

# The Covington News

SATURDAY-SUNDAY, JANUARY 27-28, 2024



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## 2024 BEST OF NEWTON

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the Best of Newton

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## HIS WORD

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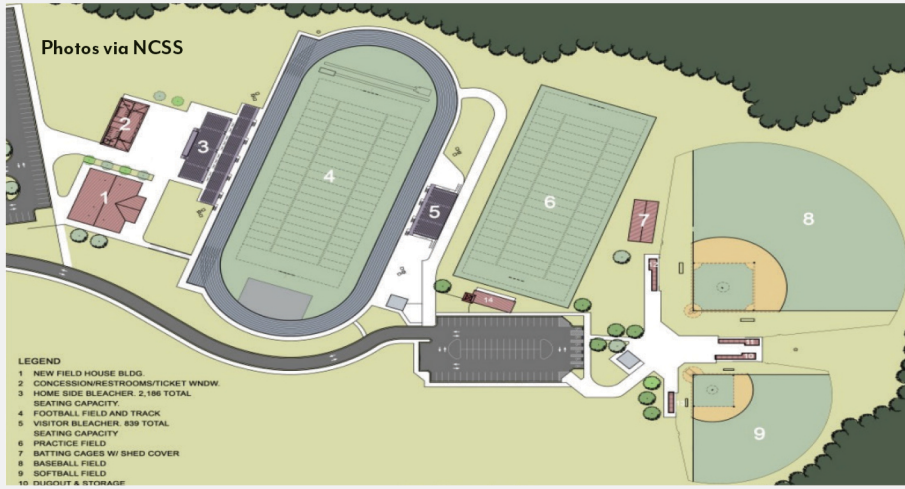
PHILIPPIANS 4:8 NIV



## 'SKINS BEGIN REGION PLAY 1-0

Social Circle girls and boys  
basketball squads sweep  
Jasper Co., Tuesday night

READ MORE ON PAGE B1



## BOE APPROVES FUTURE PLANS

### Board members make 2024 appointments

EVAN NEWTON | NEWS EDITOR

NEWTON COUNTY – A packed first meeting of 2024 for the Newton County Board of Education (NCBOE) saw the board approve the ESPLOST VI and the 2025 Capital Improvement Plan (CIP). The board also made some changes in its internal structure for 2024.

### Board approves ESPLOST VI and Capital Improvement Plan

The board unanimously voted to approve both the upcoming ESPLOST VI and the CIP at the Jan. 23 meeting.

Discussion of both items have been in the works for quite some time and was announced publicly on Jan. 16 in both the BOE work session as well as to local media members.

ESPLOST VI is set to be the sixth continuation of a tax that has been in place since voters first approved it back in 2000. It is a one-cent sales tax on all retail pur-

PLANS  
CONT. ON A3



## Teenager arrested for involvement in shooting

EVAN NEWTON  
NEWS EDITOR

NEWTON COUNTY – A shooting involving two teenagers left one injured and one arrested.

The Newton County Sheriff's Office (NCSO) responded to the area of Fieldstone Ln. and Trelawney Ave. on Wednesday in reference to a discharged gun.

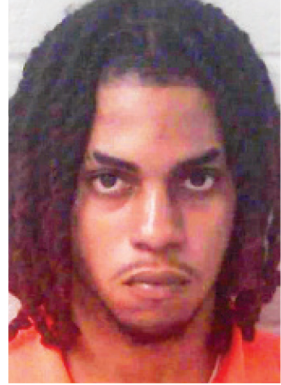
A 17-year old – whose name was not identified – was injured at the scene where he was hospitalized with non-life-threatening injuries.

Upon further investigation, deputies determined Rushawn Wilson, also age 17, to be the suspect behind the shooting.

An NCSO press release stated that Wilson and the unidentified male had known each other and "had a previous altercation."

The NCSO SWAT team located Wilson at a residence on Camerons Way where he was arrested without incident.

Wilson is being held at the Newton County Detention Center where he is charged with aggravated assault, possession of a firearm during the commission of a felony, and possession of a handgun by a person under the age of 18.



RUSHAWN WILSON

## Commissioners appoint Berry, Smith to tax assessors board

EVAN NEWTON  
NEWS EDITOR

NEWTON COUNTY – The Newton County Board of Commissioners have voted to appoint Charles Berry and Jackie Smith to the Newton County Board of Tax Assessors.

Both Berry and Smith – who has no relation to the county clerk with the same name – each received a split vote on their appointments, with Berry receiving a 3-2 vote and Smith receiving a 4-1 vote.

The appointments took place at the Jan. 16 meeting.

Back on Dec. 5, discussion first began over the appointment process of the board of tax assessors after some backlash from District 3 commissioner Alana Sanders and District 4 representative J.C. Henderson.

Sanders was set to appoint Cynthia Butler to the tax assessors board to represent her district, and in turn, remove Berry from the board. However, Butler's name was pulled off of

the consent agenda and instead replaced with an agenda item going over discussion of tax assessors board appointments.

This drew the ire of Sanders, in particular, as she stated that the tax assessors board has been formed by nominations from each commissioner and voted on via the consent agenda for "nearly 30 years."

County attorney Patrick Jaugstetter stated at the Dec. 5 meeting that, while the county has conducted the per-district process for that period of time, state law does not require it.

"There is a provision in the county code that provides that the board of assessors is appointed at-large – which means across the board of county – not by individual districts, by the chairperson subject to the approval by the Board of Commissioners," Jaugstetter said. "How you nominate members is really up to you. How you decide what the nomination process, who makes the nomination

BOARD  
CONT. ON A2

## Jordan to run for chairman of Board of Commissioners

SUBMITTED TO THE NEWS

NEWTON COUNTY – *The Covington News* received the following from current Newton County Tax Commissioner Marcus Jordan.

Newton County Tax Commissioner, Marcus Jordan, is pleased to announce his 2024 campaign for Chair of the Newton County Commission. After a successful term as Tax Commissioner, Jordan wants to bring his almost 25 years of government experience to the Newton County Commission. Jordan is committed to ensuring a better quality of life and economic prosperity for all the citizens of Newton County.

Jordan's candidacy for Chairman of the Board of Commissioners will bring a transformative commitment to better government, smart growth for our community,



MARCUS JORDAN

and transparency in all aspects of Newton County government. Jordan states that he is the only candidate who has the commitment to serve Newton County residents with integrity and a vision for a better future.

Jordan concludes, "Our campaign can only win if the grassroots supporters are on our team. From day one through Election Day, your support is the most valuable resource my candidacy for Chairman of the Newton County Commissioners can have. I need you and your prayers now more than ever."

The 2024 Newton County General Primary election takes place on May 21, 2024. Early voting begins on April 29, 2024 – May 17, 2024.

To connect with the campaign email: [electmarcusjordan@outlook.com](mailto:electmarcusjordan@outlook.com).

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BOARD  
CONT. FROM A1

tion, how you decide among various applicants – that’s entirely up to the board.”

Jaugstetter then made the recommendation that the board appoint nominees and that they all vote on the nominees one at a time – which is what the board chose to do at the Jan. 16 meeting.

Before a vote could get underway, Sanders opted to speak out against this new process.

“For almost 30 years, each commissioner had appointed [their nominee] to this tax assessor board,” Sanders said. “It was only just until it was time for District 3 – and it was evident that it was time for District 3 to appoint – that we’re now saying that we have been doing it wrong for 30 years when there’s evidence that was given to me by the county clerk that the board decided 30 years ago for equality and that each district had a representation from that board.”

Sanders then decided to read out the list of nominations that she acquired through an open records request with the county.

According to Sanders, District 1 commissioner Stan Edwards, District 5 commissioner Ronnie Cowan and chairman Marcello Banes nominated Berry. Sanders nominated Butler.

Other nominations, according to Sanders, included Jonathan Blackshear being nominated by Henderson, Keith Dalton nominated by Cowan and Smith nominated by Banes.

Banes stated that Sanders incorrectly read his name into the record.

“So since you’re putting it on record, let’s make sure you put it on record correctly,” Banes said. “My appointment was Mrs. Jackie Smith.”

The Covington News filed its own open records request to confirm the data that was read into the record.

All of the aforementioned nominations were correct, with the exception of Banes nominating Berry. The open records request mentioned that an error was made when the initial list was created, and that Banes had only nominated Smith, not Berry.

It was also confirmed that District 2 representative Demond Mason did not make a nomination.

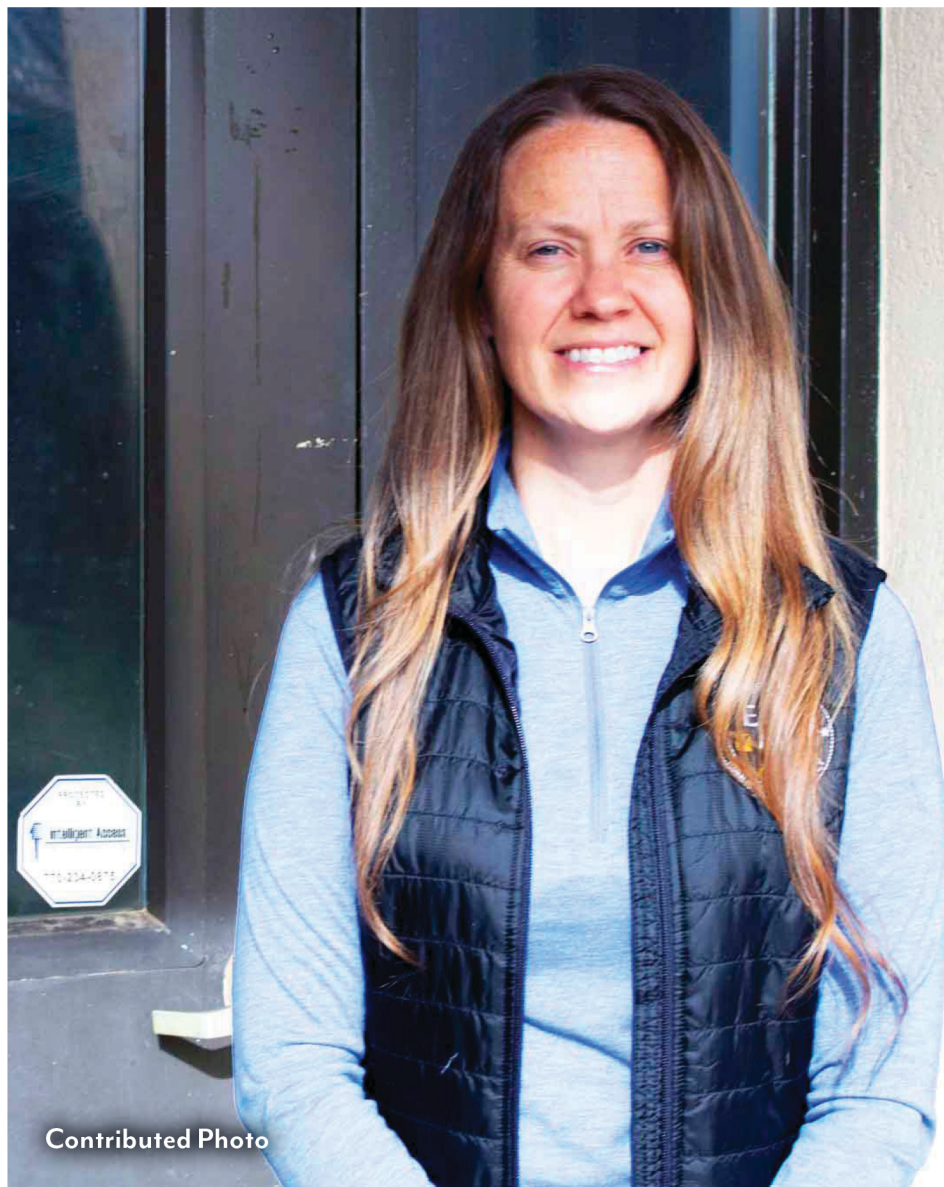
Just before the vote, Mason wanted to explain to the audience and fellow board members that it needs to follow the procedures and laws set in place.

“Back in January of 2021, it was stated that this board tends to do what they want to do and not follow the policies or the laws that are currently in place. It is amazing to me how that all of a sudden we don’t want to follow the policies, the procedures or the laws that are in place because we’ve been doing something for 20-plus years,” Mason said. “We can’t base this decision off of what has been done for 20 years. We base this decision and this process based off of what our county attorney presented to us...It would behoove this board to change how we’re doing it so we are following the law.”

The vote to appoint Berry passed 3-2, with Sanders and Henderson opposing. Butler’s subsequent appointment failed 2-3, with Edwards, Mason and Cowan opposing.

Henderson’s nomination to appoint Blackshear to the tax assessors board failed 2-3 – with Edwards, Mason and Cowan opposing – while Smith’s appointment to the tax assessors board passed 4-1. Henderson was the lone dissenting vote. Cowan informed the board that Dalton had declined his nomination.

Both Berry and Smith will serve a six-year term on the board of tax assessors, with both terms expiring on Dec. 31, 2029.



Contributed Photo

# Patterson promoted to EMA director

STAFF REPORT  
THE NEWS

NEWTON COUNTY — County manager Harold Cooper named Newton County’s new Emergency Management Agency (EMA) director on Jan. 12.

Wendy Patterson was promoted to fill the role after serving as the interim EMA director since March 27, 2023.

Patterson is appreciative of the opportunity.

“I am very honored to be the EMA Director,” Patterson said via a press release. “Jody Nolan left a legacy for this county and there will never be another person like him. We all want to strive to do the very best we can for the citizens of this county and for the safety of all.”

For the past 11 years, Patterson has worked for Newton County beginning in the District Attorney’s office. In 2016, she transitioned to the EMA as a specialist. Then, began leadership of the department upon the passing of previous director, Jody Nolan.

With Patterson in the interim capacity, the EMA has worked with community and public safety organizations during several emergencies. Those emergencies include tornadoes in southern Newton County in January 2023, severe thunderstorms in August 2023 and, most recently, flooding on Jan. 9, 2024.

Cooper recognized all that Patterson has done for the county.

“Wendy has been a diligent,

“We have very talented individuals working for the residents of Newton County.”

vigilant and dedicated member of the Newton County team,” Cooper said. “Her efforts have been tremendous.”

Patterson is the third director-level hire by Cooper, who started with the county in May 2023. She is the second promoted from within.

Scott Sirotkin was hired as Director of Geographic Information Services on Oct. 23. Michael Bodine, a resident of Newton County, was hired as Director of Information Services on Sept. 11.

“We have very talented individuals working for the residents of Newton County,” Cooper said. “It is truly terrific to not only see that talent at work every day, but to also see these talented people develop and thrive and become leaders in this community.”

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## FINANCIAL FOCUS

*How would you handle forced early retirement?*AUSTIN HARRIS  
Local Columnist

When you plan to retire at a certain age, you can follow a strategy that incorporates your investment moves, your health insurance and other factors. But what happens if you're forced to retire earlier than you anticipated?

Unfortunately, this situation is not that uncommon. About 40 percent of Americans say they have been forced into retirement, according to a recent survey from Edward Jones and Morning Consult, a research firm. If this were to happen to you because of a layoff, company downsizing or a health issue, would you be prepared to maintain your lifestyle today — and in the future?

Everyone's situation is different.

If your forced retirement happened only a short time before you actually expected to retire, you might not need to take any steps at all. But if it was a matter of a year or more, you may need to look into the following areas:

• **Cash flow** — Obviously, a sudden, unexpected loss of employment will affect your cash flow. And if yours was the only source of income for your household, the situation could be especially concerning. Still, you may well have options that can help. You might find a part-time job, for one thing — many employers hire seniors for various types of service-oriented work. And if you've built an emergency fund containing several months' worth of living expenses, now might be the time to tap into it. You also might need to start withdrawing funds from your IRA and 401(k), though, ideally, you'd like to delay this move

HARRIS  
CONT. ON A5

## Be Like Nick

DAVID CARROLL  
Syndicated Columnist

As an Alabama native, I've cheered for the Crimson Tide football team since the first time I heard Bear Bryant growl. I had no idea what he was saying, but that did not matter. I was raised in Bryant, Alabama, and I figured if the coach's name was Bryant, and the team was called Alabama, that was good enough for me.

The guys who used to huddle around our TV in the family store each Saturday afternoon were passionate about "our" team. Frankly, Alabama didn't have a lot to brag about in those days. Governor George Wallace was not exactly an ambassador of good will. We always ranked at or near the bottom in education. Thankfully, Mississippi and Arkansas sometimes kept us out of the cellar. Unlike our neighboring state of Georgia, we didn't have a major league baseball team or a pro foot-

ball team, so college football was our claim to fame.

We had quarterbacks like Joe Namath and Kenny Stabler, and Bart Starr before them. Each of them went on to dominate the NFL. Johnny Musso was a great running back, and those who followed him, like Shaun Alexander, Mark Ingram, and Derrick Henry also achieved professional success.

"The Bear" stepped down after the 1982 season, and after a few lean years, Gene Stallings restored the glory from 1990 through 1996. Alabama's football program struggled mightily during the next decade, and then came Nick Saban.

I took my sons to watch LSU play Alabama in Tuscaloosa in 2003. Saban was LSU's head coach, and Bama fans went home unhappy. Saban's squad walloped the Tide 27-3. On the way home I said, "Why can't we get a coach like that LSU guy?"

Four years later, we did. In fact, we got that LSU guy. What transpired during the next 17 years was truly remarkable.

CARROLL  
CONT. ON A5

## Weeks One &amp; Two Under the Gold Dome

BRIAN STRICKLAND  
Senator

The 2024 Legislative Session is underway, and promises to be busy and action-packed. I am eager to be back under the Gold Dome to represent the hard-working constituents of the 17th Senate District. As Chairman of the Senate Committee on Judiciary, I look forward to working with my colleagues on both sides of the aisle as we hear important legislation that will significantly impact the lives of Georgians.

The Senate officially gavelled in for the Second Session of the 157th Georgia General Assembly last week, with a productive start to the hard work that lies ahead. On Thursday, Jan. 11th, the Georgia

Senate and House of Representatives gathered for a Joint Session in the House chamber to hear Governor Brian P. Kemp's annual State of the State Address. The Governor uses this speech to lay out his legislative and budgetary priorities and set the tone for the upcoming session. I commend Gov. Kemp for prioritizing the allocation of funding for Georgia's University System, pay raises for law enforcement and key updates for the technology of state agencies across the state.

This week, much of the General Assembly's time was dedicated to Joint Hearings of the Senate and House Appropriations Committees. Commonly known as "Budget Week" on Capitol Hill, this is considerably the most critical week of session, as it is our only constitutional obligation to pass

STRICKLAND  
CONT. ON A5

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#### Letter to the Editor

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# Obituary

## Laura Woody Soltis

Waynesville, NC, Laura Woody Soltis, 89, died on Sunday, January 22, 2024. Laura is a retired Library Director from Newton County, GA Library System. Please visit the [www.wellsfuneralhome.com](http://www.wellsfuneralhome.com) for a complete

obituary. The care of Mrs. Soltis has been entrusted to Wells Funeral Home of Waynesville and an online memorial register is available at “Obituaries” at [www.wellsfuneralhome.com](http://www.wellsfuneralhome.com).

STRICKLAND a balanced budget each year. We took time to listen to the heads of Georgia’s state agencies as they presented their budget requests to the General Assembly for review. Concluding the Appropriations Budget hearings, Director Richard Dunn from the Governor’s Office of Planning and Budget provided an overview of the Governor’s budget proposal. This proposal aligns with the priorities of hardworking Georgians, emphasizing the return of revenue to taxpayers. The budget aims to utilize current revenue to reduce outstanding liabilities and invest in infrastructure, technology, state assets, and economic development to enhance employee recruitment and retention statewide. The budget process will continue throughout the coming weeks as we break

up into subcommittees to further analyze the needs of our state. It was also a pleasure to host the Madison-Morgan Chamber of Commerce at the State Capitol on Thursday, Jan. 18th. If you find yourself under the Gold Dome throughout the next few months, please come by my office and visit! As session goes on, please remember that the needs and concerns of the people of the 17th Senate District will always be my first priority. If you have any questions, please do not hesitate to reach out to my office.

*Sen. Brian Strickland serves as the Chairman of the Senate Committee on Judiciary. He represents the 17th Senate District which includes all of Morgan and portions of Henry, Newton and Walton County. Sen. Strickland may be reached by phone at 404.463.6598 or by email at [brian.strickland@senate.ga.gov](mailto:brian.strickland@senate.ga.gov).*



HARRIS CONT. FROM A4 as long as possible, as these withdrawals may be taxable.

• **Health insurance** – Health insurance can be a major concern if you face an unexpectedly early retirement. Once you’re 65, you’ll be eligible for Medicare, but what if you haven’t reached that age? Through the COBRA legislation, you might be able to remain on your employer-based health insurance for a while — typically 18 months after your job ends. However, COBRA is expensive: If you’re qualified, you might have to pay the entire premium for coverage, up to 102 percent of the cost of the plan, according to the U.S. Department of Labor. If you’re married, you might be able to get on your spouse’s health insurance, but if this option isn’t available, you could explore a Marketplace plan by visiting the [healthcare.gov](http://healthcare.gov) website.

• **Social Security** – A forced early retirement could affect your decision on when to start taking Social Security. You’re eligible to begin collecting payments at 62,

but your checks will be considerably bigger if you wait until your full retirement age, which is likely between 66 and 67, depending on when you were born. If your sudden retirement puts you in a real cash crunch, you might have to start taking payments regardless of your age, but if you have enough in savings, or your spouse’s income is enough to keep you afloat, you may want to wait as long as possible so you can get the larger checks. Of course, if your retirement comes while you’re still several years away from Social Security eligibility, you won’t have to make this now-or-later decision right away.

Being forced to retire before you planned can certainly be challenging. But by looking at the options available to you, in terms of finances and health insurance, you may well find choices that can help you minimize the disruption to your life.

*Austin Harris is a financial officer at Edward Jones on Dearing Street in Covington. He can be reached via email at [austin.harris@edward-jones.com](mailto:austin.harris@edward-jones.com).*

CARROLL CONT. FROM A4 This is not the sports page, so I won’t overwhelm you with numbers. But he did win 206 games at Alabama, while losing only 29. He won six national championships. All of this in the face of increasing competition and constant pressure. It is indeed lonely at the top, and the other perennial powers, like Georgia, Clemson, Notre Dame, Ohio State, and yes, even LSU were all aiming to dethrone Saban, year after year. For the past decade or so, as Saban reached retirement age, opposing coaches tried to lure recruits by telling them that Saban would step down soon.

It didn’t seem to matter, Alabama always had a top three recruiting class. It appeared as though the Saban era would last forever. Until it ended. Earlier this month, Saban announced that he had coached his final game. This shocked everyone, with the possible exception of his wife. At age 72, Saban, who is still in good health, decided to step down while he was still at the top of his game. He was a few inches away from battling for a national title just weeks ago. But recent changes in college football’s recruiting and retention process has made it more difficult to maintain a dynasty. Saban leaves with his legacy intact. I admire him for

not overstaying his welcome. His successor is former Washington coach Kalen DeBoer, 49. No one knows how Alabama’s new coach will do, but Saban leaves behind a strong organization. Even with inevitable player defections, the cupboard is far from empty.

As a side note, here is a message I would like to send to two other old warriors. Donald Trump (soon to be 78), be proud of your positive achievements, and step aside for a younger generation of Republican leadership. Joe Biden (81), you reached your goal, and can walk away knowing you did your best to lead a divided nation.

You have both made it to the very top of the political mountain. You have nothing left to prove. No one wants to go out a loser, but one of you surely will. And let’s be honest, you’re both making a lot of mistakes lately. That’s not going to get any better in the years to come. Why risk it? You should both be like Nick, because the clock stops for no one.

*David Carroll is a Chattanooga news anchor, and his new book “I Won’t Be Your Escape Goat” is available on his website, [ChattanoogaRadioTV.com](http://ChattanoogaRadioTV.com). You may contact him at 900 Whitehall Road, Chattanooga, TN 37405, or at [RadioTV2020@yahoo.com](mailto:RadioTV2020@yahoo.com).*

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The Covington News

A6 | SATURDAY-SUNDAY, JAN. 27-28, 2024

Students achieve perfect semester

STAFF REPORT  
THE NEWS

Several college students from Newton County finished the Fall 2023 semester with a perfect 4.0 grade point average (GPA). Those students were recognized on an array of lists from their respective universities – including the “president’s list” and the “dean’s scholars list.” They are as follows:

Bismarck State College

Daniel Collart of Covington

Georgia Southern University

Jared Seals of Covington

Nevaeh Stokes of Covington

Madeline Elliott of Oxford

Jasmine Crouch of Covington

Janiya Smith of Social Circle

Tyler Phillips of Covington

Omari Andry of Covington

Graceland University

Jayden Warren of Covington

Piedmont University

Bailee Nolan of Covington

Abigail Venham of Covington

Alyssa Waddell of Mansfield

University of North Georgia

Jenna Alsup of Covington

Larkin Arnold of Covington

Mason Forrester of Covington

Caleb Griffeth of Covington

Haley Mckibben of Covington

Connor Rutberg of Covington

Elisabeth Kelly of Mansfield

Noah Pitts of Mansfield

Natalie Ray of Mansfield

Dallas Stephenson of Newborn

Savannah Chaudhuri of Oxford

Kelly O'Brien of Oxford

Margaret Anderson of Social Circle

Ashley Healey of Social Circle

Cayci Schell of Social Circle

Young Harris College

Emma Harris of Covington

Community Calendar

To submit your events to our calendar, send information to [news@covnews.com](mailto:news@covnews.com) or create your own calendar event at [CovNews.com/Calendar](https://CovNews.com/Calendar)

Tuesday, Jan. 30

7 p.m.

Newton County Republican Party Monthly Meeting

The public is invited to attend the first monthly meeting of 2024. The guest speakers this month will be Tommy Davis (Newton County Coroner) and Tim Fleming (State Representative 114th District). Everyone is welcome. Bring a friend with you.

Canaan Baptist Church

5581 Salem Rd.

Covington, Ga. 30016

Wednesday, Feb. 7

Historic Preservation Committee (HPC) Board Public Hearing

6-8 p.m.

Additional Dates

Wed, Mar 06, 2024, 6-8 p.m.

Wed, Apr 03, 2024, 6-8 p.m.

Wed, May 01, 2024, 6-8 p.m.

Location

Council Room

2116 Stallings Street

Covington, GA

Thursday, Feb. 8

Newton County Democrats Monthly Meeting

6:30-7:30 p.m.

The public is invited to attend the Black History Celebration and Scholarship Gala.

District 3 board of commissioner Alana Sanders will be honored during the program.

To purchase tickets contact Terry James at (404) 861-0707

Turner Lake Banquet Room

6185 Turner Lake Rd. NW

Covington, GA 30014

Friday, March 8

OXFORD LIONS PANCAKE SUPPER

Friday, March 8th 5pm-7:30p.m.

Flint Hill Elementary School

All you can eat plain or blueberry pancakes, Holifield sausage, coffee, milk or tea.

Tickets are \$7 adults and \$4 for children under 10.

Supports school and Lions sight services.

Saturday, Feb. 3

6 p.m.

Newton County African American Historical Committee

The public is invited to attend the Black History Celebration and Scholarship Gala.

District 3 board of commissioner Alana Sanders will be honored during the program.

To purchase tickets contact Terry James at (404) 861-0707

Turner Lake Banquet Room

6185 Turner Lake Rd. NW

Covington, GA 30014

Monday, Feb. 5

Covington City Council Meeting

6:30-8:30 p.m.

Additional Dates

Mon, Feb 19, 2024, 6:30-8:30 p.m.

Mon, Mar 04, 2024, 6:30-8:30 p.m.

Location

Council Room

2116 Stallings Street

Covington, GA

Tuesday, Feb. 13

Planning Commission Meeting

6-8 p.m.

Additional Dates

Tue, Mar 12, 2024, 6-8 p.m.

Location

Council Room

2116 Stallings Street

Covington, GA

Wednesday, Feb. 14

Caregiver Support Group

3-3:30 p.m.

Additional Dates

Thu, May 16, 2024, 3-3:30 p.m.

Location

Covington, GA

Are you a caregiver to an elderly loved one? We know it can be exhausting, but we are here to help. We will have different speakers, open discussion, and much more each month. Please, reach out to Kacey Owens at Benton House for more information about monthly meetings.

Thursday, Feb. 15

Georgia 4-H State Livestock Judging Contest

8 p.m.

Additional Dates

Sat, Mar 16, 2024, 8 p.m.

Sun, Mar 17, 2024, 8 p.m.

Location

Covington, GA

Description

4-H and FFA event

Friday, March 15

Georgia 4-H State Livestock Judging Contest

8 p.m.

Additional Dates

Sat, Mar 16, 2024, 8 p.m.

Sun, Mar 17, 2024, 8 p.m.

Location

Covington, GA

Description

4-H and FFA event

Saturday, Feb. 3

6 p.m.

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To purchase tickets contact Terry James at (404) 861-0707

Turner Lake Banquet Room

6185 Turner Lake Rd. NW

Covington, GA 30014

Monday, Feb. 5

Porterdale City Council Meeting

Location

City Hall

2800 Main St,

Porterdale, GA 30070

Tuesday, Jan. 30

7 p.m.

Newton County Republican Party Monthly Meeting

The public is invited to attend the first monthly meeting of 2024. The guest speakers this month will be Tommy Davis (Newton County Coroner) and Tim Fleming (State Representative 114th District). Everyone is welcome. Bring a friend with you.

Canaan Baptist Church

5581 Salem Rd.

Covington, Ga. 30016

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Covington, GA 30014

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OXFORD LIONS PANCAKE SUPPER

Friday, March 8th 5pm-7:30p.m.

Flint Hill Elementary School

All you can eat plain or blueberry pancakes, Holifield sausage, coffee, milk or tea.

Tickets are \$7 adults and \$4 for children under 10.

Supports school and Lions sight services.

Saturday, May 4

Taste of Spring Festival & Shine and Dine Car Show

10 a.m. - 4 p.m.

Location

Olde Town Conyers

901 Railroad Street

Conyers, GA

City of Conyers hosts this annual festival full with food and craft vendors, live entertainment, and activities. Car Show hosted by Shine and Dine. Festival is from 10-4pm in Olde Town Conyers, applications posted Feb.1st at [www.conyers-ga.com](http://www.conyers-ga.com) , 770-602-2606.

Friday, May 10

4-5 p.m.

Additional Dates

Fri, Feb 09, 2024, 4:00pm-5:00pm

Fri, Mar 08, 2024, 4:00pm-5:00pm

Fri, Apr 12, 2024, 4:00pm-5:00pm

Fri, Jun 14, 2024, 4:00pm-5:00pm

Fri, Jul 12, 2024, 4:00pm-5:00pm

Fri, Aug 09, 2024, 4:00pm-5:00pm

Fri, Sep 13, 2024, 4:00pm-5:00pm

Fri, Oct 11, 2024, 4:00pm-5:00pm

Location

O'Kelly Memorial Library

363 Conyers Rd

Loganville, GA 30052

School Age; ages 6-12

Join us for a family-friendly game night featuring board games such as “The Game of Life” and “Uno”.

Please feel free to bring your favorite board game to share!

Children must be accompanied by their parent/guardian.

Thursday, May 2

Into the Woods (Spring Musical)

7-8 p.m.

Location

Peachtree Academy Covington

Campus

14101 Hwy 278 NE

Covington, GA

Be careful what you wish for, as Stephen Sondheim's and James Lapine's cockeyed fairytale comes to life in this adaptation of their groundbreaking, Tony Award-winning musical.

Saturday, May 11

12-1:30 p.m.

Sat, Feb 10, 2024, 12:00pm-1:30pm

Sat, Mar 09, 2024, 12:00pm-1:30pm

Sat, Apr 13, 2024, 12:00pm-1:30pm

Location

O'Kelly Memorial Library

363 Conyers Rd

Loganville, GA 30052





Contributed Photo

## Oxford receives Georgia ReLeaf grant

STAFF REPORT  
THE NEWS

The city of Oxford recently received a Georgia ReLeaf Grant from the Georgia Forestry Commission and Georgia Tree Council for planting trees in Oxford. Oxford was awarded \$7,550 for planting trees in the Longstreet Circle subdivision.

In 2022 the city arborist and an Oxford College intern completed a street tree inventory for the city of Oxford. This tree inventory indicated that the Longstreet Circle subdivision had a below average tree canopy cover. Oxford applied for a Georgia ReLeaf Grant and was awarded \$7,550 for tree planting in the development. To complete the project the city purchased trees

from Jack's Creek Tree Farm and contracted with Arbor Equity, Inc. to plant the trees on city owned right of way within the development. The Oxford public works department will maintain the trees with watering and mulching this summer to ensure they remain healthy to provide future shade in the neighborhood.

The Georgia Tree Council (GTC) and the Georgia Forestry Commission (GFC), in cooperation with the USDA Forest Service, partner in administering the Georgia ReLeaf program. This program makes funding available to municipalities, government agencies, non-profits, and educational institutions in Georgia for tree planting and tree give-giveaways. Currently, funding is focused on projects

benefiting disadvantaged communities experiencing low tree canopy and environmental justice.

The town of Newborn also received a Georgia ReLeaf Grant for a tree-giveaway on Arbor Day, Feb. 24, in Newborn. The town was awarded \$2,081 in funding for this project. The Newborn tree board, with assistance from the Putnam County Master Gardeners, will be distributing 175, three-gallon containerized trees at the event. Lunch and live music will also be part of the Arbor Day fun at the Newborn Historic Schoolhouse from 11 a.m. to 1 p.m.

Additional information on the Georgia ReLeaf Grant can be found at [www.gatreecouncil.org](http://www.gatreecouncil.org).

## BEST OF NEWTON BALLOT WINNERS



A big thanks to all our readers and subscribers who participated in the Best of Newton contest by sending in their ballots.

This years winners are William Dobbs and Nikki Sorrells.

## Woodstock Furniture announces Covington as location for largest offsite store

SUBMITTED TO THE NEWS

The Aaron family, who founded Woodstock Furniture & Mattress Outlet in 1988, is pleased to announce the opening of their largest satellite store this Spring in Covington, GA.

Proudly "Georgia grown and employee owned", the company operates several storefronts and a Distribution Center in Woodstock/Acworth, Dallas/Hiram, Rome, Canton, Douglasville as well as an online shopping experience for consumers nationwide.

While the company's growth over the past three decades has been strong, it has also been conservative and deliberate. The new Covington location will help address significant market demand.

We noticed a real void in the market when it came to servicing this particular part of Georgia. We would have customers driving from Covington and its surrounding areas to shop on a regular basis. With the new location, we can service North Georgia, and beyond, in its entirety, explains JR Aaron, Founder, Woodstock Furniture and Mattress Outlet.

The new Covington location will boast a simple and enjoyable shopping experience for everything from living room or dining room furniture, rugs, mattresses, accessories and more, across a huge variety of brands. Shoppers will also be able to custom design their own furniture through the in-house Design Center.

Due to the range of offerings and promise to always beat the best price nationwide, Woodstock Furniture & Mattress Outlet has been consistently touted as "North Georgia's best kept secret". A grand opening event for the Covington location will be held in the Spring with more details to follow.

## Upper Ocmulgee River Conservation District now accepting entries for poster contest

STAFF REPORT | THE NEWS

The Upper Ocmulgee River Soil and Water Conservation District (SWCD), a local agency dedicated to the conservation and stewardship of the area's natural resources, is now accepting entries for their Poster Contest for students located within the District's service area. The service area includes Jasper and Newton counties.

Education is a critical element of the conservation effort at the local, state and national levels.

Educating young people about the benefits of conservation helps to ensure the next generation will be wise stewards of America's natural resources.

The annual Poster Contest provides public, private and homeschooled students in kindergarten through 12th grades the chance to have their art selected to advance on to the state contest.

Upper Ocmulgee River SWCD has opened the competition to grades 6-8. Prizes will be awarded for the top three winners.

Each year, the poster topic reflects National Association of Conservation Districts' annual Stewardship theme and highlights the work of Conservation Districts to protect and enhance natural resources. This year's theme "May the Forest Be with You Always" focuses on the im-

portance of our forests. The deadline to enter the contest is Feb. 29.

The Upper Ocmulgee River Soil and Water Conservation District is a unit of state government that directs natural resource management programs in Jasper and Newton counties.

The Conservation District works with farmers, landowners, and with other units of government to educate and actively promote programs and practices that support the conservation, and use and development of soil, water, and related resources.

More information can be found at [www.gacd.us/upperocmulgeeriver](http://www.gacd.us/upperocmulgeeriver).

## Pet of the Week

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**Piper - Young Female  
Kat Pawz Sanctuary - Oxford, Ga**





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# PREVENT CRABGRASS



**ASHLEY BEST**  
Local Columnist

When it comes to controlling crabgrass in a lawn, an ounce of prevention is really worth a pound of cure. Using a pre-emergence herbicide soon will be much easier than trying to kill the mature weed in your lawn this summer.

You may see crabgrass in your lawn every year, but it is important to realize that it is an annual plant. Crabgrass sprouts from seed, grows to maturity, sets seed, and dies all during a single growing season. In other words, the crabgrass you see sprouts from seed each year. You can prevent the seed from sprouting in the spring, however, by using a pre-emergence herbicide.

That brings us to a simple fact. Crabgrass seed germinates or sprouts when soil temperatures at a four-inch depth reach 53-58 degrees Fahrenheit. This usually occurs from mid-February through sometime in March depending upon weather conditions. How do you know when soil temperatures are nearing the trigger point? Well, the old time rule of thumb was to get your pre-emergence herbicide spread before the Forsythia blooms in the spring.

If you are a more technical person, then visit UGA Weather Network web site at <http://www.georgiaweather.net/> Click on the link to Covington and then "current conditions." The current conditions at the weather station at the Newton County Agriculture Center will be displayed.

As I write this, the four-inch soil temperature is 40.3 degrees Fahrenheit. The problem that a lot of people have with preemergence weed killers is that they do not apply it at the right time. As the name implies, you put it out before the weedemerges from the seed. Once

the seed sprouts, it is like closing the gate after the horse has already left the barn!

Remember that it is better to be a little too early with your application that too late. Recent research has indicated that pre-emergent herbicide applications in January still have given acceptable crabgrass control. The weed killer does not break down as rapidly in the cold weather as it does later when the temperatures begin to warm.

There is another important point to remember. Pre-emergent herbicides can't distinguish between friend and foe. Don't overseed your lawn soon after applying a crabgrass preventer. The weed killer could inhibit the sprouting of your fescue seed as well as crabgrass seed. Young fescue can also be sensitive to some weed killers. Be sure to check the label on the product you are using and observe the proper time intervals between herbicide application and overseeding your lawn.

If you want the best performance out of your spring pre-emergence treatments, then I suggest the following:

1. Apply the product at the recommended time and rate according to the label.
2. Apply the product before rain is expected or water it in with 1/2 inch of irrigation water if the label requires it.
3. Be sure to calibrate your application equipment.
4. Delay mowing until after a rainfall or irrigation.
5. Properly maintain your turfgrass throughout the whole year.

Pre-emergence herbicides are wonderful tools to use in maintaining a healthy beautiful lawn. We just have to remember to use them the right way at the right time. Contact your local extension office for specific pre-emergent herbicides that best fit your lawn needs.

*Ashley Best is the Agriculture and Natural Resources Agent with the Newton County Extension Service. She can be reached at [abest22@uga.edu](mailto:abest22@uga.edu).*

# GFB cookbook to support ImPACt Fund

SUBMITTED TO THE NEWS

With the New Year comes new opportunities and Georgia Farm Bureau (GFB) is extremely excited to announce the GFB Cookbook. Georgia Farm Bureau members are invited to submit their favorite recipes.

Those who submit recipes will receive credit next to their recipe, so be sure to include all the requested information.

The process is simple and convenient. To submit your recipe today, click the link here, submit your recipe, and/or pre-order your Georgia Farm Bureau Cookbook.

The deadline to submit all recipes is Jan. 26. The deadline to pre-purchase a cookbook is March 4. Cookbooks will be printed and delivered in June.

All proceeds from this fundraiser will directly benefit the Georgia Farm Bureau Federal ImPACt Fund. To purchase a

cookbook, you must be a current Georgia Farm Bureau Member. If you would like to purchase a cookbook and aren't yet a Georgia Farm Bureau Member, we invite you to join today. You can become a member [HERE](#), and once completed, you can pre-purchase your book from the link provided.

If you have questions about the submission process, contact Kea-



Stock Image | Pexels.com

ton Walker at [kgwalker@gfb.org](mailto:kgwalker@gfb.org).

We sincerely appreciate your support of the Georgia Farm Bureau Federal PAC Fund and look forward to sharing all the delicious recipes with you!

SAVINGS

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SAVE ON WHAT YOU DO EVERYDAY!

## Become a Member Today!

As a Georgia Farm Bureau member, you now have access to over 300,000 discount offers from local, regional and national brands. Through our Georgia Farm Bureau Savings Plus, you can save using our convenient mobile app or through our dedicated savings website. All the discounts you'll find in our Savings Plus program are our way of showing appreciation to you, our valued member.

**Download the GFB Savings Plus app today for iPhone or Android!**

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Google play

Download on the  
App Store



*Congratulations*  
**TO BUMPER BUCK\$ WINNER**  
**CHARLES NEELY**

Secure your chance to win a Free Cash Prize with our **Bumper Buck\$** magnet campaign. Place your Newton Federal magnet on your vehicle for a chance to win. Stop by the bank to pick up your magnet and make sure we have your contact information. All banking customers are eligible.



SCAN FOR MORE INFO





# REDSKINS BEGIN REGION PLAY PERFECT AT 1-0

Social Circle sweeps Jasper County at home to begin region slate



Left: Daniel Stephen (15) goes up for the layup over two Jasper County defenders. Right: Sophia Fontenot (15) drives to the basket. Photos by Cassie Jones | The Covington News

PHILLIP B. HUBBARD | MANAGING EDITOR

SOCIAL CIRCLE, Ga. — Two streaks remained alive Tuesday night for both Social Circle hoops squads.

The Lady Redskins' 45-26 win over Jasper County marks their ninth in a row over the Lady Hurricanes. In game two Tuesday night, the Redskins earned a 58-50 victory over Jasper County, which improves their region winning streak to 23 games.

## Lady Redskins win ninth in a row over Lady Hurricanes

Social Circle came out of the gate firing on all cylinders on both ends of the floor.

Through the first two quarters, the Lady Redskins held a 32-12 advantage. It was a perfect balance across each quarter, too, with Social Circle winning the frames 16-6 apiece.

Six Lady Redskins contributed to the first half explosion, but the leader was freshman guard Sophia Fontenot.

By halftime, Fontenot had already connected on five of her six three pointers for the match and led all scorers for the game with 15 points.

Jasper County kept battling throughout the duration of the matchup and kept the game close. But it did not seem to be enough as the Lady Hurricanes only outscored the Lady

Redskins in the third frame 8-4.

Scores were matched by each squad for the entire fourth quarter until Fontenot drilled her final three-pointer at the buzzer to cement the game away.

Fontenot led all scorers with 18 points with fellow freshman Brielle Price netting seven points along with freshman Marissa Marshall's six.

With the game concluded, head coach Norman Jones highlighted the importance of the team's freshmen stepping up.

"You have Brielle Price, Marissa and Sophia who are going to be dynamic," Jones said. "Any of them can go for six threes. When you have that, it's a luxury. I just told the freshmen, 'Just have fun.' They felt the pressure as freshmen not having a couple of girls back from last year. So they have to grow up faster, but I told them, with region, just to have fun."

Tuesday's win improves the Lady Redskins' record to 8-11 overall, which already surpassed last season's win total at seven.

Six games remain on Social Circle's schedule with a Jan. 26 date at Prince Avenue to continue Region 5A-Division I action.

## Redskins maintain Region 5A-Division I dominance

Less than a full calendar year removed from claiming

REDSKINS  
CONTINUED ON B2

# Newton loses battle of the Rams, swept by Grayson

GARRETT PITTS | SPORTS EDITOR

LOGANVILLE, Ga. — On the road in a hostile environment, Newton was swept by Grayson in a Region 4-AAAAAAA matchup on Tuesday.

The Lady Rams' sluggish start led to a 62-39 defeat while the Newton boys team lost a late heartbreaker in overtime 76-70.

## Newton's late comeback falls short in overtime

Trailing by five points going into the fourth quarter, Newton found its way back into the game with the help of Zack Harden Jr. and Jabez Jenkins.

Harden got to the line four times in the final frame.

After Harden's first trip to the line brought Newton to within two points, Jenkins put the ball in for a layup on the next transition to tie the game.

On the next Rams' possession, Grayson was called for a technical foul with three minutes left in the game.

The call allowed Harden to convert two free throws to give Newton a 57-55 lead, its first since the opening quarter.

After a back-and-forth battle in the final minutes, Newton possessed a one-point lead with 29 seconds left on the clock.

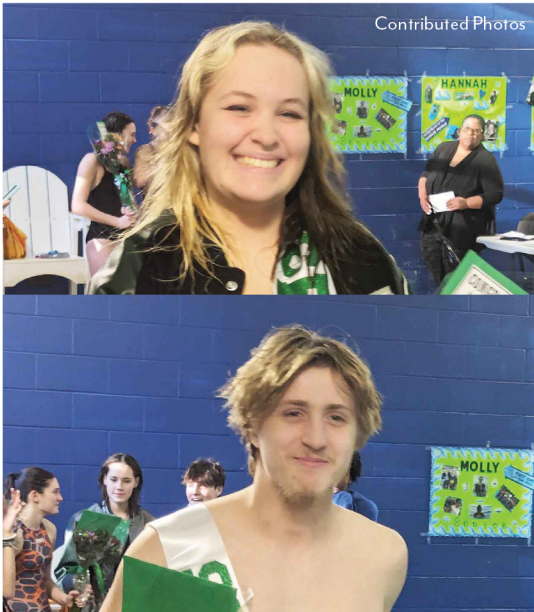
On the next Grayson possession, Anthony Ashton hit a three-point

er at the top of the key to give Grayson a 66-

RAMS  
CONTINUED ON B2



Sanaa Tripp (top) and Tim Prather (bottom) drive to the basket in Newton's matchups with Grayson on Tuesday. Photos by Garrett Pitts | The Covington News



# Eagles earn second place at NewRock meet

PHILLIP B. HUBBARD | MANAGING EDITOR

Multiple top place finishes helped boost the Eastside Eagles up the ranks at the NewRock swim meet last weekend.

When the last race finished, the Eagles finished second place overall with a 252 final score. Heritage (Conyers) won it all by recording a 342.

Eastside collected five total first place finishes.

The Eagles' men's 200-free relay team — composed of Tucker Rowe, Noel Harrison, Bryson Strickland and Jack Hays — recorded a 1:47.53 final time to place first.

Maggie O'Brien, Kayce Stamper, Jasmine Everett and Abby Barron earned first place in the women's 200-relay race.

O'Brien's 2:23.23 final time put her atop the 200-freestyle competition. Jasmine Everett recorded a 1:10.04 finish for her first place honors in the 100-freestyle.

Meanwhile, Strickland's first place finish in the 100-breaststroke was made possible with a finish of 1:18.62. Molly O'Brien rounded out the Eagles' top finishers with her first place, 1:21.55 final time in the 100-breaststroke.

In addition to winning a few first place honors, Eastside had even more second place finishes.

Its men's 200-medley relay team — with Rowe, Hays, Strickland and Cooper Stokes — placed second with a 2:12.28 final time.

The Eagles' men's 400-free relay team — with Stokes, Demetrius Simplice, Jesse Holder and Noel Harrison — recorded a 5:19.17 final time to place second as well.

Stokes placed second (2:51.5) in the 200-freestyle with Kayce Stamper finishing second (2:38.47), too.

In the 50-free-

SWIM  
CONTINUED ON B2



# Social Circle claims championship at Class 1A duals

BRENDAN KOERNER  
THE WALTON TRIBUNE

FRANKLIN, Ga. — Last weekend, the Social Circle wrestling team accomplished something it had not done since 2019.

The Redskins participated in the Georgia High School Association's Class 1A state duals and came away with the championship trophy after defeating Mount Pigsah Christian in the title match.

For head coach Randy Prater, leaving with the trophy was special because of how state duals have gone the last couple of years. "This was pretty special for us, because we had won other state titles when we were in Class 2A, but our first traditional state title in Class 1A came last year," Prater said. "This was actually our first Class 1A dual state title that we've won. The environment and setup was great, and it was just a great atmosphere, in general."

Social Circle began wrestling in the first round of the tournament on Jan. 19, and faced off against East Laurens. The Redskins completely blanked the Falcons, 81-0, to move onto the second round later that day.

The Redskins then wrestled against Dade County and outscored it

58-18. With the win, Social Circle moved onto the semifinals held on Jan. 20.

Prater's squad had to battle a tough Commerce program and came away with the 57-24 victory.

The championship round came



Photo by Cassie Jones | The Covington News

against Mount Pigsah later that afternoon, and Social Circle was crowned the victors after defeating the Patriots 55-12.

Prater acknowledged that the Patriots had given them problems in the past, so they came into this year hungry for different results.

"We've been matched up against them twice since moving to Class 1A," Prater said. "Our first year at the state duals, we saw them in the semifinals, and they went on to win that matchup, and then last year, we lost to them by two in a close semifinal matchup. We were definitely out for blood and trying to make a statement, and I feel like our kids did that."

Prater also admitted that they were able to rotate and rest some guys due to the team's overall preparation

"I think we lost four matches with our starters the entire tour

namment," Prater said. "We did put some backups in and tried to show some love to some of the guys who deserved the opportunities. It helped us try and preserve and rest some of our other guys. Everything we did was calculated and with purpose."

Mount Pigsah came into the final round attempting to avoid some of Social Circle's best wrestlers, but that still wasn't enough.

The Redskins had multiple guys that went on to defeat Patriots that had placed in past GHSA state tournaments.

Among those was Cohen Hargrove, who won his final match with a 9-4 decision over 2023 state-placer Tyler Prizno. Prater was impressed after the win.

"Cohen Hargrove definitely impressed me. He beat the No. 1 kid in Class 1A for the 106 pound weight class," Prater said. "He

also was able to beat a kid that's ranked at 113 pounds, so those were some big matches for him."

Multiple other Redskins contributed to the 55-point total and the program's first state duals title since joining Class 1A.

Looking ahead, Social Circle will host its own tournament, the Redskin Rumble, before sending wrestlers to the traditional state sectionals the first week of February.

Prater believes that the Redskin Rumble will help prepare his guys for the tough battles to come at the traditional state tournament.

"It's always a tough event, because we don't host our own tournament just to win one," Prater said. "We invite teams that can beat us, like last year when Buford beat us in that tournament. We've invited them back, as well as Archer, Colquitt and some other competitive programs. It's 16 teams total, so we expect to be challenged."

The Redskin Rumble will take place this weekend, and ultimately, Prater is excited.

He told *The Walton Tribune* that he thinks there is no better place in the state of Georgia to be for a high school wrestler than at Social Circle High School.

"We have the best overall program, in my opinion," Prater said. "The best parents, the best fans, the best coaches and the best wrestlers — we are a family."

SWIM  
CONTINUED FROM B1

style, Hays (26.50) and Molly O'Brien (28.68) in

their respective competitions.

Abby Barron took home second place (1:13.35) in the 100-freestyle while Maggie O'Brien finished second (1:09.59) in the 100-backstroke.

Everett earned second place honors (1:25.47) in the 100-breast-

stroke competition, too.

Rounding out the Eagles' performances at the meet was five, third place finishes.

Rowe placed third in the 50-freestyle (26.64) and in the 100-freestyle (1:00.31). Barron finished third (31.27) in the 50-freestyle while Stamper earned third place (1:21.11) in the backstroke.

Stokes placed third (1:28.83) in the 100-breaststroke competition.

Contributed Photos



RAMS  
CONTINUED FROM B1

64 lead. Down by two, Newton's in bound pass to

Tim Prather went awry and into the hands of the Grayson player to seemingly put the game on ice.

However, Grayson received its third tech foul of the quarter to give Newton a chance to tie the game at the free-throw line.

With Harden back at the line, he knocked down both free throws in front of a roaring crowd to send the game into overtime.

Newton's competitive fourth quarter put them back in the game. But the overtime period was a different story.

The Rams failed to stop Grayson's offense in overtime. As a result, Grayson jumped out to a quick eight-point lead.

Newton pulled close in the final 30 seconds, but Grayson had enough separation to earn the six-point win.

Newton's scoring was led by Harden and Jenkins with 27 and 15 points, respectively.

The loss drops the Rams to 14-4 on the year with a 3-2 record in

Region 4-AAAAAAA play.

Newton was back on the court for a region matchup with South Gwinnett Friday, Jan. 26 at home.

## Lady Rams fail to overcome slow start

A strong start from an undefeated Grayson squad derailed the Newton Lady Rams on Tuesday.

Going into the contest as winners of five of their last six games, the Lady Rams were looking to continue the strong stretch against their region rivals.

Despite a late offensive push, Grayson came away with the 62-39 victory to stay perfect at 20-0.

The early struggles for Newton came on the offensive end.

Grayson allowed just four points in each of the two opening frames Tuesday night.

As Newton was unable to get shots to fall, Grayson cruised to a 34-8 lead at halftime.

Coming out of intermission, Newton seemed to have more success getting to the basket.

Despite this, Grayson's momentum on offense continued as it

REDSKINS  
CONTINUED FROM B1

back-to-back region crowns, the Redskins continued their region winning ways.

Social Circle's eight-point triumph over the Hurricanes made it 23 straight wins in region play with the last region loss coming Feb. 18, 2021 versus Lincoln County. On top of that, the Redskins have yet to lose a game as members of Region 5A-Division I, in particular.

Jones, who doubles as the boys team's head coach, shared what keeping such a streak alive means.

"Pressure," Jones said. "But pressure is two things. It's either going to make diamonds or burst pipes. And, me being from New York, I like to make diamonds. [Taylor] Jackson did a good job here and working for him and now taking over, I just want to three-peat. So we're just going to take it one game at a time."

Though Social Circle held a demanding lead during most of the

action, the final frame saw Jasper County make a run.

Leading 48-29 heading into the fourth quarter, Social Circle was outscored by the Hurricanes 21-10. With less than a minute left in the contest, the Redskins' lead dwindled to just six points.

But junior Daniel Stephen's dunk at the 51.4 mark of the fourth officially sealed the win for Social Circle, giving it a 56-48 lead.

The crowd was electric in their reaction and, despite surrendering another bucket, the Redskins celebrated their region opening win.

Derrick White led Social Circle with 12 points followed by Stephen's 11 and Justin Russell's 10. Jammecus Hardge tallied nine points in the win as well as Tivian Branch who recorded eight.

Tuesday's outcome gives the Redskins a 6-13 overall record with a road trip to region foe Prince Avenue up next. Social Circle played against the Wolverines on Jan. 26.



Photo by Garrett Pitts | The Covington News

scored 24 points in the frame.

By the end of the third quarter, Newton was trailing 58-20.

Even though it was not enough to claim the win, Newton had its best quarter of the game in the final eight minutes.

Senior Sanaa Tripp led an offensive surge that ended with Newton scoring 19 points in the frame.

The 19 points allowed the Rams to bring the final score to 62-39.

Four Grayson players ended with double-digit point totals in the win Tuesday night.

For Newton, scoring was led by Tripp with 13 points.

The Lady Rams fell to 11-9 with the loss while having a 3-2 record in Region 4-AAAAAAA play. Newton got back into region play Friday, Jan. 26 against the South Gwinnett Lady Comets at home.



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Public Notices

Abandoned Vehicles

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

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 foreclose liens against the vehicles 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 vehicles is: 125 Old Hwy 138 Loganville, GA 30052-4814 Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: 02/24/24 Answer forms may be found in the Magistrate Court Clerk's office located at: 1132 Usher St Room Covington, GA Forms may also be obtained online at [www.georgiamagistratecouncil.com](#).

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Land 2006Range	SALMF13486A203363
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January 22, 2024

Newton County Board of Commissioners

PUBLIC NOTICE #600959

1/28

The City of Covington is seeking bids for the purchase of one (1) Four Wheel Mechanical Street Sweeper as specified in exhibit "A" of the bid packet. Sealed bids must be delivered to City Hall, 2194 Emory Street NW, Covington, GA 30014, Attn: Scott Cromer no later than 10:00am on Tuesday, February 6th, 2024. Request for Bids and additional information may be obtained by accessing the request for proposals on the City's website at [https://www.cityofcovington.org/index.php?section=business-opportunities](#)

The City of Covington reserves the right to reject any and all bids.

PUBLIC NOTICE #600954

1/28-2/4

Citations

CITATION

TO: Mother & Other Interested Parties

Rosalyn Anderson has requested Temporary Letters of Successor Guardianship of the Person(s) Kristian Edwards (minor) to be issued to G.W. Slaton, Jr. All objections must be in writing and filed with this Court on or before Februatyil,2024, at ten o'clock, a.m.

Melanie M. Bell, Judge By: Marcia Wynne Clerk, Probate Court Newton County, Georgia

Newton Co. Probate Court  
1132 Usher St RM 148  
Covington, Ga 30014

PUBLIC NOTICE #600968

1/28-2/4

CITATION

ALFRED JEROME WISE has petitioned to be appointed Administrator 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

PUBLIC NOTICE #600854

1/7,14,21,28

CITATION

RICKY HUGH GILSTRAP has petitioned to be appointed Administrator of the Estate of **BESSIE L. FRANKLIN** 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 #600882

1/7,14,21,28

CITATION

SHERI BETH SCUSSEL has petitioned to be appointed Administrator of the Estate of **WILLIAM M. SCUSSEL** 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 #600853

1/7,14,21,28

CITATION

The Petition of **DAVID GILBERT** surviving spouse widow of **CATHLEEN B. GILBERT** deceased, for Twelve Month's Support for having been duly filed, all interested parties are hereby notified to show cause why said petition should not be granted. All objection must be in writing and filed with this Court on or before February 5, 2024 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 #600851

1/7,14,21,28

CITATION



CITATION
The Petition of <b>KATHY C. CHRISTOPHERSON</b> surviving spouse widow of <b>KEITH A. CHRISTOPHERSON</b> deceased, for Twelve Month's Support for having been duly filed, all interested parties are hereby notified to show cause why said petition should not be granted. All objection must be in writing and filed with this Court on or before February 5, 2024 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
<b>PUBLIC NOTICE #600822</b> <b>1/7,14,21,28</b>
CITATION
The Petition of <b>LINDA WALKER</b> surviving spouse widow of <b>CARL. C. WALKER, SR</b> deceased, for Twelve Month's Support for having been duly filed, all interested parties are hereby notified to show cause why said petition should not be granted. All objection must be in writing and filed with this Court on or before February 5, 2024 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
<b>PUBLIC NOTICE #600823</b> <b>1/7,14,21,28</b>
CITATION
The Petition of <b>PATRICIA JOANN COOK</b> surviving spouse widow of <b>NORRIS GENE COOK, JR</b> deceased, for Twelve Month's Support for having been duly filed, all interested parties are hereby notified to show cause why said petition should not be granted. All objection must be in writing and filed with this Court on or before February 5, 2024 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
<b>PUBLIC NOTICE #600821</b> <b>1/7,14,21,28</b>
CITATION
<b>VIRGINIA DARLENE FLETCHER</b> has petitioned to be appointed Administrator of the Estate of <b>VIRGINIA MILDRED KURSAITIS</b> 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
<b>PUBLIC NOTICE #600881</b> <b>1/7,14,21,28</b>
NOTICE
RE: Petition of <b>Marcella Simmons Armstrong</b> to Petition to Probate Will in Solemn Form, Estate of Roscoe D. Martin, UPON WHICH AN ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON January 2, 2024 .
TO: <b>Charles Howell and Ray Murray</b>
This is to notify you to file objection, if there is any, to the Petition of Marcella Simmons Armstrong to Petition to Probate Will in Solemn Form, Estate of Roscoe D. Martin.
<b>BE NOTIFIED FURTHER:</b> All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. All objections must be filed by February 5, 2024 at 10:00 a.m.
1ELANIE M. BELL PROBATE JUDGE
By: Marcia Wynne CLERK OF PROBATE COURT 1132 USHER STREET COVINGTON, GA 30014 770 784 2045
<b>PUBLIC NOTICE #600880</b> <b>1/7,14,21,28</b>

Debtors Creditors
<b>NOTICE TO DEBTORS AND CREDITORS</b>
Notice is hereby given to the debtors and creditors of the Estate of <b>Nancy Kaplan Taylor</b> , deceased, late of Newton County, GA. You are required to render your demands and/or make payments to the undersigned estate representative according to law.
This the 17th day of January, 2024.
GLORIA K. CHRIETZBERG

325 N. WATERS EDGE DRIVE DURHAM, NC 27703
<b>PUBLIC NOTICE #600928</b> <b>01/21,28-2/4,11</b>
<b>NOTICE TO DEBTORS AND CREDITORS</b>
All creditors of the estate of <b>JAMES R. THOMAS</b> , deceased, a resident of Newton County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 22nd day of January, 2024.
Gwen McMullen Administrator of the Estate of James R. Thomas c/o Michelle Chaudhuri, Esq. Talley & Associates, P.C. 1892 GA Hwy 138, SE Conyers, GA 30013
<b>PUBLIC NOTICE #600965</b> <b>1/28-2/4,11,18</b>
<b>NOTICE TO DEBTORS AND CREDITORS</b>
Notice is hereby given to the debtors and creditors of the Estate of <b>BERTHA LOUISE DAIL CASON</b> Deceased, late of Newton County, Georgia. You are required to render your demands and/or make payments to the undersigned estate representative according to law.
This the 8th day of JANUARY , 2023
VALERIE LEIGH GALLOWAY 1239 GUMM CREEK RD OXFORD, GA 30054
<b>PUBLIC NOTICE #600916</b> <b>1/14,21,28-2/4</b>
<b>NOTICE TO DEBTORS AND CREDITORS</b>
Notice is hereby given to the debtors and creditors of the Estate of <b>BRANDEN LYNN DYKES</b> Deceased, late of Newton County, Georgia. You are required to render your demands and/or make payments to the undersigned estate representative according to law.
This the 10th day of JANUARY , 2023
MISTY DYKES 3300 CALVIN RD MONTICELLO, GA 31064
<b>PUBLIC NOTICE #600914</b> <b>1/14,21,28-2/4</b>
<b>NOTICE TO DEBTORS AND CREDITORS</b>
Notice is hereby given to the debtors and creditors of the Estate of <b>CHARLES W. JOHNSON, SR</b> Deceased, late of Newton County, Georgia. You are required to render your demands and/or make payments to the undersigned estate representative according to law.
This the 20TH day of DECEMBER , 2023
PAMELA C. JOLLY 95 HIGHWOOD DR COVINGTON, GA 30016
<b>PUBLIC NOTICE #600836</b> <b>1/7,14,21,28</b>
<b>NOTICE TO DEBTORS AND CREDITORS</b>
Notice is hereby given to the debtors and creditors of the Estate of <b>DONALD LOUIS BEGUE</b> Deceased, late of Newton County, Georgia. You are required to render your demands and/or make payments to the undersigned estate representative according to law.
This the 18TH day of DECEMBER , 2023
KATHLEEN BEGUE 4149 DORCHERSTER DR COVINGTON GA 30014
<b>PUBLIC NOTICE #600837</b> <b>1/7,14,21,28</b>
<b>NOTICE TO DEBTORS AND CREDITORS</b>
Notice is hereby given to the debtors and creditors of the Estate of <b>HUE KIM TRAN</b> Deceased, late of Newton County, Georgia. You are required to render your demands and/or make payments to the undersigned estate representative according to law.
This the 18TH day of DECEMBER , 2023
VAN PHUOC TRAN 1715 CHRISTIAN CIR CONYERS GA 30013
<b>PUBLIC NOTICE #600838</b> <b>1/7,14,21,28</b>
<b>NOTICE TO DEBTORS AND CREDITORS</b>
Notice is hereby given to the debtors and creditors of the Estate of <b>LINTON THOMAS SR</b> Deceased, late of Newton County, Georgia. You are required to render your demands and/or make payments to the undersigned estate representative according to law.
This the 14TH day of DECEMBER , 2023
MARVA BRADY THOMAS 30 ANNA DR COVINGTON GA 30014
<b>PUBLIC NOTICE #600840</b> <b>1/7,14,21,28</b>
<b>NOTICE TO DEBTORS AND CREDITORS</b>
Notice is hereby given to the debtors and creditors of the Estate of <b>MARCEL ANTWON WILLIAMS</b> Deceased, late of Newton County, Georgia. You are required to render your demands and/or make payments to the undersigned estate representative according to law.
This the 21ST day of DECEMBER , 2023
SHAYNA S. JEFFERSON-WILLIAMS 485 SAINT ANNE'S PLACE COVINGTON GA 30016
<b>PUBLIC NOTICE #600877</b> <b>1/7,14,21,28</b>
<b>NOTICE TO DEBTORS AND CREDITORS</b>
Notice is hereby given to the debtors and creditors of the Estate of <b>PEARLY WOFFORD</b> Deceased, late of Newton County, Georgia. You are required to render your demands and/or make payments to the undersigned estate representative according to law.
This the 18TH day of DECEMBER , 2023

LAT TANYA TILLMAN 2874 THENTH ST RIVERSIDED, CA 92507
<b>PUBLIC NOTICE #600841</b> <b>1/7,14,21,28</b>
<b>NOTICE TO DEBTORS AND CREDITORS</b>
Notice is hereby given to the debtors and creditors of the Estate of <b>RAYMOND FLOYD SANDERS</b> Deceased, late of Newton County, Georgia. You are required to render your demands and/or make payments to the undersigned estate representative according to law.
This the 10th day of JANUARY , 2023
SHANNON LYNN HUNTER 4582 HWY 81 SOUTH COVINGTON GA 30016
<b>PUBLIC NOTICE #600913</b> <b>1/14,21,28-2/4</b>
<b>NOTICE TO DEBTORS AND CREDITORS</b>
Notice is hereby given to the debtors and creditors of the Estate of <b>RISHA MECHELLE PETERS</b> Deceased, late of Newton County, Georgia. You are required to render your demands and/or make payments to the undersigned estate representative according to law.
This the 21ST day of DECEMBER , 2023
ANTOINETT PETERS-NELLOMS 126 ROCK ROAD STOCKBRIDGE, GA 30281
<b>PUBLIC NOTICE #600879</b> <b>1/7,14,21,28</b>
<b>NOTICE TO DEBTORS AND CREDITORS</b>
Notice is hereby given to the debtors and creditors of the Estate of <b>SALVADOR TRAINA, JR</b> Deceased, late of Newton County, Georgia. You are required to render your demands and/or make payments to the undersigned estate representative according to law.
This the 14TH day of DECEMBER , 2023
LYLA CUNNINGHAM TRAINA 1413 BELFAIRE TRACE DACULA, GA 30019
<b>PUBLIC NOTICE #600839</b> <b>1/7,14,21,28</b>
<b>NOTICE TO DEBTORS AND CREDITORS</b>
Notice is hereby given to the debtors and creditors of the Estate of <b>SHERMAN C. GRAVES,III</b> Deceased, late of Newton County, Georgia. You are required to render your demands and/or make payments to the undersigned estate representative according to law.
This the 8TH day of DECEMBER , 2023
DENIESE SULLIVAN GRAVES 1793 BENNINGFIELD DR SW MARIETTA, GA 30064
<b>PUBLIC NOTICE #600842</b> <b>1/7,14,21,28</b>
<b>NOTICE TO DEBTORS AND CREDITORS</b>
Notice is hereby given to the debtors and creditors of the Estate of <b>STERLING CALE WITHWORTH</b> Deceased, late of Newton County, Georgia. You are required to render your demands and/or make payments to the undersigned estate representative according to law.
This the 21ST day of DECEMBER , 2023
FRANK B TURNER, JR ESQ PO BOX 1617 COVINGTON GA 30015
<b>PUBLIC NOTICE #600878</b> <b>1/7,14,21,28</b>
<b>NOTICE TO DEBTORS AND CREDITORS</b>
Notice is hereby given to the debtors and creditors of the Estate of <b>THOMAS GLYNN BLACKMON</b> Deceased, late of Newton County, Georgia. You are required to render your demands and/or make payments to the undersigned estate representative according to law.
This the 8th day of JANUARY , 2023
KIMBERLY ANN BLACKMON 195 MILLCREST DR COVINGTON GA 30016
<b>PUBLIC NOTICE #600917</b> <b>1/14,21,28-2/4</b>
<b>NOTICE TO DEBTORS AND CREDITORS</b>
Notice is hereby given to the debtors and creditors of the Estate of <b>VAN DEAN OGDEN</b> Deceased, late of Newton County, Georgia. You are required to render your demands and/or make payments to the undersigned estate representative according to law.
This the 10th day of JANUARY , 2023
CONNIE JEAN OGDEN 819 MACEDONIA RD COVINGTON, GA 30014
<b>PUBLIC NOTICE #600915</b> <b>1/14,21,28-2/4</b>
<b>NOTICE TO DEBTORS AND CREDITORS</b>
The Estate of Charles W Johnson Sr, Deceased, Newton County, Georgia 95 Highwood Dr Covington, GA. 30016
Executive of the Estate Pamela C Jolly Address same as above
<b>PUBLIC NOTICE #600912</b> <b>1/14,21,28-2/4</b>
<b>Notice to Debtors and Creditors</b>
All creditors of the estate of <b>Stephen Alan Barton</b> late of Newton County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 5th day of January, 2024
Name: Lawrence Neal Barton, Jr. Title: Executor Address: 9016 Fairmount Highway, Fairmount GA 30139
<b>PUBLIC NOTICE #600895</b> <b>1/21,28-2/4,11</b>

<b>STATE OF GEORGIA COUNTY OF NEWTON NOTICE TO DEBTORS AND CREDITORS</b>
All creditors of the Estate of <b>Rhoda Faye Adams</b> , late of Newton County, Georgia, deceased, are hereby notified to render in their demands to the undersigned, according to law, and all persons indebted to said estate are hereby notified to make immediate payment.
This 3rd day of January, 2024.
Ernest Cardwell Adams, Executor of the Estate of Rhoda Faye Adams (deceased) 9156 Lakeview Drive Covington, Georgia 30014
Attorney for the Estate of Rhoda Faye Adams Melissa M. Chapman, Esq. 1901 West Spring Street, Suite 209 Monroe, Georgia 30655
<b>PUBLIC NOTICE #600887</b> <b>1/14,21,28-2/4</b>
<b>Foreclosures</b>
<b>STATE OF GEORGIA COUNTY OF NEWTON NOTICE OF SALE UNDER POWER</b>
Because of a default under the terms of the Security Deed executed by <b>Arthur Hickerson</b> to Mortgage Electronic Registration Systems, Inc., as nominee for Primary Residential Mortgage, Inc. dated July 21, 2017, and recorded in Deed Book 3591, Page 437, as last modified in Deed Book 4013, Page 278, Newton County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, NA, securing a Note in the original principal amount of \$219,942.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, March 5, 2024, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:
All that tract or parcel of land lying and being in Land Lot 151, 1st District, Newton County, Georgia, and being shown as Lot 2, Block A, Section II, Country Walk Subdivision, on a plat of survey of same recorded in Plat Book 32, page 263, 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.
Said property is improved with a dwelling known as <b>170 Country Walk, Social Circle, Georgia 30025</b> according to the current system of numbering houses in Newton County, Georgia.
Said property is known as 170 Country Walk, Social Circle, GA 30025, together with all fixtures and personal property attached to and constituting a part of said property, if any.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.
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 secured creditor.
The property is or may be in the possession of Arthur Hickerson, successor in interest or tenant(s).
Wells Fargo Bank, N.A. as Attorney-in-Fact for Arthur Hickerson File no. 24-081438 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535 https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
<b>PUBLIC NOTICE #600905</b> <b>1/28,2/4,11,18,25</b>
<b>NOTICE OF FORECLOSURE OF RIGHT TO REDEEM</b> <b>[REF. O.C.G.A., Section 48-4-5 et seq.; 48-4-45 &amp; 48-4-46]</b>
TO: ANNIE H. BROWN OR ANY UNKNOWN ESTATE REPRESENTATIVE OR UNKNOWN HEIRS AT LAW;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN NEWTON COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 000 HOLLINGSWORTH ROAD, COVINGTON, GA, INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
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 four o'clock (4 p.m.) on and after February 22, 2024, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:
All and only that parcel of land designated as Tax Parcel 0017000000035E00, lying and being in Land Lots 10 & 23 of the 8th Land District of Newton County, Georgia, containing 12.94 acres, more or less, being Tract 4, shown in Plat Book 21, Page 273, described in Deed Book 295, Page 636, the description contained therein being incorporated herein by this reference, located on Hollingsworth Road. Being commonly known as 000 Hollingsworth Road according to the present system of numbering properties in Newton County, and also being known as tax parcel number 0017000000035E00 per the maps and records of the Newton County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.
The tax deed to which this notice relates is dated December 6, 2022, and is recorded at Deed Book 4470, Page 500 in the Office of the Clerk of the Superior Court of Newton County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date



and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.		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:	
Equity Trust Company as Custodian FBO Robert W. Schumacher, IRA c/o John Coleman, Esq. Coleman Law, LLC 675 Seminole Avenue, Suite 302 Atlanta, Georgia 30307 404.974.4537 Please be governed accordingly.		PUBLIC NOTICE #600902 1/21,28-2/4,11	
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: CYRIUS LABADY CONTINA LABADY Occupant of 10 TRENT CIRCLE 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 March 5, 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 parrel of land lying and being in Land Lot 406 of the 16th District of Newton County, Georgia, being Lot 8 (formerly known as Lot 10) of Lojohnville Estates Subdivision, as per plat recorded in Plat Book 47, pages 236-238, Newton County Records; said plat is incorporated herein and made a part hereof by reference. That property known as 10 TRENT CIRCLE according to the present system of numbering homes and having tax parcel identification number 0023B00000008000. The tax deed to which this notice relates is dated December 6, 2023, and is recorded in the Office of the Clerk of the Superior Court of Newton County, Georgia in Deed Book 4470 Page 515. 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:	
THURGOOD CONSTRUCTION, INC. 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 #600948 1/28-2/4,11,18	
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 INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. QKN-23-06136-1 rslselaw.com/property-listing		PUBLIC NOTICE #600819 1/7,14,21,28	
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	
PUBLIC NOTICE #600883 1/7,14,21,28		NOTICE OF SALE UNDER POWER GEORGIA, NEWTON COUNTY	
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 transferred to Pacific Union Financial, LLC by assignment recorded in Deed Book 3857, Page 451, Newton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY THOUSAND NINE HUNDRED EIGHTY-EIGHT AND 0/100 DOLLARS (\$230,988.00), 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. Nationstar Mortgage LLC, successor 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 possession of the property is James Read and James D. Read or a tenant or tenants and said property 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 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. Nationstar Mortgage LLC, successor 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 subject to all easements and restrictions 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 COUNTY	
Under and by virtue of the Power of Sale contained in a Security Deed given by Mary B Brooks, Essie M Stanford and Johnny Manuel to Mortgage Electronic Registration 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 National 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-described 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 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 indenture trustee, on behalf of the holders of the Accredited 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, 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 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 indenture trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2005-4 Asset Backed Notes as Attorney in Fact for Mary B Brooks, Essie M Stanford 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 COUNTY, GEORGIA, AND BEING WITHIN THE CITY OF COV-		INGTON, AND BEING SHOWN AS LOT NO. 6 OF GEIGER STREET ON THAT PLAT OF SURVEY PREPARED FOR BRUNO CONSTRUCTION COMPANY BY KNIGHT SURVEYING COMPANY, AND CERTIFIED BY JOHN ELWIN KNIGHT, GEORGIA REGISTERED LAND SURVEYOR 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 THERE-TO BEING INCORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE PARTICULAR DESCRIPTION OF LOT NO. 6, THE PROPERTY HEREBY CONVEYED. FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS C039-0001-002F; SOURCE OF TITLE IS: BOOK 751, PAGE 389 (RECORDED 08/11/98) MR/jay 2/6/24 Our file no. 23-12679GA - FT1	
PUBLIC NOTICE #600857 1/7,14,21,28		NOTICE OF SALE UNDER POWER GEORGIA, NEWTON COUNTY	
Under and by virtue of the Power of Sale contained in a Security Deed given by Stephanie Channell to New Century Mortgage Corporation, dated January 19, 2006, recorded in Deed Book 2105, Page 395, Newton County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 3394, Page 1, Newton County, Georgia Records, as last transferred to Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE3 by assignment recorded in Deed Book 2721, Page 346, Newton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-TWO THOUSAND AND 0/100 DOLLARS (\$172,000.00), 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 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 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 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, 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 con-	



tained 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 Deed to Secure Debt 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, Stansfeld & 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**  
**State of GEORGIA, County of NEWTON.**

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **CHRISTOPHER G EDGE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** ("MERS") AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE INC., dated 05/17/2021, and Recorded on 05/26/2021 as Book No. 4202 and Page No. 103 116, NEWTON County, Georgia records, as last assigned to PRIMARY RESIDENTIAL MORTGAGE, INC. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$289,656.00, with interest at the rate specified therein, there will be sold by the undersigned 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 March, 2024, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 197 OF THE 1ST LAND DISTRICT OF NEWTON COUNTY, GEORGIA, BEING LOT 22, BLOCK A OF NEWTON RIDGE SUBDIVISION, UNIT TWO AS SHOWN ON PLAT OF NEWTON RIDGE SUBDIVISION UNIT TWO AS SAME IS RECORDED IN PLAT BOOK 14, PAGE 12 AND PLAT BOOK 14, PAGE 164, NEWTON COUNTY, GEORGIA RECORDS. THE DESCRIPTION OF SAID PROPERTY AS CONTAINED SAID PLAT IS HEREBY INCORPORATED HEREIN AND MADE AN ESSENTIAL PART HEREOF BY REFERENCE.

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

PRIMARY RESIDENTIAL MORTGAGE, INC. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PRIMARY RESIDENTIAL MORTGAGE, INC., acting on behalf of and, as necessary, in consultation with PRIMARY RESIDENTIAL MORTGAGE, INC. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PRIMARY RESIDENTIAL MORTGAGE, INC. may be contacted at: PRIMARY RESIDENTIAL MORTGAGE, INC., 1895 S. CENTRAL STREET, CENTENNIAL PARK, AZ 86021, 800 748 4424. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **35 DOGWOOD LANE, COVINGTON, GEORGIA 30014** is/are: CHRISTOPHER G EDGE or tenant/tenants.

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

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

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

PRIMARY RESIDENTIAL MORTGAGE, INC. as Attorney in Fact for CHRISTOPHER G EDGE.  
THIS LAW FIRM IS ACTING AS A DEBT COL-

LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

00000010016855  
BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001  
Telephone: (972) 341 5398

**PUBLIC NOTICE #600958**  
**1/28**

**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 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 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 Vermilion 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.

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, Mortgage-Backed 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 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.

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 WATER-SIDE, 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.



<div> <div>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</div> <div>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).</div> <div>Said property is commonly known as <b>185 Lances Lane, Covington, GA 30016</b> 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.</div> <div>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.</div> <div>Bank of America, N.A. Home Loan Assistance Dept. 7105 Corporate Drive Plano, TX 75024 (800) 669-6650</div> <div>Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.</div> <div>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.</div> <div>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.</div> <div>BANK OF AMERICA, N.A. as agent and Attorney in Fact for Wilfred Titley</div> <div>Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.</div> <div>1016-5490A</div> <div>THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5490A</div> </div>			
<div> <div><b>PUBLIC NOTICE #600865</b> 1/7,14,21,28</div> <div> <div>STATE OF GEORGIA</div> <div>COUNTY OF NEWTON</div> <div>NOTICE OF SALE UNDER POWER</div> </div> <div> <div>Pursuant to the power of sale contained in the Security Deed executed by <b>WAYNE MACKENZIE AND WHITNEY MACKENZIE</b> to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR LOAN SIMPLE, INC in the original principal amount of \$405,050.00 dated August 23, 2022 and recorded in Deed Book 4428, Page 761, Newton County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING in Deed Book 4530, Page 576, Newton County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on February 06, 2024, the property in said Security Deed and described as follows:</div> <div>ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 193, 194, AND 222 OF THE 8TH LAND DISCTICT 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., CERTIFIED 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 COUNTY, GEORGIA; SAID PLAT BY REFERENCE THERETO BEING INCORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.</div> <div>LESS AND EXCEPT: ANY PORTION OF THE CAPTIONED PROPERTIES THAT MAY BE WITHIN THE RIGHT OF WAY OF BOUNDS OF HAMMOCK DRIVE.</div> <div>SAID PROPERTY BEING KNOWN AS <b>85 HAMMOND DRIVE, COVINGTON, GEORGIA</b> IN ACCORDANCE WITH THE PRESENT SYSTEM OF NUMBERING PROPERTIES IN NEWTON COUNTY, GEORGIA.</div> <div>Said property being known as: 85 HAMMOCK DR COVINGTON, GA 30016</div> <div>To the best of the undersigned's knowledge, the party or parties in possession of said property is/are <b>WAYNE MACKENZIE AND WHITNEY MACKENZIE</b> or tenant(s).</div> <div>The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).</div> <div>Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.</div> <div>Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.</div> <div>The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:</div> <div>NEWREZ LLC D/B/A Shellpoint Mortgage Servicing</div> </div> </div>			
<div> <div>ing</div> <div>75 Beattie Place, Suite 300 Greenville , SC 29601 866-825-2174</div> <div>Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.</div> <div>THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.</div> <div>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, as Attorney-in-Fact for WAYNE MACKENZIE AND WHITNEY MACKENZIE</div> <div>Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC 13010 Morris Rd. Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 23-164638 - LiV</div> <div><b>PUBLIC NOTICE #600862</b> 1/7,14,21,28</div> </div>			
<div> <div>Juvenile Court</div> <div>IN THE JUVENILE COURT OF NEWTON COUNTY STATE OF GEORGIA</div> <div>IN THE INTEREST OF: Melanie Alice Forkey Christopher Rippley HardmanSEX: Female SEX: Male DOB: 12/10/21 DOB: 12/18/15 Case #107-23J-0685 Case #107-23J-0686 Minor Children Under 18 Years of Age</div> <div>NOTICE TO INTERESTED PARTIES OF PETITION FOR PERMANENT GUARDIANSHIP</div> <div>You are hereby notified that a Petition for Permanent Guardianship was filed in the Juvenile Court of Newton County by the Georgia Department of Human Services, by and through its agent Newton County Department of Family and Children Services (hereinafter “ Department”) regarding the children named above born to Tori Nicole Hardman on the date above listed.</div> <div>A copy of the Petition for Permanent Guardianship in reference to the above-named children may be obtained from the Clerk's office located at the Newton County Judicial Center, during business hours. The Department has nominated Donald Shawn Hardman to be appointed as the permanent guardian of the children, Melanie Alice Forkey and Christopher Rippley Hardman, pursuant to O.C.G.A. §15-11-240. The Department is also seeking to have Donald Shawn Hardman granted with additional powers set forth in O.C.G.A. §29-2-22(b) for the children, Melanie Alice Forkey and Christopher Rippley Hardman.</div> <div>If you have any objections to either the establishment of a permanent guardianship, or to the selection of Donald Shawn Hardman as permanent guardian, or both, you must file a written objection setting forth the grounds of any such objection with this Court within ten (10) days of the date you are personally served; or within fourteen (14) days of the date that notice was mailed to you; or within ten (10) days following the date of the second publication of this citation. All pleadings must be signed before a notary public or the Clerk of this Court. A hearing on this Petition shall be held in the Juvenile Courtroom, Horace J. Johnson, Jr. Judicial Center, located at 1132 Usher Street N.W., Covington, Georgia 30014, on the 19th day of March, 2024, at 3:00 p.m.</div> <div>The permanent guardianship order(s) shall remain in effect for said children until each child reaches the age of eighteen (18), becomes emancipated, or until further order of the Court. The permanent guardianship order(s) will not be subject to review by the Court except as provided in O.C.G.A. §15-11-244 and a parent's right to visitation may be restricted. The permanent guardian(s) shall have the rights and duties of a permanent guardian as provided in O.C.G.A. §29-2-21, O.C.G.A. §29-2-22, and O.C.G.A. §29-2-23 and shall take the oath required of a guardian as provided in O.C.G.A. §29-2-24</div> <div>Clerk,</div> <div>Juvenile Court of Newton County</div> <div><b>PUBLIC NOTICE #600922</b> 1/21,28</div> </div>			
<div> <div>IN THE JUVENILE COURT OF NEWTON COUNTY STATE OF GEORGIA</div> <div>IN THE INTEREST OF: T. J. SEX: Female DOB:01/08/2010</div> <div>CASE #107-23J-Child(ren) Under 18 Years of Age</div> <div>SUMMONS</div> <div>TO: JOHN DOE, and any unknown, unnamed biological father or other persons claiming to have a parental interest in the minor child named above born to Latasha Keyonna Jones on the date above-listed.</div> <div>A Petition to Terminate Parental Rights was filed in this Court on December 20, 2023, by the Georgia Department of Human Services, by and through the Newton County Department of Family and Children Services, concerning the above child(ren). In accordance with O.C.G.A. §15-11-281, you are hereby notified that this proceeding and the hearing(s) specified herein is for the purