, Allen and Mason aim to "slow down and enjoy life."

Allen plans to travel, "fool with some guns" and "tinker a little bit" with his son's motorcycles that he used to race. He also has a grandson who is

three-and-a-half years old and Allen plans to spend time with him.

On the other hand, Mason wants to do yard work, ride on the boat and just maintain a "slower pace."

No matter what the future holds, Allen and Mason are positive that Blossom Gas & Appliance will take care of Loyal Gas' customers and employees.

"That was one of our concerns when we went to sell the business. We wanted to make sure that all of our coworkers were taken care of," Mason said. "When we started, we had a few companies that were interested, but we felt like Blossom was the best company as far as taking care of our coworkers and taking care of our customers. So that's why we started negotiations and wound up staying with them."

## LOYAL GAS QUICK FACTS

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# Sports

The Covington News

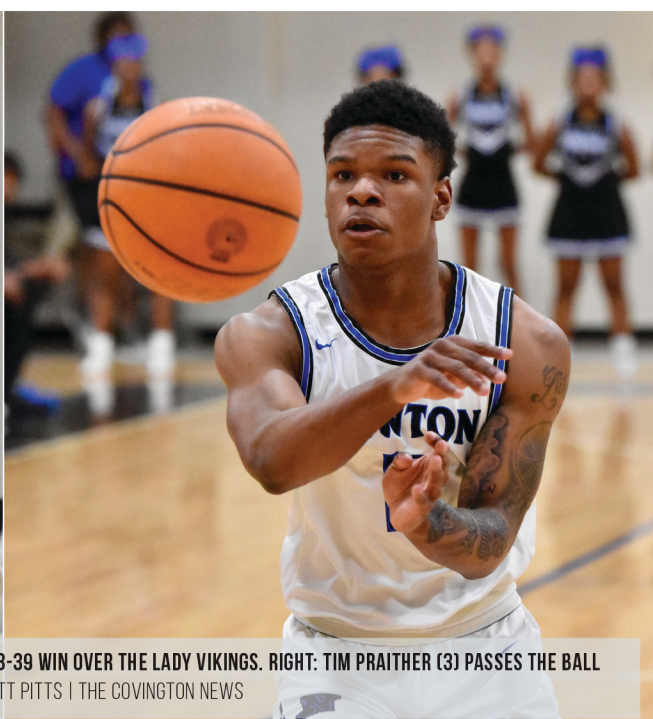
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NEWTON

# RAMS BEGIN NEW YEAR WITH SWEEP OF ST. ANNE-PACELLI



LEFT: ALISSA SANDIFER (12) TAKES THE BALL DOWNCOURT IN THE LADY RAMS' 43-39 WIN OVER THE LADY VIKINGS. RIGHT: TIM PRAITHER (3) PASSES THE BALL INSIDE FOR THE ASSIST IN NEWTON'S 78-62 WIN OVER ST. ANNE-PACELLI. GARRETT PITTS | THE COVINGTON NEWS

By GARRETT PITTS  
Sports Editor

COVINGTON, Ga. — The Newton Rams tipped off the new year with a sweep of St. Anne-Pacelli at home on Tuesday.

In game one, the Lady Rams defeated the Lady Vikings 43-39 before the Newton boy's team won 78-62. Both teams had to fight off late comebacks.

### Lady Rams escape a late push from Lady Vikings

The Lady Rams ended their four-game skid Tuesday with a win over the Lady Vikings, who entered the game with a

6-3 record.

At halftime, Newton's advantage was 25-19, but they seemed to play their best ball coming out of the intermission.

Newton held the Lady Vikings to only three points in the third frame.

For head coach Jawan Bailey, the strong defensive play was actually a result of their offensive game plan.

"Our emphasis in the third quarter was moving the ball on offense," Bailey said. "We didn't even talk about defense. The defense ended up being there because we did a

good job on offense of being disciplined. It just rolls over into each other."

After climbing to a 41-22 lead going into the fourth quarter, Newton seemingly let the momentum fall back to St. Anne-Pacelli, who began to mount a comeback.

The Lady Vikings inched closer in the final minutes, but the Lady Rams fought off the comeback to earn the 43-39 win.

Newton's performance in the final quarter was still on the mind of Bailey following

RAMS CONTINUED ON B2

OUR THOUGHTS

# Georgia Tech football is on the rise



EVAN NEWTON

I walked into the office Tuesday morning with a fresh and optimistic mind going into the new year. My outfit was pretty ordinary, outside of my brand new Georgia Tech collared shirt I got for Christmas.

In recent years, it's been somewhat of a chore to rep the gold and blue. It's especially worse when you go out to a restaurant or bar wearing Tech gear and getting, "Boo you're a Tech fan, they suck."

And honestly, I get it. Outside of the glory of the Orange Bowl win nearly a decade ago, things have been a downward spiral for us Tech fans. From a coach that didn't want to leave the triple option offense, to another coach that cared more about Waffle House than wins and losses, we couldn't seem to catch a break.

In fact, I was there in 2019 when Virginia Tech beat the brakes off of us in Bobby Dodd Stadium 45-0. It was the last game that I attended in person, and I had more fun partying at the Theta Chi frat house than I did watching the game. That game to me was an all time low moment, and it made me ashamed to root for the team that I love.

But ladies and gentlemen, after years of painful losses and constant regression, the Georgia Tech Yellow Jackets may finally be on the right track.

This season was a turning point for the Jackets, with a lot of hype coming in for new head coach Brent Key. Key had taken over as the interim head coach after the firing of notorious Waffle House lover, Geoff Collins. The former offensive line coach did well in his interim stint, going 4-4 after Collins couldn't manage more than three wins in any of his previous seasons.

Still, with notable head coaching figures such as Deion Sanders available, Tech decided to keep the in-house guy and former alumnus - ironically enough, the same guy that Collins brought back to Tech.

The season had a bit of a rocky start, with the loss to Bowling Green stinging a bit more than the rest. A 2-3 start to the season had many doubting Tech's progress, including myself.

But then, on the glorious Saturday of Oct. 7, the miracle in Miami happened. For those who don't know, Miami could have simply taken a knee and ran out the clock, causing Tech to lose. But a costly fumble allowed Tech to get the ball back with Haynes King

NEWTON CONTINUED ON B2

EASTSIDE

# Eagles begin second half of season focused

By PHILLIP B HUBBARD  
Managing Editor

COVINGTON, Ga. — Eastside's home Region 8-A match with Jefferson came down to the wire on the second day of 2024. The game went final with the Eagles pulling out their second region victory of the season 52-50.

The Dragons had one more opportunity to either tie or win it with 1.4 seconds remaining in the contest.

However, that attempt was taken away when Jason Carter flew in the air, intercepted the inbound pass and that was all she wrote.

As Carter came down with the steal, the clock hit 0:00 and only two words instantly came to head coach Dorrian Randolph's mind.

"Thank God," Randolph said, "because we just got back from Florida where we had a five-overtime game that we won by three. I was like, I don't want to go into overtime again. So thank God he intercepted it."

The intense atmosphere seemingly remained from tip-off.

EAGLES CONTINUED ON B2



EASTSIDE BOYS BASKETBALL COACH DORRIAN RANDOLPH LOOKS ON DURING HIS TEAM'S 52-50 WIN OVER REGION FOE JEFFERSON ON TUESDAY. PHILLIP B. HUBBARD | THE COVINGTON NEWS

# Pet of the Week

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COUNTY AREA

# Lady Rams, Redskins fall in Winter Classic Showcase

By GARRETT PITTS  
Sports Editor

SOCIAL CIRCLE, Ga. — Both girls basketball squads from Newton and Social Circle competed in Saturday’s Winter Classic Showcase hosted in Social Circle’s gymnasium.

The Lady Redskins suffered a 56-47 loss to the Putnam County Lady War Eagles. In the final game of the day, the Lady Rams fell to the Hebron Christian Lady Lions 63-42.

## Sluggish start derails Lady Redskins against Lady War Eagles

As the game went on, Social Circle’s scoring increased in each quarter but the Lady War Eagles managed to match the energy in the second half to fight off the Lady Redskins.

The game came down to Putnam County’s ability to stop Jada Hyman, who has been the driving force for Social Circle’s offense in 2023.

Hyman ended the game with 12 points, with 10 of them coming from the free-throw line.

The game got off to a fast start, but it was the Lady War Eagles that controlled the game early on.

For the opening six minutes, the Lady Redskins could not get into the scoring column.

By the end of the opening quarter, Social Circle found itself down 13-3.

In the second quarter, the Lady Redskins found their way back into the game. The boost came from their perimeter shooting.

Three pointers from Kelis Reid,

Marissa Morrell and Sophia Fontenot propelled Social Circle to trim down the Putnam County lead.

The Lady War Eagles went into halftime with a 19-15 advantage. However, they turned the game back in their favor following intermission.

After scoring only six points in the second quarter, Putnam County added 17 points in the third frame to provide all the separation it needed.

The final quarter saw Social Circle score 20 points, but its defense did not hold as the Lady War Eagles answered with 20 of their own.

Putnam County came away with the win to defeat the host team on their own court.

For the Lady War Eagles, the scoring was headlined by Kamyra Aikens, who finished with 15 points in the win.

The Lady Redskins were led by Reid, who scored 15 points while knocking down four shots from the perimeter.

Social Circle’s loss moves it to 6-9 on the year. The Lady Redskins will begin 2024 on the road against the Eastside Eagles Saturday, Jan. 6.

## Lady Lions’ offense proves too much for Lady Rams

In the final game of the showcase, the Newton Rams fell to the Lady Lions, who maintained the edge for all four quarters.

As the game began, Newton got things started with a three-pointer from Sanaa Tripp.



After an early, back-and-forth contest, Hebron Christian’s size on the inside began to wear down the Lady Rams as they struggled to get shots to fall in the second quarter.

The second frame was when the Lady Lions scored from all areas of the court as they went into halftime with a 30-14 lead.

In the third frame, Newton got shots to land from the perimeter from Imari Humphrey.

However, Hebron Christian

maintained the pace and kept the Lady Rams from closing in.

In the final seconds of the third quarter, a three pointer from Newton rolled off the back of the rim as time expired to keep the Lady Rams down going into the final eight minutes.

The final quarter was the best from Newton, but it was not enough as the Lady Lions found their way to a 21-point win in the final game of the day.

## RAMS CONTINUED FROM B1

the game.

“It [the game] was good. It would have been a lot better if we finished the game better,” Bailey said. “We had a really good groove going in the third quarter and then a really bad fourth quarter. It almost feels like we lose in a sense, but a win is a win. We feel good about it going into region play on Friday.”

Senior Sanaa Tripp scored 10 points in the first two quarters and was the player controlling the pace for the Lady Rams.

For the Lady Vikings, their struggles early at finding open shots led to them ultimately trailing for the majority of the contest.

Despite the struggles, St. Anne-Pacelli kept it close because of McKayla Hasley.

Halsey was the focal point on offense and defense for St. Anne-Pacelli as her size allowed her to give Newton difficulty in the paint.

For the Lady Rams, scoring was led by Tripp with 13 points and Alissa Sandifer with 11 points.

Newton’s victory moves them to 7-7 on the year. The Lady Rams will now look ahead to Region 4-AAAAAAA play when they go on the road to play South Gwinnett (5-7) Friday, Jan. 5.

## Newton’s first half play helps avoid the St. Anne-Pacelli surge late

The Vikings mounted a push late, but the Rams’ offensive production proved too much in the end as Newton came away with the win.

Newton went into halftime with a 48-25 lead and all the momentum after KJ White launched a half-court buzzer beater that went right into the net.

By the start of the fourth quarter, the Rams’ lead had shrunk 64-53.

In the final minutes, the Vikings began to miss the shots they were making in the third frame that helped them get back into the contest.

Two slam dunks from Jordan Green and Jabez Jenkins served as Newton’s exclamation point in their win.

Head coach Barry Browner was pleased with how his team responded in the final eight minutes after allowing 28 points in the third quarter.

“We had to settle down a little bit. We had gotten up and the guys got a little comfortable,” Browner said. “We needed to make sure we were getting back into our rhythm basically. They [St. Anne-Pacelli] can definitely score the basketball so we just need to make sure we are in tune with that from now on.”

Though he finished the game with a dunk, Green got the game started with back-to-back three pointers to give Newton the early advantage.

Along with Green, Tim Praither and Bryce Jackson are players that Browner highlighted after the game when discussing his team’s success shooting the ball.

In the first half alone, the Rams knocked down nine three pointers.

Green and Jackson’s emergence comes in part due to injuries on the team that Browner has had to work around.

“We had had a few guys out,” Browner said. “Ted [Neal] has been out for the last three games and we were missing AJ Belcher tonight. [Tonight] was Bryce Jackson’s first time back in two weeks. I am glad to have Bryce back and when we get Ted back we will be at 100 percent. We are getting a lot of things from different guys on the team, you never know who’s night it is going to be.”

With the Vikings finding their rhythm in the third quarter, the Rams leaned on Jenkins in the scoring department as Newton was able to close out the game with a 78-62 win.

Praither led the scoring for the Rams with 19 points while Jenkins finished with 16.

Newton’s 78 points on Tuesday were its second highest scoring total of the year, only behind its 83 points against Kell in November.

The Rams moved to 10-2 on the year following the victory over the Vikings. Newton’s next game will be its region opener at South Gwinnett Friday, Jan. 5.

## NEWTON CONTINUED FROM B1

throwing a touchdown to Christian Leary to win it.

It’s often called one of the most remarkable wins in college football history, and it proved to be a turning point for the season. At 3-3, the positive momentum was there for Tech to make their first bowl game since 2018. For reference, I was a senior in high school at that point.

After trading wins and losses with the ACC, Tech finally got their bowl eligibility berth with a win over Syracuse – a huge moment for Key and company. The team had generated positive momentum and had a chip on their shoulder going into the all-important rivalry game against Georgia, aka “Clean Old-Fashioned Hate.”

I had some optimism that it wouldn’t be a 40-point blowout like in years past and I thought Tech would put up a fight against the reigning national champs. Not only did Tech put up a fight, but they went toe-to-toe with the Bulldogs, losing by just eight points.

For a team that went from being at the bottom of the barrel in the ACC, to keeping it competitive with the reigning champions is an amazing feeling as a fan. It was also the first indicator to me that Georgia was not the same team in years past, but I digress.

Fast forward to Dec. 19, and the Gasparilla Bowl is on. Finally, Tech is bowling for the first time in years. And right away... we’re

down 14-0 in the first quarter.

A buddy of mine I was watching the game with said, “Welp we’re done, we gave it a good try.” I told him, “We’re not out of it yet, this team has gone too far.”

Then in the second quarter and onward, Tech showed the world who they are by going up 30-3 in a three-quarter span to win their first bowl game since the 2016 TaxSlayer Bowl over Kentucky.

The final record for the Jackets this year was 7-6 – a mediocre record by a lot of standards.

But the record doesn’t reflect who this team is. This team is one that showed heart and one that became better as the year progressed. It is a drastic adjustment from the Collins and late Johnson days, and it gave me and other long time fans a reason to be excited for the future.

Pairing that with some of our future prospects that we received from high school as well as the transfer portal recipients, and we have the makings of being a top-five team in the ACC.

That may sound laughable now – and it may be one of those hot takes that may come back to bite me – but watch out for those Yellow Jackets next season.

After a strong ending to the 2023 season, we’re on the rise in 2024.

*Evan Newton is the news editor for The News. He can be reached at enewton@covnews.com.*

## EAGLES CONTINUED FROM B1

At the end of the opening frame, the Eagles led 10-6 with a 26-21 halftime advantage. By the end of the third quarter, Jefferson drew to within one point, trailing 38-37.

It was the Eagles who ultimately prevailed, though, with the narrow victory.

Nine players cracked the score sheet in the win, too.

Trebor Edwards recorded a team-high 17 points followed by Marion Eubanks Jr.’s eight and Damien Davey’s six, which all came from beyond the arc.

Randolph credited Tuesday’s two-point win to the program’s trip to compete in the Panama City Classic in Florida.

“The Florida trip, it shows that we were able to go up there and play some good teams,” Randolph said. “Took some lumps on the head, but able to handle adversity. For them to miss the free throws and move on to the next play is kind of what we always say. You don’t ever want to make two bad decisions in a row. It showed the kids are better able to handle adversity.”

Eastside played in three games from Dec. 28-30 in Florida for the tournament. The Eagles went 1-2 with the one win being the aforementioned, four-overtime win.

The Eagles defeated Pleasure Ridge Park – from Kentucky – 65-62 to begin the team’s two-game winning streak.

That win was preceded by two defeats, but Randolph believes an

even bigger win was achieved by his players.

“We always take a trip during the Christmas break,” Randolph said. “Spend time with guys hanging in the rooms, stay up and play video games. We were on the beach, so they were able to get in the hot tub. Just little experiences that they may never have again and, at the same time, be able to have it with your brother. That just brings you closer.”

Randolph went on to say that the closeness of the players and coaches on this 2023-24 squad is the biggest area he has seen the most growth in.

With the most recent wins, Eastside improves to 7-7 overall with a 2-2 mark in region play. As a result of the win over Jefferson, in particular, the Eagles jumped up from sixth to fourth in the region standings.

When asked how his 2024 has started off, Randolph did not hesitate to respond – “It’s starting off great.” Nevertheless, he stressed the importance of his team to keep pushing forward with the second half of the season underway.

“It’s a new year and we have a new focus. We’re 1-0 in the region starting the new year. That’s the No. 1 team, that’s the standard right there and that’s what we talked about. To get a win against them hopefully sends a quiet message to the rest of the region that the first half we took our bumps and bruises, but now we’re ready to focus and play ball.”



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Public Notices

Abandoned Vehicles

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE

You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicles are currently located at Chancey's Wrecker Service 4199 OLD ATLANTA HWY, COVINGTON GA 30014

The vehicles subject to liens as stated above are identified as:

Vehicle Make: HONDA Year: 2013 Model: ACCORD

Vehicle ID #: 1HGCT2B-87DA002705 Vehicle License #: 1TFTFL4661 State: GA Picked up from: SMITH STORE ROAD COVINGTON, GA

Vehicle Make: CHEVROLET Year: 1995 Model: IMPALA

Vehicle ID #: 1G1BL52P4SR169579 Vehicle License #: NO TAG Picked up from: SMITH STORE ROAD & WHITE'S BRIDGE ROAD COVINGTON, GA

Vehicle Make: CHEVROLET Year: 2005 Model: SILVERADO 1500

Vehicle ID #: 2GCE-K13T751282385 Vehicle License #: AND6475 State: GA Picked up from: TURNER LAKE ROAD & HWY 278 COVINGTON, GA

Vehicle Make: NISSAN Year: 20017 Model: SENTRA

Vehicle ID #: 3N1AB7A-POHY404214 Vehicle License #: CPL172 State: GA Picked up from: HWY 162 & ROCKY PLAINS ROAD COVINGTON, GA

Vehicle Make: FOURTRAX Year: N/A Model: 4WHEELER

Vehicle ID #: NO VIN Vehicle License #: NO TAG Picked up from: 34 SOCKWELL ROAD OXFORD, GA

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:

Business Name: Chanceys Wrecker Service

Address: 4199 OLD ATLANTA HWY, COVINGTON GA 30014

Telephone #: (770) 483-0698

PUBLIC NOTICE #600829

12/31-1/7

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE

Chrysler 2006 SEBRING

1C3EL56R26N162972 TAG # TFW0010 GA

You are hereby notified, in accordance with OCGA § 40-11-19(a) (2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicle is currently located at 2481 Old Covington Hwy SW Conyers, GA 30012

Anyone with an ownership interest in this vehicle should contact the following business immediately:

Quick Drop Impounding, Towing, and Recovery

2481 Old Covington Hwy SW Conyers GA 30012

678-210-0245

PUBLIC NOTICE #600856

1/7,14

ABANDONED MOTOR VEHICLE PETITION ADVERTISE-  
MENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of Newton County to fore-close liens against the vehicle (s) listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicle (s) is : 9179 Aaron Dr. Covington, GA 30014. Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: 1/8/2024 Answer forms may be found in the Magistrate Court Clerks office located at: Newton County Court House

Forms may also be obtained online at [www.georgiamagistratecouncil.com](http://www.georgiamagistratecouncil.com)

2012 CHRYSLER 200

K-2 TOWING LLC 9179 AAR-  
ON DR.  
COVINGTON, GA 30014  
770-786-3323

You are hereby notified, in accordance with OCGA 40-11-9 (a) (2), that each of the below- referenced vehicles are subject to a lien and a petition may be filed in court to fore-close a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at: 9179 Aaron dr. Covington, GA 30014 The vehicles are subject to liens as stated above are identified as:

2011 FORD CROWN VIC 1FABP7AV6BX178903

Anyone with an ownership interest in any of these vehicles should contact the following business immediately. K-2 TOWING LLC 9179 AARON DR COVINGTON, GA 30014 770-786-3323

PUBLIC NOTICE #600845

12/31-1/7

King's 24 Hour Towing and Repair LLC.

3195 Hwy 81 South

Covington, Ga. 30016  
770-787-6243

You are hereby notified, in accordance with the OCGA 40-11-19 (a) (2), that the below referenced vehicles are subject to a lien and a petition may be filed in court to fore-close a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

13 Nissan Altima 1N4AL3AP-3DC277616

04 Dodge Neon 1B3ES-56C6AD604005

PUBLIC NOTICE #600846

1/7,14

The following vehicles were abandoned and have been fore-closed through the Newton County Magistrate Court. These vehicles will be sold at our Public Auction at exactly 10:00 AM on 1/27/2024. The auction will be held at: **King's 24 Hour Towing at 3195 Hwy 81 S. Covington, Ga. 30016.**

2008 VOLVO XC90 YV-4CY982181421101

2004 SATURN ION 1G8A-J52F44Z119360

2015 NISSAN ALTIMA 1N4AL3AP0FC454562

2018 FORD FOCUS 1FADP-3F25JL234261

2010 CHEVROLET IMPALA 2G1WA5EK8A1249403

2007 CHRYSLER ASPAN 1A8HX58P37F572869

2017 CHEVROLET CRUZE 1G1BE5SM8H7130613

2004 HYUNDAI XG350 KMH-FU45E04A335975

1999 CADILLAC ESCALADE 1GYEK13R4XR410634

2007 TOYOTA COROLLA 2T1BR32EX7C853756

2006 MAZDA 3 JM1B-K32F561499676

2000 FORD EXPEDITION 1FMRU1765YLB56701

2008 KAWASAKI NINJA ZX-10R JKAZXCE108A011425

2003 ACURA TL 19UUA56623A022623

2012 BMW X5 5UXZV4C-58CL754708

2001 DODGE DAKOTA 1B7GL2AX215119106

1984 PONTIAC FIERO 1G2AM-37R4EP202048

2010 TOYOTA SIENNA 5TDYK-4CC7A5300627

2004 FORD EXPEDITION 1FMRU15W14LA23897

2007 SATURN AURA 1G8ZS57NX7F148920

2009 CHEVROLET COBALT 1G1AT58H597263116

2010 FORD ESCAPE 1FMCU9EG3AKA61744

2015 NISSAN SENTRA 3N1A-B7AP5FL669186

1991 ISUZU NPR JALC-5B1U6M3001202

2007 HONDA ACCORD 1HGCM-72617A020386

1970 CADILLAC EL DORADO F0264426

2000 MOND TRAILER 2MN-01JAH3Y1003478

1992 UTILITY TRAILER 5631F172XNM002487

2011 FORD FOCUS 1FAHP3F-N4BW159936

2006 NISSAN 350Z JN1AZ34EX6M352086

PUBLIC NOTICE #600866

1/7,14

Adoptions

IN THE SUPERIOR COURT OF NEWTON COUNTY STATE OF GEORGIA

RE: Petition of KEISHA K. ZACHARY for the Adoption of KE'MYA LUCILLE ZACHARY, KEMON EUGENE ZACHARY and KENNEDI NICOLE ZACHARY, Minor Children.

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STATEWIDE CLASSIFIEDS FOR THE WEEK 1/7/24

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CIVIL ACTION Adoption File No. 2023- AD-10-3

NOTICE OF ADOPTION

To: TONDALIA WILLIAMS, Natural Mother of KE'MYA LUCILLE ZACHARY, KEMON EUGENE ZACHARY and KENNEDI NICOLE ZACHARY

LAST KNOWN ADDRESS: 519 Eastview Village Drive, Stockbridge, Henry County, Georgia 30281

Greetings: By Order of Service by Publication, you are hereby notified that KEISHA K. ZACHARY has filed a petition to adopt KE'MYA LUCILLE ZACHARY, KEMON EUGENE ZACHARY and KENNEDI NICOLE ZACHARY, Adoption No.2023-AD-10-3, in the Superior Court of Newton County, Georgia and you make known any objections you might have to the prayers in said petition at the hearing on the Motion for Termination of Parental Rights and Adoption and show cause why your rights in the above named children should not be terminated.

Judge Layla H. Zon at the Court House in Walton County, Georgia. WITNESS, the Honorable Layla H. Zon Judge of the Superior Court. Honorable Karen P. David Clerk, Superior Court of Walton County

Alcovy Judicial Circuit

This day of December , 2023.

PUBLIC NOTICE #600799 12/24,31-1/7,14

Alcoholic Beverage

Notice is hereby given that an application has been made to Newton County Board of Commissioners to obtain a license to sell alcoholic beverages (beer and wine) for off-premises consumption by CVS STORE #8418 LOCATED AT 10267 HIGHWAY 36, COVINGTON GA 30014

PUBLIC NOTICE #600828 12/31-1/7

Notice is hereby given that an application has been made to Newton County Board of Commissioners to obtain a license to sell alcoholic beverages (beer and wine) for off-premises consumption by SHELL FOOD MART

SHANKER THUMMALA

5890 SALEM RD COVINGTON, GA 30016

PUBLIC NOTICE #600833 12/31-1/7

Bids

ADVERTISEMENT FOR BIDS

CITY OF COVINGTON

2194 EMORY STREET N.W. COVINGTON, GA 30014

Brookwood Circle Culvert Replacement Phase 1

Bid Number: 2023-37

Sealed bids for the Brookwood Circle Culvert Replacement Phase I will be received by the City of Covington in their office located at 2194 Emory Street N.W. Covington, GA 30014 until 10:00 a.m. local time on Tuesday January 30, 2024. The bids will be opened at 10:30 a.m. at 2116 Stallings Street, NW, Covington, GA 30014, where they will be publicly opened and read aloud. Any bid received after said time and date will not be considered by the Owner. No bid may be withdrawn after the closing time for the receipt of bids for a period of sixty (60) days except as specifically provided in the Instructions to Bidders and/or by State law. The RFI deadline will be Tuesday, January 16, 2024, at 5:00 PM. RFIs should be addressed to Tripp Griffin at [tripp.griffin@gwesllc.com](mailto:tripp.griffin@gwesllc.com). If bids are mailed or delivered in advance of the Bid Opening, they

shall be hand delivered or shipped via UPS/FedEx to 2194 Emory Street NW, Covington, GA 30014. Bid packages shall not be mailed via USPS.

The Project consists of removing and replacing approximately 30 LF of 8'wide by 7' high box culvert with associated headwalls, wingwalls, and replacement of existing storm drain pipe and structures in the immediate project area.

The Instructions to Bidders, Bid Forms, Contract Agreement, Drawings, Specifications and forms of Bid Bond, Performance Bond, Payment Bond and other Contract Documents may be obtained upon payment (non-refundable) of \$200 from:

GWES, LLC

733 Carroll Street

Perry, GA 31069

478-365-0726 – [tripp.griffin@gwesllc.com](mailto:tripp.griffin@gwesllc.com)

A pre-bid conference will be held at 2:00 p.m. local time on Tuesday, January 9, 2024, at the City of Covington in their office located at 2116 Stallings Street N.W. Covington, GA 30014. Representatives of the Owner and Engineer will be available to discuss the Project. Attendance at the pre-bid conference is highly encouraged but is not mandatory. Engineer will transmit to all Plan Holders such addenda as Engineer considers necessary in response to questions and discussion arising at the conference. Oral statements may not be relied upon and will not be binding or legally effective.

The Scope of Work as described herein is defined as "utility contracting" in accordance with O.C.G.A.43-14-2(17) so the Contractor performing the work must provide proof of a valid license by the State of Georgia as a "Utility Contractor" and must also employ a "Utility Manager" certification holder who will have oversight of all the utility work. See Instructions to Bidders for additional bidding requirements.

A Bid Bond in the amount of five percent (5%) will be required. A Performance Bond and a Payment Bond, each in the amount of one hundred percent (100%) of the contract, must be furnished by the successful bidder upon award of the contract. Each Bond shall be accompanied by a "Power of Attorney" authorizing the attorney-in-fact to bind the surety and certified to include the date of the bond.

All qualifying Contractors and Subcontractors performing work with the City of Covington must register and participate in the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, to verify the work eligibility information of new employees. In order for a Bid to be considered, it is mandatory that the Bidder's Affidavit of Compliance with O.C.G.A. §13-10-91 be completed and submitted with the Bid.

The Owner reserves the right to reject any or all Bids, including without limitation, the rights to reject any or all nonconforming, nonresponsive, unbalanced, or conditional Bids and to reject the Bid of any Bidder if the Owner believes that it would not be in the best interest of the Project to make an award to that Bidder, whether because the Bid is not responsive or the Bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by the Owner.

CITY OF COVINGTON

PUBLIC NOTICE #600803 12/24-1/7

Citations

CITATION

ALFRED JEROME WISE has petitioned to be appointed Admin-

istrator of the Estate of ELEANOR O. WISE deceased. (The applicant has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A 53-12-232). All interested parties are hereby notified to show cause why said application should not be granted. All objection must be in writing, and filed with this Court on or before FEBRUARY 5 2024, next, at ten o'clock a.m.

MELANIE M. BELL, JUDGE

MARCIA WYNNE, CLERK

PROBATE COURT NEWTON COUNTY, GEORGIA

NEWTON COUNTY PROBATE COURT

1132 USHER STREET-148 COVINGTON, GA 30014

PUBLIC NOTICE #600852 1/7,14,21,28

CITATION

BRENDA BILLINGS JONES has petitioned to be appointed Administrator of the Estate of NATASHA BILLINGS deceased. (The applicant has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A 53-12-232). All interested parties are hereby notified to show cause why said application should not be granted. All objection must be in writing, and filed with this Court on or before FEBRUARY 5 2024, next, at ten o'clock a.m.

MELANIE M. BELL, JUDGE

MARCIA WYNNE, CLERK

PROBATE COURT NEWTON COUNTY, GEORGIA

NEWTON COUNTY PROBATE COURT

1132 USHER STREET-148 COVINGTON, GA 30014

PUBLIC NOTICE #600791 1/7,14,21,28

CITATION

CHERYL BONE MCGUNIGAL has petitioned to be appointed Administrator of the Estate of ORVILLE P. MCGUNIGAL deceased. (The applicant has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A 53-12-232). All interested parties are hereby notified to show cause why said application should not be granted. All objection must be in writing, and filed with this Court on or before FEBRUARY 5 2024, next, at ten o'clock a.m.

MELANIE M. BELL, JUDGE

MARCIA WYNNE, CLERK

PROBATE COURT NEWTON COUNTY, GEORGIA

NEWTON COUNTY PROBATE COURT

1132 USHER STREET-148 COVINGTON, GA 30014

PUBLIC NOTICE #600820 1/7,14,21,28

CITATION

JASON KENNEY has petitioned to be appointed Administrator of the Estate of DONALD EUGENE KENNEY deceased. (The applicant has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A 53-12-232). All interested parties are hereby notified to show cause why said application should not be granted. All objection must be in writing, and filed with this Court on or before FEBRUARY 5 2024, next, at ten o'clock a.m.

MELANIE M. BELL, JUDGE

MARCIA WYNNE, CLERK

PROBATE COURT NEWTON COUNTY, GEORGIA

NEWTON COUNTY PROBATE COURT

1132 USHER STREET-148 COVINGTON, GA 30014







NOTICE TO DEBTORS AND CREDITORS  
GEORGIA, NEWTON COUNTY

IN RE: ESTATE OF DONALD LOUIS BEGUE, DECEASED

This is to notify all creditors of the Estate of Donald Louis Begue, deceased, late of Newton County, Georgia, to render their demands to the undersigned according to law, and all persons indebted to Donald Louis Begue, or to the Estate are hereby required to make immediate payment to the undersigned.

This 21st day of December 2023 Ms. Kathleen Begue  
Administrator of the Estate of Donald Louis Begue  
4149 Dorchester Drive  
Covington, GA 30014

By: F. Bradford Wilson, Jr., Attorney  
P.O. Box 1956  
Macon, GA 31202-1956

PUBLIC NOTICE #600835  
12/31-1/7,14,21

STATE OF GEORGIA,  
COUNTY OF NEWTON

NOTICE TO DEBTORS AND CREDITORS  
IN RE: ESTATE OF WILLIE CALVIN DUNCAN, DECEASED

All creditors of Willie Calvin Duncan, deceased, late of Newton County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.

This 14th day of December 2023.  
Marjorie Duncan, Administrator  
Estate of Willie Calvin Duncan

Caleb H. Ratliff, Esq.  
Cox Byington Twyman LLP  
711 Broad Street  
Rome, Georgia 30161  
(706) 291-2002

PUBLIC NOTICE #600800  
12/24,31-1/7,14

Divorces

IN THE SUPERIOR COURT  
OF NEWTON COUNTY STATE  
OF GEORGIA

JOHN P. NWOKORO,  
Plaintiff,  
v  
PHOLOMINA NWOKORO,  
Defendant,

ACTION NO.  
SUCV2022002032

NOTICE OF SUMMONS- SERVICE BY PUBLICATION

TO PHILOMINA NWOKORO

By order of the Court for service by publication dated NOVEMBER 28, 2023, you are hereby notified that on SEPTEMBER 23, 2022 (date of filing), JOHN NWOKORO (plaintiff) filed suited against you for DIVORCE. You are required to file with the clerk of the Superior Court, and to serve upon Plaintiffs attorney, Stephen L. Coxen, The Coxen firm, LLC, P.O. Box 467, Covington, Georgia 30015-0467 and answer in writing within sixty (60) days of November 28, 2023 Witness, the Honorable G. Kevin Morris Judge of the Superior Court of Newton County.

This the 28th day of November 2023

PUBLIC NOTICE #600784  
12/17,24,31-1/7

Foreclosures

NOTICE OF SALE UNDER POWER  
GEORGIA, NEWTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Darius R Ward to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for PRIMARY CAPITAL MORTGAGE, LLC, its successors and assigns, dated July 10, 2015, recorded in Deed Book 3344, Page 115, Newton County, Georgia Records, as last transferred to LAKEVIEW LOAN SERVICING, LLC by assignment recorded in Deed Book 4272, Page 641, Newton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-EIGHT THOUSAND NINE HUNDRED FIVE AND 0/100 DOLLARS (\$168,905.00), 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 Newton 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 March, 2024, 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 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

es of this sale, as provided in the Security Deed and by law, including 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.

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: Flagstar Bank, N.A., 5151 Corporate Drive, , Troy, MI 48098, 800-945-7700.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Darius R Ward or a tenant or tenants and said property is more commonly known as 9125 Bandywood Way Sw, Covington, Georgia 30014. Should a conflict arise between the property address and the legal description the legal description will control.

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.

LAKEVIEW LOAN SERVICING, LLC

as Attorney in Fact for

Darius R Ward

McCalla Raymer Leibert  
Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 237 OF THE 9TH DISTRICT, NEWTON COUNTY, GEORGIA, BEING LOT 17, PHASE I OF INGLEWOOD PARK SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 47-54, NEWTON COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

MR/ca 3/5/24

Our file no. 23-13656GA - FT18

NOTICE OF SALE UNDER POWER

GEORGIA, NEWTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Edlyne Beauchamp to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for CalCon Mutual Mortgage LLC., its successors and assigns, dated January 31, 2022, recorded in Deed Book 4337, Page 456, Newton County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 4542, Page 333, Newton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED SEVENTY-SEVEN THOUSAND ONE HUNDRED FIFTY AND 0/100 DOLLARS (\$377,150.00), 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 Newton 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 February, 2024, 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 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

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.

Specialized 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Edlyne Beauchamp or a tenant or tenants and said property is more commonly known as 210 River Walk Farm Pkwy, Covington, Georgia 30014. Should a conflict arise between the property address and the legal description the legal description will control.

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.

Specialized Loan Servicing LLC

as Attorney in Fact for

Edlyne Beauchamp

McCalla Raymer Leibert  
Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 228 OF THE 9TH DISTRICT, NEWTON COUNTY, GEORGIA, BEING KNOWN AS LOT 270A, UNIT 1, PHASE III OF RIVER WALK FARM SUBDIVISION, AS PER PLAT OF SAME OF RECORD AT PLAT BOOK 42, PAGES 234 THRU 235, NEWTON COUNTY, GEORGIA RECORDS. SAID PLAT IS SPECIFICALLY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

TAX PARCEL I.D.  
#0083B00000199000

MR/ca 2/6/24

Our file no. 23-12345GA - FT7

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM  
[REF. O.C.G.A., Section 48-4-5 et seq.; 48-4-45 & 48-4-46]

TO:  
JOAN CANTRELL ALLEN n/k/a JOAN C. PFIRMAN and her Unknown Heirs at Law  
JENNIFER LINGOLD  
NEWTON COUNTY, GEORGIA  
Occupant 35 BELMONT WAY  
Newton County, Georgia.

RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)

Take notice that:  
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of five o'clock (5 p.m.) on January 24, 2024 or 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 57, 10TH DISTRICT, NEWTON COUNTY, GEORGIA, AND BEING SHOWN AS LOT 76, PHASE III, UNIT ONE, BELMONT SUBDIVISION, ON PLAT OF SURVEY RECORDED AT PLAT BOOK 29, PAGES 292-294, NEWTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

That property known as 35 BELMONT WAY according to the present system of numbering homes and having tax parcel identification number 00160DDDD00220000.

The tax deed to which this notice relates is dated December 6, 2022, and is recorded in the Office of the Clerk of the Superior Court of Newton County, Georgia in Deed Book 4470 Page 518.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided

ed by law to the undersigned at the following address:

SABER HOLDINGS LLC  
c/o Carolina D. Bryant Esq.  
Ayoub, Mansour & Bryant, LLC  
675 Seminole Avenue, Suite 301  
Atlanta, Georgia 30307  
404.892.2599  
Please be governed accordingly.

PUBLIC NOTICE #600768  
12/17,24,31-1/7

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM  
[REF. O.C.G.A., Section 48-4-5 et seq.; 48-4-45 & 48-4-46]

TO:  
PHYLLIS FREEMAN BROWN and her Unknown Heirs at Law  
MICHAEL BROWN and his Unknown Heirs at Law  
STATE OF GEORGIA  
GEORGIA DEPARTMENT OF REVENUE, Commissioner Frank O'Connell  
CITY OF COVINGTON, Mayor Steve Horton  
NEWTON COUNTY, GEORGIA  
Occupant 3132 WEBSTER STREET  
Newton County, Georgia.

RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)

Take notice that:  
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of five o'clock (5 p.m.) on January 24, 2024 or 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF COVINGTON, NEWTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF COVINGTON, AND BEGINNING AT AN IRON STOB LOCATED AT THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY BELONGING TO HORACE L. & ANGELINE JONES ON WEBSTER STREET; THENCE RUNNING EAST ALONG WEBSTER STREET 7 FEET MORE OR LESS TO A STOB CORNER; THENCE NORTH ALONG PROPERTY NOW OR FORMERLY BELONGING TO ANNA M. CHAMBERS 176 FEET, MORE OR LESS TO AN ALLEY; THENCE WEST ALONG SAID ALLEY A DISTANCE OF 7 FEET, MORE OR LESS TO PROPERTY LINE OF HORACE & ANGELINE JONES; AND THENCE SOUTH ALONG SAID PROPERTY LINE A DISTANCE OF 176 FEET, MORE OR LESS TO THE STARTING POINT. ALSO: ALL THAT TRACT OR PARCEL OF LAND LYING IN THE CITY OF COVINGTON, NEWTON COUNTY, BEGINNING AT THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY BELONGING TO C. L. BONES AND RUNNING EAST ALONG WEBSTER STREET A DISTANCE OF 76 FEET TO THE CORNER OF PROPERTY NOW OR FORMERLY HARRIS CHAMBERS; THENCE NORTH ALONG LINE OF HARRIS CHAMBERS A DISTANCE OF 176 FEET TO AN ALLEY; THENCE WEST ALONG SAID ALLEY A DISTANCE OF 76 FEET TO THE LINE OF PROPERTY NOW OR FORMERLY OF C. L. BONE; THENCE RUNNING SOUTH ALONG LINE OF C. L. BONE A DISTANCE OF 176 FEET TO THE BEGINNING POINT. BEING A SINGLE FAMILY DWELLING KNOWN AS 3132 WEBSTER STREET ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF COVINGTON, NEWTON COUNTY, GEORGIA.

That property known as of 3132 WEBSTER STREET according to the present system of numbering homes and having tax parcel identification number C035000010012000.

The tax deed to which this notice relates is dated December 6, 2022, and is recorded in the Office of the Clerk of the Superior Court of Newton County, Georgia in Deed Book 4470 Page 507.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

SABER HOLDINGS LLC  
c/o Carolina D. Bryant Esq.  
Ayoub, Mansour & Bryant, LLC  
675 Seminole Avenue, Suite 301  
Atlanta, Georgia 30307  
404.892.2599  
Please be governed accordingly.

PUBLIC NOTICE #600772  
12/17,24,31-1/7

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM  
[REF. O.C.G.A., Section 48-4-5 et seq.; 48-4-45 & 48-4-46]

TO:  
RAYMOND LEE BRYANT, Individually, and as Administrator of the Estate of DEBRA TEAGUE  
JAMES BRYANT JR.  
CHERYLE D. BRYANT  
TAMI WELLS THOMAS, as Guardian Ad Litem for LARRY TEAGUE  
STEPHANIE TEAGUE  
HOLMES  
RACHEL TEAGUE PHILLIPS  
NEWTON COUNTY, GEORGIA  
Occupant 17211 HWY 36  
Newton County, Georgia.

RE: FORECLOSURE OF EQ-

UITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)

Take notice that:  
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of five o'clock (5 p.m.) on January 24, 2024 or 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

All that tract or parcel of land lying and being in Land Lot 222 of the 8th District of Newton County, Georgia, containing 3.28 acres of land according to plat of survey made for Robert E. Palmer prepared by Joe Rowan, Jr., Registered Land Surveyor dated May 18, 1989, and being recorded in Plat Book 23, Page 174, Newton County Records. The description of said property as contained on said plat is hereby incorporated herein and by reference made a part hereof.

That property known as 17211 HWY 36 according to the present system of numbering homes and having tax parcel identification number 0054000000014000.

The tax deed to which this notice relates is dated December 6, 2022, and is recorded in the Office of the Clerk of the Superior Court of Newton County, Georgia in Deed Book 4470 Page 539.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

SABER HOLDINGS LLC  
c/o John Ayoub, Esq.  
Ayoub, Mansour & Bryant, LLC  
675 Seminole Avenue, Suite 301  
Atlanta, Georgia 30307  
404.892.2599  
Please be governed accordingly.

PUBLIC NOTICE #600767  
12/17,24,31-1/7

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM  
[REF. O.C.G.A., Section 48-4-5 et seq.; 48-4-45 & 48-4-46]

TO:  
RUFUS J. STRANGE and his Unknown Heirs at Law  
WILMAJ. STRANGE  
NEWTON COUNTY, GEORGIA  
Occupant 121 MCGIBONEY ROAD  
Newton County, Georgia.

RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)

Take notice that:  
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of five o'clock (5 p.m.) on January 24, 2024 or 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE TENTH DISTRICT OF NEWTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF MCGIBONEY ROAD AND WHAT IS COMMONLY KNOWN AS THE NORTH-EAST CORNER OF PROPERTY BELONGING TO CARL ADAMS; THENCE NORTH 62 DEGREES 32 MINUTES WEST ALONG PROPERTY BELONGING TO CARL ADAMS A DISTANCE OF 315 FEET TO AN IRON PIN CORNER (THIS CORNER IS ALSO KNOWN AS THE NORTHWEST CORNER OF PROPERTY BELONGING TO CARL ADAMS); THENCE RUNNING DUE NORTH ALONG OTHER PROPERTY BELONGING TO NEW-TON DEVELOPMENT, INC. A DISTANCE OF 90 FEET TO AN IRON PIN CORNER; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG OTHER PROPERTY BELONGING TO NEW-TON DEVELOPMENT, INC. A DISTANCE OF 275 FEET TO AN IRON PIN CORNER AND THE WEST SIDE OF MCGIBONEY ROAD; THENCE RUNNING IN A SOUTHERLY DIRECTION ALONG THE WEST SIDE OF MCGIBONEY ROAD A DISTANCE OF 210 FEET TO AN IRON PIN CORNER AND THE POINT OF BEGINNING.

That property known as of 121 MCGIBONEY ROAD according to the present system of numbering homes and having tax parcel identification number 0027000000164000.

The tax deed to which this notice relates is dated December 6, 2022, and is recorded in the Office of the Clerk of the Superior Court of Newton County, Georgia in Deed Book 4470 Page 538.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

SABER HOLDINGS LLC  
c/o John Ayoub Esq.  
Ayoub, Mansour & Bryant, LLC  
675 Seminole Avenue, Suite 301  
Atlanta, Georgia 30307  
404.892.2599  
Please be governed accordingly.

PUBLIC NOTICE #600771  
12/17,24,31-1/7

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM  
[REF. O.C.G.A., Section 48-4-5 et seq.; 48-4-45 & 48-4-46]

TO:  
STEPHEN EVANS  
UNITED STATES OF AMERICA (Internal Revenue Service)  
NEWTON COUNTY, GEORGIA  
Occupant 130 STEPHENS DRIVE  
Newton County, Georgia.

RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)

Take notice that:  
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of five o'clock (5 p.m.) on January 24, 2024 or 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

All that tract or parcel of land lying and being in Land Lot 151 of the 10th District, Newton County, Georgia, being Lot 13 of Douron Villas Subdivision, per plat thereof recorded in Plat Book 20, Page 83, Newton County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

That property known as of 130 STEPHENS DRIVE according to the present system of numbering homes and having tax parcel identification number 0013000000168000.

The tax deed to which this notice relates is dated December 6, 2022, and is recorded in the Office of the Clerk of the Superior Court of Newton County, Georgia in Deed Book 4470 Page 504.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

SABER HOLDINGS LLC  
c/o Carolina D. Bryant Esq.  
Ayoub, Mansour & Bryant, LLC  
675 Seminole Avenue, Suite 301  
Atlanta, Georgia 30307  
404.892.2599  
Please be governed accordingly.

PUBLIC NOTICE #600769  
12/17,24,31-1/7

NOTICE OF SALE UNDER POWER  
GEORGIA, NEWTON COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from BEVERLY WHITFIELD to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR ROCKET MORTGAGE, LLC, dated June 15, 2022, recorded June 24, 2022, in Deed Book 4404, Page 677-697, Newton County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Sixty-Nine Thousand and 00/100 dollars (\$169,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, there will be sold at public outcry to the highest bidder for cash at the Newton County Courthouse, within the legal hours of sale on the first Tuesday in February, 2024, all property described in said Security Deed including but not limited to the following described property:

THE FOLLOWING PROPERTY LOCATED IN NEWTON COUNTY, GEORGIA: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 30 OF THE 10TH DISTRICT, OF NEWTON COUNTY, GEORGIA, BEING LOT 315 OF MOUNTAINVIEW ESTATES SUBDIVISION: UNIT FIVE, AS PER PLAT RECORDED IN PLAT BOOK 34, PAGES 25-28, NEWTON COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

Said legal description being controlling, however the property is more commonly known as 210 MOUNTAIN LN, COVINGTON, GA 30016.

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 BEVERLY WHITFIELD, 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 or modify all terms of the loan (although not required by law to do so) is: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Detroit, MI 48226, Telephone Number: (800) 508-0944. 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.



ROCKET MORTGAGE, LLC  
F/K/A QUICKEN LOANS, LLC  
as Attorney in Fact for  
BEVERLY WHITFIELD  
THE BELOW LAW FIRM MAY  
BE HELD TO BE ACTING AS A  
DEBT COLLECTOR, UNDER  
FEDERAL LAW. IF SO, ANY IN-  
FORMATION OBTAINED WILL BE  
USED FOR THAT PURPOSE.

Attorney Contact: Ruben Lublin,  
LLC, 3145 Avalon Ridge Place,  
Suite 100, Peachtree Corners, GA  
30071  
Telephone Number: (877) 813-  
0992 Case No. QKN-23-06136-1  
rslaw.com/property-listing

**PUBLIC NOTICE #600819**  
**1/7,14,21,28**

**NOTICE OF SALE UNDER  
POWER  
GEORGIA, NEWTON COUN-  
TY**

By virtue of a Power of Sale con-  
tained in that certain Security Deed  
from **ROSCOE LEON SALES, JR.,**  
**JR.** to MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.,  
AS GRANTEE, AS NOMINEE  
FOR AMTRUST MORTGAGE  
CORPORATION, ITS SUCCESS-  
ORS AND ASSIGNS, dated  
June 27, 2005, recorded July 1,  
2005, in Deed Book 1944, Page  
343, Newton County, Georgia Re-  
cords, said Security Deed having  
been given to secure a Note of  
even date in the original principal  
amount of Eighty-Seven Thousand  
Two Hundred and 00/100 dollars  
(\$87,200.00), with interest thereon  
as provided for therein, said Secu-  
rity Deed having been last sold,  
assigned and transferred to U.S.  
Bank Trust National Association,  
not in its individual capacity but  
solely as owner trustee for Legacy  
Mortgage Asset Trust 2020-RPL1,  
there will be sold at public outcry  
to the highest bidder for cash at  
the Newton County Courthouse,  
within the legal hours of sale on the  
first Tuesday in February, 2024, all  
property described in said Security  
Deed including but not limited to the  
following described property:

ALL THAT TRACT OR PARCEL  
OF LAND LYING AND BEING  
IN LAND LOT 60 OF THE 10TH  
DISTRICT, NEWTON COUN-  
TY, GEORGIA, BEING LOT 26,  
BLOCK A OF LAKESIDE SUBDI-  
VISION, UNIT II, AS PER PLAT  
RECORDED IN PLAT BOOK 24,  
PAGE 7, NEWTON COUNTY  
RECORDS, SAID PLAT BY THIS  
REFERENCE BEING INCORPOR-  
ATED HEREIN AND MADE A  
PART

HEREOF FOR A MORE COM-  
PLETE DESCRIPTION.

Said legal description being  
controlling, however the property  
is more commonly known as **290  
LAKESIDE DRIVE, COVINGTON,  
GA 30016.**

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 rep-  
resentation, 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  
known due and payable); the right of  
redemption of any taxing authority;  
matters which would be disclosed  
by an accurate survey or by an in-  
spection of the property; all zoning  
ordinances; assessments; liens;  
encumbrances; restrictions; cove-  
nants, and any other matters of re-  
cord superior to said Security Deed.  
To the best of the knowledge and  
belief of the undersigned, the owner  
and party in possession of the prop-  
erty is **ROSCOE LEON SALES,  
JR., JR.,** or tenants(s).

The sale will be conducted sub-  
ject (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 Se-  
curity Deed.

The entity having full authori-  
ty to negotiate, amend or modify  
all terms of the loan (although not  
required by law to do so) is: Se-  
lect Portfolio Servicing, Inc., Loss  
Mitigation Dept., 3217 S. Decker  
Lake Dr., Salt Lake City, UT 84119,  
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 TRUST NATIONAL  
ASSOCIATION, NOT IN ITS INDIV-  
IDUAL CAPACITY BUT SOLELY  
AS OWNER TRUSTEE FOR LEG-  
ACY MORTGAGE ASSET TRUST  
2020-RPL1

as Attorney in Fact for  
**ROSCOE LEON SALES, JR.,**  
**JR.**

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

Attorney Contact: Ruben Lublin,  
LLC, 3145 Avalon Ridge Place,  
Suite 100, Peachtree Corners, GA  
30071  
Telephone Number: (877) 813-  
0992 Case No. SPS-22-01242-15  
Ad Run Dates  
rslaw.com/property-listing

**PUBLIC NOTICE #600802**  
**1/7,14,21,28**

**Notice of Sale Under Power  
Georgia, Newton County**

Under and by virtue of the Pow-

er of Sale contained in a Deed  
to Secure Debt given by **Lewis  
James** to Argent Mortgage Com-  
pany, LLC, dated March 12, 2004,  
and recorded in Deed Book 1642,  
Page 109, Newton County, Georgia  
records, as last transferred to  
U.S. Bank Trust Company, Na-  
tional Association, as Trustee, as  
successor-in-interest to U.S. Bank  
NA, successor trustee to LaSalle  
Bank NA, as trustee for Bear  
Stearns Asset Backed Securities  
I Trust 2004-HE11, Asset-Backed  
Certificates Series 2004-HE11 by  
Assignment recorded in Deed Book  
3086, Page 496, Newton County,  
Georgia records, conveying the  
after-described property to secure  
a Note of even date in the original  
principal amount of \$130,000.00,  
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 Newton Coun-  
ty, Georgia, within the legal hours of  
sale on the first Tuesday in Febru-  
ary, 2024, to wit: February 6, 2024,  
the following described property:

Situated in the City of Covington,  
Newton County, State of Georgia  
and being more particularly de-  
scribed as follows: All that tract or  
parcel of land lying and being in  
Land Lot 200 of the 10th District,  
Newton County, Georgia, being Lot  
42 of Bentley Place Subdivision,  
Unit Two, as per plat recorded in  
Plat Book 22, Page 77, Newton  
County, Georgia records, which plat  
is incorporated herein and made a  
part hereof by reference.

The above legal description be-  
ing the same as the last deed of  
record, no boundary survey having  
been made at this time of convey-  
ance.

Being the same property con-  
veyed to Lewis James by deed  
from Joel B. Miller and Dee Ann  
Miller, dated July 30, 2001, record-  
ed August 2, 2001, in Book 1077,  
Page 521, in the Office of the Clerk  
of the Superior Court of Newton  
County, Georgia.

The debt secured by said Deed  
to Secure Debt has been and is  
hereby declared due because of,  
among other possible events of  
default, failure to pay the indebted-

ness as and when due and in the  
manner provided in the Note and  
Deed to Secure Debt. The debt re-  
maining in default, this sale will be  
made for the purpose of paying the  
same and all expenses of this sale,  
as provided in the Deed to Secure  
Debt and by law, including attor-  
ney's fees (notice of intent to collect  
attorney's fees having been given).

Said property is commonly  
known as **70 Bentley Place Way,  
Covington, GA 30016**, together  
with all fixtures and personal prop-  
erty attached to and constituting a  
part of said property. To the best  
knowledge and belief of the un-  
dersigned, the party (or parties) in  
possession of the subject property  
is (are): **Lewis James** or tenant or  
tenants.

Said property will be sold subject  
to (a) any outstanding ad valorem  
taxes (including taxes which are a  
lien, but not yet due and payable),  
(b) any matters which might be dis-  
closed by an accurate survey and  
inspection of the property, and (c)  
all matters of record superior to the  
Deed to Secure Debt first set out  
above, including, but not limited to,  
assessments, liens, encumbranc-  
es, zoning ordinances, easements,  
restrictions, covenants, etc.

The sale will be conducted sub-  
ject to (1) confirmation that the sale  
is not prohibited under the U.S.  
Bankruptcy Code; (2) O.C.G.A.  
Section 9-13-172.1; and (3) final  
confirmation and audit of the status  
of the loan with the holder of the se-  
curity deed.

Pursuant to O.C.G.A. Section  
9-13-172.1, which allows for certain  
procedures regarding the res-  
cission of judicial and nonjudicial sales  
in the State of Georgia, the Deed  
Under Power and other foreclosure  
documents may not be provided  
until final confirmation and audit of  
the status of the loan as provided in  
the preceding paragraph.

Pursuant to O.C.G.A. Section  
44-14-162.2, the entity that has full  
authority to negotiate, amend and  
modify all terms of the mortgage  
with the debtor is:

Select Portfolio Servicing, Inc.  
Attention: Loss Mitigation De-  
partment  
3217 S. Decker Lake Drive  
Salt Lake City, Utah 84119  
1-888-818-6032

The foregoing notwithstanding,  
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  
Deed to Secure Debt described  
herein.

This sale is conducted on behalf  
of the secured creditor under the  
power of sale granted in the afore-  
mentioned security instrument, spec-  
ifically being

U.S. Bank Trust Company, Na-  
tional Association, as Trustee, as  
successor-in-interest to U.S. Bank  
NA, successor trustee to LaSalle  
Bank NA, as trustee for Bear Stear-  
ns Asset Backed Securities I Trust  
2004-HE11, Asset-Backed Certifi-  
cates Series 2004-HE11  
as attorney in fact for  
Lewis James  
Richard B. Maner, P.C.  
180 Interstate N Parkway, Suite  
200  
Atlanta, GA 30339  
404.252.6385

THIS LAW FIRM IS ACTING AS  
A DEBT COLLECTOR ATTEMPT-  
ING TO COLLECT A DEBT. ANY  
INFORMATION OBTAINED WILL  
BE USED FOR THAT PURPOSE.  
FC23-109

**PUBLIC NOTICE #600873**  
**1/7,14,21,28-2/4**

**NOTICE OF SALE UNDER  
POWER  
GEORGIA, NEWTON COUN-  
TY**

Under and by virtue of the Pow-  
er of Sale contained in a Security  
Deed given by **Aretha Benton** to  
Mortgage Electronic Registration  
Systems, Inc., as grantee, as nom-  
inee for Primary Residential Mort-  
gage, its successors and assigns,  
dated June 22, 2018, recorded in  
Deed Book 3718, Page 42, New-  
ton County, Georgia Records and  
as modified by that certain Loan  
Modification Agreement recorded in  
Deed Book 4323, Page 339, New-  
ton County, Georgia Records, as  
last transferred to Nationstar Mort-  
gage LLC by assignment recorded  
in Deed Book 4434, Page 348,  
Newton County, Georgia Records,  
conveying the after-described prop-  
erty to secure a Note in the original  
principal amount of EIGHTY-TWO  
THOUSAND FOUR HUNDRED  
SEVENTY-EIGHT AND 0/100  
DOLLARS (\$82,478.00), with in-  
terest thereon as set forth therein,  
there will be sold at public outcry to  
the highest bidder for cash before  
the courthouse door of Newton  
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 Feb-  
ruary, 2024, the following described  
property:

SEE EXHIBIT "A" ATTACHED  
HERETO AND MADE A PART  
HEREOF

The debt secured by said Secu-  
rity 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 de-  
fault, 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, in-  
cluding attorney's fees (notice pur-  
suant to O.C.G.A. § 13-1-11 having  
been given).

Said property will be sold sub-  
ject 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, encumbranc-  
es, zoning ordinances, restrictions,  
covenants, and any matters of re-  
cord 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 with-  
out any representation, warranty or  
recourse against the above-named  
or the undersigned.

Nationstar Mortgage LLC is the  
holder of the Security Deed to the  
property in accordance with OCGA  
§ 44-14-162.2.

The entity that has full authority  
to negotiate, amend, and modify  
all terms of the mortgage with the  
debtor is: Nationstar Mortgage,  
LLC, 8950 Cypress Waters Blvd,  
Coppell, TX 75019, (888) 480-  
2432.

Note, however, that such entity  
is not required by law to negotiate,  
amend or modify the terms of the  
loan.

To the best knowledge and belief  
of the undersigned, the party in  
possession of the property is **Aretha  
Benton** or a tenant or tenants and  
said property is more commonly  
known as **14721 Highway 36, Cov-  
ington, Georgia 30014**. Should a  
conflict arise between the property  
address and the legal description  
the legal description will control.

The sale will be conducted sub-  
ject (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 se-  
curity deed.

Nationstar Mortgage LLC  
as Attorney in Fact for  
**Aretha Benton**  
McCalla Raymer Leibert Pierce,  
LLC  
1544 Old Alabama Road  
Roswell, GA 30076  
www.foreclosurehotline.net  
EXHIBIT "A"

ALL THAT TRACT or parcel of  
land lying and being in Land Lot  
136 of the 9th Land District of New-  
ton County, Georgia, containing  
one acre, more or less, lying in the  
southwestern corner of that prop-  
erty conveyed to Frank Castellana  
and Julia Marie C. Castellana by  
John Lewis Cordell by that deed  
dated January 8, 1968 and record-  
ed in Deed Book 84, page 345,  
Public Records of Newton County,  
Georgia, to which reference is here-  
by expressly made, and being more  
particularly described as follows:

To find the TRUE POINT OF  
BEGINNING, commence at the  
intersection of the northern land  
lot line of Land Lot 136 with the  
northeastern right-of-way of Georgia  
Highway #36 (100 ft. right-of-  
way); thence South 07°31' East a  
distance of 1510.70 feet to an iron  
pin marking the TRUE POINT OF  
BEGINNING; thence South 87°5'  
52" East a distance of 210 feet to  
a wood post; thence North 07°5'  
31" West a distance of 210 feet to  
a wood post; thence North 87°5'  
52" West a distance of 210 feet to  
a wood post; thence South 07°5'  
31" East along the right-of-way of High-  
way #36 a distance of 210 feet to  
the TRUE POINT OF BEGINNING.

Said property being known as  
14721 highway 36, Covington,  
Georgia in accordance with the  
present system of numbering prop-  
erties in Newton County, Georgia.

MR/jay 2/6/24  
Our file no. 22-09919GA - FT2

**PUBLIC NOTICE #600848**  
**1/7,14,21,28**

**NOTICE OF SALE UNDER  
POWER  
GEORGIA, NEWTON COUN-  
TY**

Under and by virtue of the Power  
of Sale contained in a Security Deed  
given by **James Read** to Mortgage  
Electronic Registration Systems,  
Inc. as nominee for Acopia, LLC, its  
successors and assigns, dated July  
10, 2014, recorded in Deed Book  
3244, Page 448, Newton County,  
Georgia Records and as modified  
by that certain Loan Modification  
Agreement recorded in Deed Book  
4290, Page 61, Newton County,  
Georgia Records, as last trans-  
ferred to Pacific Union Financial,  
LLC by assignment recorded in  
Deed Book 3857, Page 451, New-  
ton County, Georgia Records, con-  
veying the after-described property  
to secure a Note in the original prin-  
cipal amount of TWO HUNDRED  
THIRTY THOUSAND NINE HUN-  
DRED EIGHTY-EIGHT AND 0/100  
DOLLARS (\$230,988.00), with in-  
terest thereon as set forth therein,  
there will be sold at public outcry to  
the highest bidder for cash before  
the courthouse door of Newton  
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 Feb-  
ruary, 2024, the following described  
property:

SEE EXHIBIT "A" ATTACHED  
HERETO AND MADE A PART  
HEREOF

The debt secured by said Secu-  
rity 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 de-  
fault, 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, in-  
cluding attorney's fees (notice pur-  
suant to O.C.G.A. § 13-1-11 having  
been given).

Said property will be sold sub-  
ject 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, encumbranc-  
es, zoning ordinances, restrictions,  
covenants, and any matters of re-  
cord 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 with-  
out any representation, warranty or  
recourse against the above-named  
or the undersigned.

Nationstar Mortgage LLC, suc-  
cessor by merger to Pacific Union  
Financial, 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: Nationstar Mortgage,  
LLC, 8950 Cypress Waters Blvd,  
Coppell, TX 75019, (888) 480-  
2432.

Note, however, that such entity  
is not required by law to negotiate,  
amend or modify the terms of the  
loan.

To the best knowledge and belief  
of the undersigned, the party in pos-  
session of the property is **James  
Read** and **James D. Read** or a  
tenant or tenants and said prop-  
erty is **more commonly known as  
3532 Highway 11 S, Mansfield,  
Georgia 30055**. Should a conflict  
arise between the property address  
and the legal description the legal  
description will control.

The sale will be conducted sub-  
ject (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 se-  
curity deed.

Nationstar Mortgage LLC, suc-  
cessor by merger to Pacific Union  
Financial, LLC  
as Attorney in Fact for  
**James Read**  
McCalla Raymer Leibert Pierce,  
LLC  
1544 Old Alabama Road  
Roswell, GA 30076  
www.foreclosurehotline.net  
EXHIBIT "A"

All that tract or parcel of land  
lying and being in Land Lots 235  
and 238 of the 19th Land District  
of Newton County, Georgia, and  
containing 13.991 acres and being  
more particularly described in that  
plat of survey recorded in Plat Book  
26, Page 248, public records of  
Newton County, Georgia. Said plat  
is by reference thereto incorporated  
herein and made a part hereof for  
a more particular description of said  
property.

This property is conveyed sub-  
ject to all easements and restric-  
tions of record.

MR/ca 2/6/24  
Our file no. 5534619 - FT2

**PUBLIC NOTICE #600847**  
**1/7,14,21,28**

**NOTICE OF SALE UNDER  
POWER  
GEORGIA, NEWTON COUN-  
TY**

Under and by virtue of the Pow-  
er of Sale contained in a Security  
Deed given by **Lumekia Carr** to  
Mortgage Electronic Registration  
Systems, Inc., as grantee, as nom-  
inee for Academy Mortgage Cor-  
poration, its successors and assigns,  
dated January 31, 2014, recorded  
in Deed Book 3206, Page 603,  
Newton County, Georgia Records  
and as modified by that certain Loan  
Modification Agreement recorded

in Deed Book 3462, Page 525,  
Newton County, Georgia Records,  
as last transferred to Wells Fargo  
Bank, N.A. by assignment record-  
ed in Deed Book 3287, Page 406,  
Newton County, Georgia Records,  
conveying the after-described prop-  
erty to secure a Note in the original  
principal amount of EIGHTY-TWO  
THOUSAND FOUR HUNDRED  
SEVENTY-EIGHT AND 0/100  
DOLLARS (\$82,478.00), with in-  
terest thereon as set forth therein,  
there will be sold at public outcry to  
the highest bidder for cash before  
the courthouse door of Newton  
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 Feb-  
ruary, 2024, the following described  
property:

SEE EXHIBIT "A" ATTACHED  
HERETO AND MADE A PART  
HEREOF

The debt secured by said Secu-  
rity 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 de-  
fault, 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, in-  
cluding attorney's fees (notice pur-  
suant to O.C.G.A. § 13-1-11 having  
been given).

Said property will be sold sub-  
ject 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, encumbranc-  
es, zoning ordinances, restrictions,  
covenants, and any matters of re-  
cord 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 with-  
out any representation, warranty or  
recourse against the above-named  
or the undersigned.

Wells Fargo Bank, N.A.  
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: Wells Fargo Bank, N.A.,  
PO Box 10335, Des Moines, IA  
50306, 1-800-416-1472.

Note, however, that such entity  
is not required by law to negotiate,  
amend or modify the terms of the  
loan.

To the best knowledge and belief  
of the undersigned, the party in pos-  
session of the property is **Lumekia  
Carr** or a tenant or tenants and said  
property is more commonly known  
as **160 Wynfield Dr, Covington,  
Georgia 30016**. Should a conflict  
arise between the property address  
and the legal description the legal  
description will control.

The sale will be conducted sub-  
ject (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 se-  
curity deed.

Wells Fargo Bank, N.A.  
as Attorney in Fact for  
**Lumekia Carr**  
McCalla Raymer Leibert Pierce,  
LLC  
1544 Old Alabama Road  
Roswell, GA 30076  
www.foreclosurehotline.net  
\*Auction services provided by  
Auction.com (www.auction.com)  
EXHIBIT "A"

ALL THAT TRACT OR PARCEL  
OF LAND LYING AND BEING IN  
LAND LOT 94 OF THE 10TH  
DISTRICT OF NEWTON COUN-  
TY, GEORGIA, BEING LOT 15,  
WORTHINGTON WOODS SUBDI-  
VISION, AS PER PLAT RECORD-  
ED IN PLAT BOOK 37, PAGES  
220-223, NEWTON COUNTY,  
GEORGIA RECORDS, WHICH  
PLAT IS INCORPORATED HERE-  
IN BY REFERENCE AND MADE A  
PART HEREOF.  
MR/mac 2/6/24  
Our file no. 23-11482GA - FT5

**PUBLIC NOTICE #600850**  
**1/7,14,21,28**

**NOTICE OF SALE UNDER  
POWER  
GEORGIA, NEWTON COUN-  
TY**

Under and by virtue of the Pow-  
er of Sale contained in a Security  
Deed given by **Mary B Brooks**, Es-  
sie M Stanford and Johnny Manuel  
to Mortgage Electronic Registra-  
tion Systems, Inc., as grantee, as  
nominee for Home Funds Direct,  
its successors and assigns, dated  
August 11, 2005, recorded in Deed  
Book 2024, Page 187, Newton  
County, Georgia Records, as last  
transferred to Deutsche Bank Na-  
tional Trust Company, as indenture  
trustee, on behalf of the holders  
of the Accredited Mortgage Loan  
Trust 2005-4 Asset Backed Notes  
by assignment to be recorded in  
the Office of the Clerk of Superior  
Court of Newton County, Georgia  
Records, conveying the after-de-  
scribed property to secure a Note  
in the original principal amount of  
EIGHTY-EIGHT THOUSAND AND  
0/100 DOLLARS (\$88,000.00), 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 Newton  
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 Feb-  
ruary, 2024, the following described  
property:

SEE EXHIBIT "A" ATTACHED

HERETO AND MADE A PART  
HEREOF

The debt secured by said Secu-  
rity 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 de-  
fault, 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, in-  
cluding attorney's fees (notice pur-  
suant to O.C.G.A. § 13-1-11 having  
been given).

Said property will be sold sub-  
ject 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, encumbranc-  
es, zoning ordinances, restriction  
covenants, and any matters of re-  
cord 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 with-  
out any representation, warranty or  
recourse against the above-named  
or the undersigned.

Deutsche Bank National Trust  
Company, as indenture trustee, on  
behalf of the holders of the Accred-  
ited Mortgage Loan Trust 2005-4  
Asset Backed Notes 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: Select Portfolio Servicing,  
Inc., 3217 S. Decker Lake Dr., Salt  
Lake City, UT 84119, 888-818-  
6032.

Note, however, that such entity  
is not required by law to negotiate,  
amend or modify the terms of the  
loan.

To the best knowledge and belief  
of the undersigned, the party in  
possession of the property is **Mary  
B Brooks**, **Essie M Stanford**, Es-  
tate of **Essie M Stanford**, **Johnny  
Manuel**, Estate of **Johnny Manuel**  
and Estate of **Mary Brooks** or a  
tenant or tenants and said property  
is more commonly known as **6130  
Geiger Street, Covington, Georgia  
30014**. Should a conflict arise be-  
tween the property address and  
the legal description the legal de-  
scription will control.

The sale will be conducted sub-  
ject (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 se-  
curity deed.

Deutsche Bank National Trust  
Company, as indenture trustee, on  
behalf of the holders of the Accred-  
ited Mortgage Loan Trust 2005-4  
Asset Backed Notes

as Attorney in Fact for  
**Mary B Brooks**, **Essie M Stan-  
ford** and **Johnny Manuel**  
McCalla Raymer Leibert Pierce,  
LLC  
1544 Old Alabama Road  
Roswell, GA 30076  
www.foreclosurehotline.net  
EXHIBIT "A"

ALL THAT TRACT OR PARCEL  
OF LAND LYING AND BEING IN  
LAND LOT 267 OF THE 9TH LAND  
DISTRICT OF NEWTON COUN-  
TY, GEORGIA, AND BEING WITH-  
IN THE CITY OF COVINGTON,  
AND BEING SHOWN AS LOT NO. 6  
OF GEIGER STREET ON THAT  
PLAT OF SURVEY PREPARED  
FOR BRUNO CONSTRUCTION  
COMPANY BY KNIGHT SURVEY-  
ING COMPANY, AND CERTIFIED  
BY JOHN ELWIN KNIGHT, GEOR-  
GIA REGISTERED LAND SUR-  
VEYOR NO. 1945, SAID PLAT  
DATED JANUARY 29, 1997, AND  
SAID PLAT BEING RECORDED  
AT PLAT BOOK 30, PAGE 168,  
PUBLIC RECORDS OF NEWTON  
COUNTY, GEORGIA, SAID PLAT  
BY REFERENCE THERETO BE-  
ING



cash outcry to the highest bidder for cash before the courthouse door of Newton 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 February, 2024, 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 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 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.

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE3 Mortgage Pass-Through Certificates, Series 2006-HE3 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 the terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Stephanie Channell and Mr. G's Mobile Car Electronics, LLC or a tenant or tenants and said property is more commonly known as **100 Bradley Street, Covington, Georgia 30016**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE3 Mortgage Pass-Through Certificates, Series 2006-HE3 as Attorney in Fact for Stephanie Channell McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 91 of the 10th District of Newton County, Georgia, being Lot 41 of Benedict Place Subdivision, as per plat recorded in Plat Book 40, pages 130-133 (more particularly described on page 131), Newton County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

The above legal description being the same as the last deed of record, no boundary survey having been made at the time of this conveyance.

Parcel #28D 41 Being the same property conveyed to Stephanie Channell, by deed from Ross Mundy Custom Homes, Inc., dated 08-13-04, re-recorded 08-18-04, in Book 1734, page 471, in the Office of the Clerk of the Superior Court of Newton County, GA.

The Derivation Clause represents a 24 month Chain of Title.

100 Bradley Street, Covington, GA 30016 MR/jay 2/6/24 Our file no. 5132214 - FT7

**PUBLIC NOTICE #600849 1/7,14,21,28**

**NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF NEWTON**

**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Under and by virtue of the Power of Sale contained in a Security Deed and Agreement given by SCHWEIKERT ENTERPRISES, LLC to KAMP SERVICES, INC. dated August 8, 2022, recorded on August 8, 2022 at Deed Book 4421, Page 702 et. seq., Newton County, Georgia records, conveying the after-described property to secure a Note dated August 8, 2022, said note in the original principal amount of FOUR HUNDRED THOUSAND and No/100 DOLLARS (\$400,000.00), 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 Newton County,

1132 Usher Street, Covington, GA 30014, Georgia, within the legal hours of sale on the first Tuesday in February, 2024, the following described property:

ALL THAT TRACT or parcel of land lying and being in Land Lots 177 and 186, 19th District of Newton County, Georgia, shown as a 3.16 acre tract according to survey for Mrs. Rebecca Willson Blake by Louie D. Patrick, Georgia R.L.S. No. 1757, dated April 8, 1981 and recorded in Plat Book 24, page 122, Newton County Records, which plat is by reference incorporated herein and made a part hereof.

The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and 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 will be sold as the property of SCHWEIKERT ENTERPRISES, LLC 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.

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 that has full authority to negotiate, amend and modify the terms of the mortgage is Kamp Services, Inc., 3430 Leclair Lane SE, Palm Bay, FL 32909 (321) 704-5654. Please understand that the secured creditor is not required to negotiate, amend or modify the terms of the mortgage instrument. Kamp Services, Inc. as Attorney in Fact for Schweikert Enterprises, LLC Greer, Stansfield & Turner, LLP P.O. Box 1617 Covington, Georgia 30015-1617 (770) 786-4390

**PUBLIC NOTICE #600864 1/7,14,21,28**

**NOTICE OF SALE UNDER POWER, NEWTON COUNTY**

Pursuant to the Power of Sale contained in a Security Deed given by **Carey Foster Jr and Evangeline E Jackson** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Bank, FSB, its successors and assigns dated 9/19/2008 and recorded in Deed Book 2648 Page 312 Newton County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the after-described property to secure a Note in the original principal amount of \$204,239.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry for cash before the Courthouse door of Newton County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 6, 2024 (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 LYING AND BEING IN LAND LOT 122 OF THE 10TH DISTRICT OF NEWTON COUNTY, GEORGIA, BEING LOT 66, BAILEY GLYNN SUBDIVISION, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 47, PAGES 89-98, NEWTON COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.

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 **40 Vermillion Way, Covington, GA 30016** 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): C and E Family Trust or tenant or tenants.

Bank of America, N.A. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Bank of America, N.A. Home Loan Assistance Dept. 7105 Corporate Drive Plano, TX 75024 (800) 669-6650

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.

BANK OF AMERICA, N.A. as agent and Attorney in Fact for Carey Foster Jr and Evangeline E Jackson

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

1016-5602A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5602A

**PUBLIC NOTICE #600870 1/7,14,21,28**

**NOTICE OF SALE UNDER POWER, NEWTON COUNTY**

Pursuant to the Power of Sale contained in a Security Deed given by **Kathlyn George and Eric George** to Wells Fargo Bank, N.A. dated 10/30/2006 and recorded in Deed Book 2321 Page 432 and modified at Deed Book 2835 Page 478 Newton County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., conveying the after-described property to secure a Note in the original principal amount of \$174,185.00, 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 Newton County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 6, 2024 (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 lying and being in Land Lot 125 of the 10th District, Newton County, Georgia, being Lot 349, Unit Ten of Trelawney Subdivision, as per plat thereof recorded in Plat Book 42, Pages 209-211, Newton County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

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 **115 Havenwood Lane, Covington, GA 30016** 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): Eric George and Kathlyn George or tenant or tenants.

Wells Fargo Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Wells Fargo Bank, NA Loss Mitigation 3476 Stateview Boulevard Fort Mill, SC 29715 1-800-678-7986

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.

provided until final confirmation and audit of the status of the loan as provided immediately above.

Wells Fargo Bank, N.A. as agent and Attorney in Fact for Kathlyn George and Eric George

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

1000-18955A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-18955A

**PUBLIC NOTICE #600874 1/7,14,21,28**

**NOTICE OF SALE UNDER POWER, NEWTON COUNTY**

Pursuant to the Power of Sale contained in a Security Deed given by **Linda Petty** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fremont Investment & Loan, its successors and assigns dated 12/31/2004 and recorded in Deed Book 1843 Page 148 and modified at Deed Book 2879 Page 372 Newton County, Georgia records; as last transferred to or acquired by HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-B, MortgageBacked Certificates, Series 2005-B, conveying the after-described property to secure a Note in the original principal amount of \$124,200.00, 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 Newton County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 6, 2024 (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 LYING AND BEING IN LAND LOT 62 OF THE 8TH DISTRICT, NEWTON COUNTY, GEORGIA, AND BEING SHOWN AS LOT 129, AVERY PLACE SUBDIVISION, UNIT FIVE; BEING MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY OF SAME FOR C & A DEVELOPMENT, INC. BY LOUIE D. PATRICK, R.L.S. NUMBER 1757, DATED DECEMBER 3, 2003, RECORDED IN PLAT BOOK 40, PAGES 200-202, PUBLIC RECORDS OF NEWTON COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE THERETO INCORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE PARTICULAR AND COMPLETE DESCRIPTION.

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 **50 Oak Meadows, Covington, GA 30016** 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): Linda Petty or tenant or tenants.

PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518

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.

HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-B, MortgageBacked Certificates, Series 2005-B as agent and Attorney in Fact for Linda Petty

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305,

(404) 994-7400.

1017-6576A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-6576A

**PUBLIC NOTICE #600860 1/7,14,21,28**

**NOTICE OF SALE UNDER POWER, NEWTON COUNTY**

Pursuant to the Power of Sale contained in a Security Deed given by **Shirley K. Russ and Eddie R Scofield** to The CIT GROUP/ SALES FINANCING, INC. dated 3/22/2000 and recorded in Deed Book 912 Page 212 Newton County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Trustee, for Lehman ABS Manufactured Housing Contract Senior/Subordinate Asset-Backed Certificate Trust, Series 2001-B, conveying the after-described property to secure a Note in the original principal amount of \$90,369.00, 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 Newton County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 6, 2024 (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 lying and being in Cedar Shoals District, Newton County, Georgia, and described as follows: BEGINNING at the intersection of Morningside Drive and a new road (North Lake Drive), and running in a southeasterly direction along the northeasterly side of Morningside Drive a distance of 158 feet to an iron pin, common corner pin of boundary of Walter Allgood's property line and Mrs. Dora G. Benedict's property line; thence running along Morningside Drive in a southeasterly direction a distance of 125 feet to an iron pin; thence in a northerly direction a distance of 230 feet along property of Mrs. Dora G. Benedict to an iron pin; thence in a northwesterly direction a distance of 99 feet along property of Mrs. Dora G. Benedict to an iron pin; thence in a southwesterly direction a distance of 230 feet along property line of Walter Allgood to beginning point. This being part of the land deeded by Howard Piper to John R. Benedict (husband of Mrs. Dora G. Benedict, now deceased). Mrs. Dora G. Benedict, heir to said property, conveyed by deed as recorded in Deed Book 50, Page 229. See also Deed Book 35, Page 449, public records of Newton County.

This being the same property conveyed by Mrs. Dora G. Benedict (Mrs. John R. Benedict) to Gerald E. Benedict by Warranty Deed dated April 16, 1960 and recorded in Deed Book 54, Page 284, public records of Newton County, Georgia.

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 **415 Morningside Drive, Covington, GA 30016-4646** 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): Shirley K. Russ and Eddie R Scofield or tenant or tenants.

Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107

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.

provided immediately above.

U.S. Bank National Association, as Trustee, for Lehman ABS Manufactured Housing Contract Senior/Subordinate Asset-Backed Certificate Trust, Series 2001-B as agent and Attorney in Fact for Shirley K. Russ and Eddie R Scofield

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

1263-3379A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-3379A

**PUBLIC NOTICE #600859 1/7,14,21,28**

**NOTICE OF SALE UNDER POWER, NEWTON COUNTY**

Pursuant to the Power of Sale contained in a Security Deed given by **Wilfred Titley** to Bank of America, NA dated 1/31/2019 and recorded in Deed Book 3801 Page 104 Newton County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the after-described property to secure a Note in the original principal amount of \$100,000.00, 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 Newton County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 6, 2024 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF COVINGTON, COUNTY OF NEWTON, STATE OF GA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 42, 10TH DISTRICT, NEWTON COUNTY, GEORGIA, BEING LOT 81, HERITAGE POINTE F/K/A HERITAGE AT WATERSIDE, PHASE THREE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGES 83-85, NEWTON COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

BEING THE SAME PROPERTY CONVEYED FROM SDC GWINNETT, LLC, A GEORGIA LIMITED LIABILITY COMPANY TO WILFRED N. TITLEY AND ROSALIND I. TITLEY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY DEED DATED AUGUST 7, 2018 AND RECORDED AUGUST 10, 2018 IN BOOK 3735, PAGE 217, INSTRUMENT NUMBER 009824, OF OFFICIAL RECORDS.

APN: 0015D00000081 000

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 **185 Lances Lane, Covington, GA 30016** 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): Wilfred N. Titley, Rosalind I. Titley and Troy Patrick Titley or tenant or tenants.

Bank of America, N.A. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Bank of America, N.A. Home Loan Assistance Dept. 7105 Corporate Drive Plano, TX 75024 (800) 669-6650

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.

BANK OF AMERICA, N.A. as agent and Attorney in Fact for Wilfred N. Titley, Rosalind I. Titley and Troy Patrick Titley or tenant or tenants.



fred Titley  
Aldridge Pite, LLP, Six Piedmont  
Center, 3525 Piedmont Road, N.E.,  
Suite 700, Atlanta, Georgia 30305,  
(404) 994-7400.  
1016-5490A  
THIS LAW FIRM MAY BE ACT-  
ING AS A DEBT COLLECTOR AT-  
TEMPTING TO COLLECT A DEBT.  
ANY INFORMATION OBTAINED  
WILL BE USED FOR THAT PUR-  
POSE. 1016-5490A

**PUBLIC NOTICE #600865**  
**1/7,14,21,28**

**STATE OF GEORGIA**  
**COUNTY OF NEWTON**  
**NOTICE OF SALE UNDER**  
**POWER**

Pursuant to the power of sale  
contained in the Security Deed  
executed by **SANTOS CHAPA**  
to MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.,  
AS NOMINEE FOR FREEDOM  
MORTGAGE CORPORATION  
in the original principal amount of  
\$134,920.00 dated April 8, 2019  
and recorded in Deed Book 3828,  
Page 175, Newton County records,  
said Security Deed being last trans-  
ferred to Freedom Mortgage Cor-  
poration in Deed Book 4369, Page  
356, Newton County records, the  
undersigned will sell at public out-  
cry to the highest bidder for cash,  
before the Courthouse door in said  
County, or at such other place as  
lawfully designated, within the le-  
gal hours of sale, on February 06,  
2023, the property in said Security  
Deed and described as follows:

ALL THAT TRACT OR PARCEL  
OF LAND LYING AND BEING IN  
LAND LOT 60, 10TH DISTRICT,  
NEWTON, GEORGIA, AND BE-  
ING SHOWN AS 134, UNIT TWO.  
LONG CREEK, ON A PLAT OF  
SURVEY OF SAME RECORD-  
ED IN PLAT BOOK 39, PAGE 54,  
NEWTON COUNTY, GEORGIA  
RECORDS, TO WHICH PLAT  
REFERENCE IS MADE FOR A  
MORE DETAILED DESCRIPTION.

Said property being known as:  
**40 HOLLY HILL DR COVINGTON,  
GA 30016**

To the best of the undersigned's  
knowledge, the party or parties in  
possession of said property is/are  
**SANTOS CHAPA** or tenant(s).

The debt secured by said Secu-  
rity Deed has been and is hereby  
declared due and payable because  
of, among other possible events of  
default, failure to pay the indebted-  
ness as provided for in the Note  
and said Security Deed. The debt  
remaining in default, this sale will  
be made for the purpose of paying  
the same and all expenses of sale,  
including attorney's fees (notice of  
intent to collect attorney's fees hav-  
ing been given).

Said property will be sold subject  
to the following: (1) any outstanding  
ad valorem taxes (including taxes  
which are a lien, whether or not yet  
due and payable); (2) the right of  
redemption of any taxing authority;  
(3) any matters which might be dis-  
closed by an accurate survey and  
inspection of the property; and (4)  
any assessments, liens, encum-  
brances, zoning ordinances, re-  
strictions, covenants, and matters  
of record superior to the Security  
Deed first set out above.

Said sale will be conducted sub-  
ject to the following: (1) confirmation  
that the sale is not prohibited under  
the U.S. Bankruptcy Code; and (2)  
final confirmation and audit of the  
status of the loan with the holder of  
the Security Deed.

The name, address, and tele-  
phone number of the individual or  
entity who has full authority to nego-  
tiate, amend, and modify all terms  
of the mortgage is as follows:  
Freedom Mortgage Corporation  
951 Yamato Road, Suite 175  
Boca Raton, FL 33431  
855-690-5900

Note that pursuant to O.C.G.A.  
§ 44-14-162.2, the above individual  
or entity is not required by law to ne-  
gotiate, amend, or modify the terms  
of the mortgage.

THIS LAW FIRM IS ACTING AS  
A DEBT COLLECTOR ATTEMPT-  
ING TO COLLECT A DEBT. ANY  
INFORMATION OBTAINED MAY  
BE USED FOR THAT PURPOSE.  
FREEDOM MORTGAGE COR-  
PORATION,

as Attorney-in-Fact for  
**SANTOS CHAPA**  
Robertson, Anschutz, Schneid,  
Crane & Partners, PLLC  
13010 Morris Rd.  
Suite 450  
Alpharetta, GA 30004  
Phone: 470.321.7112  
Firm File No. 23-141165 - GaR

**PUBLIC NOTICE #600861**  
**1/7,14,21,28**

**STATE OF GEORGIA**  
**COUNTY OF NEWTON**  
**NOTICE OF SALE UNDER**  
**POWER**

Pursuant to the power of sale  
contained in the Security Deed ex-  
ecuted by **WAYNE MACKENZIE**  
AND **WHITNEY MACKENZIE** to  
MORTGAGE ELECTRONIC REG-  
ISTRATION SYSTEMS, INC., AS  
GRANTEE, AS NOMINEE FOR  
LOAN SIMPLE, INC in the original  
principal amount of \$405,050.00  
dated August 23, 2022 and record-  
ed in Deed Book 4428, Page 761,  
Newton County records, said Secu-  
rity Deed being last transferred  
to NEWREZ LLC D/B/A SHELL-  
POINT MORTGAGE SERVICING  
in Deed Book 4530, Page 576,  
Newton County records, the under-  
signed will sell at public outcry to  
the highest bidder for cash, before  
the Courthouse door in said Coun-  
ty, or at such other place as lawfully  
designated, within the legal hours  
of sale, on February 06, 2024, the  
property in said Security Deed and  
described as follows:

ALL THAT TRACT OR PARCEL  
OF LAND LYING AND BEING IN  
LAND LOTS 193, 194, AND 222  
OF THE 8TH LAND DISTRICT OF  
NEWTON COUNTY, GEORGIA  
AND BEING SHOWN AS LOT 10  
OF RIVER BIRCH SUBDIVISION  
IN ACCORDANCE WITH THAT  
PLAT OF SURVEY BY PATRICK  
AND ASSOCIATES, INC., CER-  
TIFIED BY LOUIE D. PATRICK,  
GEORGIA R.L.S. NO. 1757; SAID  
PLAT BEING DATED JUNE 14,  
2006 AND RECORDED AT PLAT  
BOOK 45, PAGES 88-90, PUBLIC  
RECORDS OF NEWTON COUN-  
TY, GEORGIA; SAID PLAT BY  
REFERENCE THERETO BEING  
INCORPORATED HEREIN AND  
MADE A PART HEREOF FOR A  
MORE PARTICULAR DESCRIP-  
TION OF SAID PROPERTY.

LESS AND EXCEPT: ANY  
PORTION OF THE CAPTIONED  
PROPERTIES THAT MAY BE  
WITHIN THE RIGHT OF WAY OF  
BOUNDS OF HAMMOCK DRIVE.  
SAID PROPERTY BEING  
KNOWN AS **85 HAMMOND  
DRIVE, COVINGTON, GEORGIA**  
IN ACCORDANCE WITH THE  
PRESENT SYSTEM OF NUM-  
BERING PROPERTIES IN NEW-  
TON COUNTY, GEORGIA.

Said property being known as:  
**85 HAMMOCK DR COVINGTON,  
GA 30016**

To the best of the undersigned's  
knowledge, the party or parties in  
possession of said property is/are  
**WAYNE MACKENZIE** AND **WHIT-  
NEY MACKENZIE** or tenant(s).

The debt secured by said Secu-  
rity Deed has been and is hereby  
declared due and payable because  
of, among other possible events of  
default, failure to pay the indebted-  
ness as provided for in the Note  
and said Security Deed. The debt  
remaining in default, this sale will  
be made for the purpose of paying  
the same and all expenses of sale,  
including attorney's fees (notice of  
intent to collect attorney's fees hav-  
ing been given).

Said property will be sold subject  
to the following: (1) any outstanding  
ad valorem taxes (including taxes  
which are a lien, whether or not yet  
due and payable); (2) the right of  
redemption of any taxing authority;  
(3) any matters which might be dis-  
closed by an accurate survey and  
inspection of the property; and (4)  
any assessments, liens, encum-  
brances, zoning ordinances, re-  
strictions, covenants, and matters  
of record superior to the Security  
Deed first set out above.

Said sale will be conducted sub-  
ject to the following: (1) confirmation  
that the sale is not prohibited under  
the U.S. Bankruptcy Code; and (2)  
final confirmation and audit of the  
status of the loan with the holder of  
the Security Deed.

The name, address, and tele-  
phone number of the individual or  
entity who has full authority to nego-  
tiate, amend, and modify all terms  
of the mortgage is as follows:  
NEWREZ LLC D/B/A Shellpoint  
Mortgage Servicing  
75 Beattie Place, Suite 300  
Greenville, SC 29601  
866-825-2174

Note that pursuant to O.C.G.A.  
§ 44-14-162.2, the above individual  
or entity is not required by law to ne-  
gotiate, amend, or modify the terms  
of the mortgage.

THIS LAW FIRM IS ACTING AS  
A DEBT COLLECTOR ATTEMPT-  
ING TO COLLECT A DEBT. ANY  
INFORMATION OBTAINED MAY  
BE USED FOR THAT PURPOSE.

NEWREZ LLC D/B/A SHELL-  
POINT MORTGAGE SERVICING,  
as Attorney-in-Fact for  
**WAYNE MACKENZIE** AND  
**WHITNEY MACKENZIE**  
Robertson, Anschutz, Schneid,  
Crane & Partners, PLLC  
13010 Morris Rd.  
Suite 450  
Alpharetta, GA 30004  
Phone: 470.321.7112  
Firm File No. 23-164638 - LiV

**PUBLIC NOTICE #600862**  
**1/7,14,21,28**

**Name Changes**

**IN THE SUPERIOR COURT**  
**OF NEWTON COUNTY STATE**  
**OF GEORGIA**

**MABELLE JOBEH**  
Plaintiff,  
v  
**PORTER BEMBER**  
Defendant,

ACTION NO.  
2023-CV-2672-3

**NOTICE OF PUBLICATION**

TO PORTER BEMBER  
100 CAVALIER CROSSING  
LITHONIA GA

By order of the Court for service  
by publication dated DECEMBER  
19, 2023 you are hereby notified  
that on NOVEMBER 14, 2023  
(date of filing), MABELLE JOBEH  
(plaintiff) filed suited against you for  
MINOR NAME CHANGE You are  
required to file an answer in writing  
within sixty (60) days of the date of  
the order for publication with the  
clerk of the Superior Court of New-  
ton County and to serve a copy of  
the answer upon the plaintiff (if pro  
se) or upon the plaintiffs attorney  
(if represented). Witness, the Hon-  
orable LAYLA H. ZON Judge of the  
Superior Court of Newton County.

This the 20th day of DECEM-  
BER 2023

**PUBLIC NOTICE #600863**  
**1/7,14,21,28**

**IN THE SUPERIOR COURT**  
**OF NEWTON COUNTY**  
**STATE OF GEORGIA**

IN RE THE NAME CHANGE

OF:  
**JULIA DIANE TOWNS,**  
Petitioner, ,

Civil Action Number:  
2023-CV-2926-5

**NOTICE OF PETITION TO**  
**CHANGE NAME OF MINOR**  
**CHILD**

**Julia Diane Towns** filed a peti-  
tion in the Newton County Superior  
Court on the 18th day of December,  
2023, to change their name from  
**JULIA DIANE TOWNS** to **JULIAN  
DIANE TOWNS**. Any interested  
party has the right to appear in this  
case and file objections within the  
time prescribed in O.C.G.A. §§ 19-  
12-1(f)(2) and (3).

This 18th day of December,  
2023.

Notice submitted by: Teri L. Do-  
epke  
Ga. Bar No. 663665  
Attorney for Petitioner  
The Doepeke Law Firm, LLC  
4115 Tate Street NE Covington, GA  
30014  
(470) 444-1523  
teri@doepkelaw.com

**PUBLIC NOTICE #600815**  
**12/24,31-1/7,14**

**SUPERIOR COURT OF NEW-**  
**TON COUNTY**  
**STATE OF GEORGIA**

In re the Name Change of:  
**Julie Ann Price**  
Petitioner.

Civil Action Case Number  
SUCV2023003030

**NOTICE OF PETITION TO**  
**CHANGE NAME OF ADULT**

Julie Ann Price filed a petition  
in the Superior Court of Newton  
County on December 29, 2023, to  
change the name from: **Julie Ann  
Price** to **Julie Ann Price Tucker**  
. Any interested party has the  
right to appear in this case and file  
objections within 30 days after the  
Petition was filed.

Dated: Feb 2, 2023

Name: Julie Ann Price  
Address: 80 Pebble Lane  
Covington, GA 30016  
juliethepriceisright@gmail.com

**PUBLIC NOTICE #600869**  
**1/7,14,21,28**

**Public Notice**

**CITY OF COVINGTON**  
**NOTICE OF PUBLIC MEETING**

NOTICE IS hereby given that  
the Covington Planning Commis-  
sion will hold a Public Meeting on  
Tuesday, January 9, 2024 @ 6:00  
p.m. in the Covington Council  
Chambers, 2116 Stallings Street,  
Covington, GA.

The purpose of the meeting is  
the elect a new Chairman for the  
Planning Commission and to con-  
duct a Work Session to plan for  
the upcoming year and establish  
a timeline regarding needed Ordi-  
nance Amendments.

ALL INTERESTED parties are  
invited. For more information,  
contact Judy Johnson, at judyjohn-  
son@cityofcovington.org, or 770-  
385-2179.

**PUBLIC NOTICE #600856**  
**1/7**

**IN THE STATE COURT OF**  
**NEWTON COUNTY STATE OF**  
**GEORGIA**

**VALERIE PRINCE,**  
Plaintiff,

vs.

**LAURA EMERY,**  
Defendant

civil action file  
no sucv2023000576

**NOTICE OF PUBLICATION**

To: **Laura Emery**  
You are hereby notified that the  
above-styled action seeking dam-  
ages was filed against you in the  
Superior Court of Newton County  
on March 8, 2023, and that by rea-  
son of an Order

allowing, publication entered  
by the Court on the December 20,  
2023, you are hereby commanded  
and required to file with the Clerk  
of Court and serve upon **Saundra M.  
Davis**, Plaintiffs attorney, whose  
address is 2330 Scenic Hwy, S.,  
Suite 300, Snellville, Georgia  
30078, an Answer to the Complaint  
within sixty (60) days of December  
20, 2023.

Witness the Honorable Layla H.  
Zon, Judge of the Superior Court of  
Newton County. This 20th  
day of December, 2023

**PUBLIC NOTICE #600830**  
**12/31-1/7,14,21**

**IN THE SUPERIOR COURT**  
**OF COLUMBIA COUNTY STATE**  
**OF GEORGIA**  
**DOMESTIC RELATIONS**  
**DIVISION**

IN THE INTEREST OF:  
**AIDEN ZINK,**

**A CHILD.**

Civil Action File Number  
2023A0066

**NOTICE OF PUBLICATION**  
**TO:**

**ROGER ZINK, BIOLOGICAL**  
**AND LEGAL FATHER**  
YOU ARE HEREBY NOTIFIED  
that on November 17, 2023 a Pe-  
tition for Adoption of a minor male  
child born to Jessica Rowland on  
March 13, 2010 in Conyers, Rock-  
dale County, Georgia was filed in  
the Superior Court of Columbia  
County, Georgia, Civil Action File  
Number  
2023A0066.

Let all interested persons show  
cause before the Court, if any they  
can, at 2:00 p.m., on the 20th day  
of February, 2024 at the Columbia  
County Courthouse, Courtroom 4,  
640 Ronald Reagan Drive, Evans,  
Georgia 30809, why the Court  
should not permit the adoption of  
the minor child by the Petitioner.

WITNESS, the Honorable Sher-  
yl B. Jolly of the Superior Court of  
Columbia County, Georgia.

This 19th day of December,  
2023.

Cindy Mason, Clerk of Court  
Columbia County  
Adam D. Land  
Georgia Bar No: 775211 Attor-  
ney for Petitioner  
Tisdale Middleton & Land Law  
Firm 207 N. Belair Road  
Evans, Georgia 30809  
Telephone (706) 869-1348  
Facsimile (706) 869-9464

**PUBLIC NOTICE #600824**  
**12/31-1/7,14**

**IN THE SUPERIOR COURT**  
**OF NEWTON**  
**STATE OF GEORGIA**

**CHRISTOPHER SLAUGHTER**  
Plaintiff,

v.  
**AMANDA MILLS**  
Defendant.

CIVIL ACTION NUMBER  
SUCV2023002131

**NOTICE OF PUBLICATION**

TO: **AMANDA MILLS**  
(Name)  
2803 NEW CASTLE DR  
Orange Park, FL 32065

By order of the Court for service  
by publication dated December  
12, 2023 you are hereby notified  
that on September 12, 2023 (date  
of filing), Christopher Slaughter  
(plaintiff) filed suit against you for  
Modification of Visitation You are  
required to file an answer in writing  
within sixty (60) days of the date of  
the

order for publication with the  
clerk of the Superior Court of New-  
ton County and to serve a copy of  
the answer upon the plaintiff (if pro  
se) or upon the plaintiffs attorney (if  
represented).

Witness, the Honorable LAY-  
LA H. ZON Judge of the Superior  
Court of Newton County.

This, the 13th day of  
December, 2023.

**PUBLIC NOTICE #600788**  
**12/17,24,31-1/7**

**LEGAL NOTICE**

WHO: Board of Elections &  
Registration

WHAT: "New Hire" Poll Worker  
Information Sessions  
(Poll worker responsibility, pay-  
rate, schedules and required train-  
ing)

Where: Administration Building  
1113 Usher St NW Covington GA  
30014 (1st floor training room)

When: January 09, 2023 (Tues-  
day)

8:30am – 9:00am  
10:00am – 10:30am  
2:30pm – 3:00 pm

Please call the office to reserve  
your seat.  
(770 -784-2055) Office Email:  
elections@co.newton.ga.us  
Name / Email Address/ Contact  
Number

Advance Voting starts:  
February 16, 2024 – March 01,  
2024  
March 12, 2024 Presidential  
Preference Primary Election

**PUBLIC NOTICE #600872**  
**1/7**

**PUBLIC NOTICE**

The City of Social Circle Plan-  
ning Commission will hold a Public  
Hearing on December 27, 2023, at  
6:00pm at the Social Circle Com-  
munity Room, 138 E Hightower  
Trail, for the following items:

1. Amendment to Table 2.3.1 of  
the City of Social Circle's Unified  
Development Code.

2. Amendment to Section  
5.1.1.B of the City of Social Circle's  
Unified Development Code.

3. Jeff Vonic has requested a  
variance from Section 3.7.2.I of  
the Unified Development Code to  
increase the size of an accessory  
structure to more than 50% of the  
gross square footage of the princi-  
pal structure and larger than 1,000  
square feet.

The City of Social Circle Mayor  
& Council will hold a Public Hearing  
on January 16, 2024, at 6:30 pm at  
the Social Circle Community Room,  
138 E Hightower Trail.

Applications & specific descrip-  
tion of properties are available for  
viewing online at www.socialcircle-

ga.gov or at the Social Circle Com-  
munity Development Department,  
166 N Cherokee Rd, daily 8:30am  
– 4:30pm, M-F, 770-464-2380. All  
people interested in these matters  
are invited to the meetings.

**PUBLIC NOTICE #600703**  
**11/26-12/3,10,17,24,31-1/7,14**

**PUBLIC NOTICE**

The City of Social Circle Plan-  
ning and Corridor Commission will  
hold a Public Hearing on January  
23, 2024, at 6:00pm at the Social  
Circle Community Room, 138 E  
Hightower Trail, for the following  
items:

1. Darshan Patel is requesting  
a Special Use for a Fuel Station  
at 1511, 1515, and 1521 N Cher-  
okee Rd, also known as Tax Par-  
cels SC120034, SC120028, and  
SC120029.

2. Darshan Patel is requesting  
a variance from Section 3.3.13.A.1  
of The Unified Development Code  
for a Fuel Station closer than 2,500  
feet to an existing fuel station at  
1511, 1515, and 1521 N Cher-  
okee Rd, also known as Tax Par-  
cels SC120034, SC120028, and  
SC120029.

3. Val Adkins is requesting  
Changes in Conditions to amend  
the architectural standards, replace  
the pool with a splash pad, and re-  
move the fountain in the stormwater  
pond for Conner Springs Subdivi-  
sion at 353 Spring St, also known  
as Tax Parcel SC170040.

4. Amendments to the Unified  
Development Code to include the  
Mixed-Use Business Park zoning  
designation.

The City of Social Circle Mayor  
& Council will hold a Public Hearing  
on February 20, 2024, at 6:30 pm at  
the Social Circle Community Room,  
138 E Hightower Trail.

Applications & specific descrip-  
tion of properties are available for  
viewing at the Social Circle Com-  
munity Development Department,  
166 N Cherokee Rd, daily 8:30am  
– 4:30pm, M-F, 770-464-2380. All  
people interested in these matters  
are invited to the meetings.

**PUBLIC NOTICE #600825**  
**12/24,31-1/7,14,21,28-2/4,11,18**

**Public Sales Auctions**

Extra Space Storage will hold a  
public auction to sell personal prop-  
erty described below belonging to  
those individuals listed below at the  
location indicated:

6177 Jackson Hwy Coving-  
ton, GA 30014 on 1/15/2024 @  
11:00AM

noel gerez  
A03  
clothing, shoes, household,  
items, boxes, tools supplies, lug-  
gage, paint supplies  
Carlos Ruben  
G06  
PVC pipes  
Joe Durham  
J23  
clothing, shoes, wall art, elec-  
tronics, household items, bags,  
totes, lamps, chairs  
Michelle Arnold  
k24  
clothing, shoes, mattress, bed-  
ding, household items, furniture,  
baskets

Queniterra Carter  
O30  
appliances, personal effects,  
wall art, boxes, bags

The auction will be listed and ad-  
vertised on www.storage treasures.  
com. Purchases must be made with  
cash only and paid at the above re-  
ferenced facility in order to complete  
the transaction. Extra Space Stor-  
age may refuse any bid and may  
rescind any purchase up until the  
winning bidder takes possession of  
the personal property.

**PUBLIC NOTICE #600804**  
**12/31-1/7**

**NOTICE OF PUBLIC SALE OF**  
**PERSONAL PROPERTY**

In accordance with the GA Self  
Service Storage Facilities Act notice  
is hereby given that the undersigned  
will be sold at public sale to the  
highest bidder in order to satisfy lien  
of the owner. Bidding to take place  
on lockerfox.com ending Thursday  
the 18th day of January, 2024 at  
11:00 AM. Said property is Space  
Shop Self Storage, 1363 Dogwood  
Drive, Conyers, GA, 30012 Sum-  
merall, Darren 1209 Tools, Tar,  
Bins, Paint, Tire Jack. Bell, Erika  
3009 Boxes, Chairs, Lawn Mower,  
Scooter, AC unit, Mattress, Dolly,  
Freeman, D'Marcus 3024 Grill, Kid  
Bikes, Boxes, Pictures, Entertain-  
ment System, Car Seat. Jackson,  
Angela 1294 Bags, Military Hat.  
Owens, Cedric 1067 Kitchen Ap-  
pliances, Boxes, Bed Set, TVs, Ta-  
bles, Skate Board, Bags, Speaker,  
Mattress, Box Spring, Bed Frame,  
Dressers, Totes. Taylor, Celina  
1192 Toys, Safe, Mattresses, Bed  
Frame, Bags, Tripod, Rugs. The  
auction will be listed and advertised  
on lockerfox.com. Space Shop Self  
Storage may refuse any bid and  
may rescind any purchase up until  
the winning bidder takes possession  
of the personal property.

**PUBLIC NOTICE #600787**  
**12/31-1/7**

**NOTICE OF PUBLIC SALE OF**  
**PERSONAL PROPERTY**

In accordance with the GA Self  
Service Storage Facilities Act no-  
tice is hereby given that the under-  
signed will be sold at public sale to  
the highest bidder in order to satisfy  
lien of the owner. Bidding to take  
place on lockerfox.com ending  
Wednesday the 24th day of Janu-  
ary, 2024 at 10:00 AM. Said prop-  
erty is Space Shop Self Storage,  
10211 Hwy 278 E., Covington, GA,

30014 Boyd, Tammy D. 238 Boxes,  
Clothes, Stuffed Animals, Dresser,  
Tools, Shelves. Chastain, Shani  
104 Boxes, Totes, Chairs, Bed  
Frame, Bins, Side Tables. Boyd,  
Tammy D. 414 Coolers, Washer,  
Dryer, Baby Toys. Corley, Kalob  
222 Boxes, Plastic Totes. Atkism,  
Marquesha 1000 Table, Chairs,  
Bookshelf, Box Spring. Glasco,  
Najah 315 Vending Machines. The  
auction will be listed and advertised  
on lockerfox.com. Space Shop Self  
Storage may refuse any bid and  
may rescind any purchase up until  
the winning bidder takes posses-  
sion of the personal property.

**PUBLIC NOTICE #600783**  
**1/7,14**

**Notice of Self Storage Sale**

Please take notice Midgard  
Self Storage - Covington located  
at 5272 Hwy 20 S Covington GA  
30016 intends to hold a public sale  
to sell the property stored in the  
following units stored at the facility:  
The public sale to the highest bid-  
der will occur as an online auction  
via www.storageauctions.com on  
1/19/2024 at 1: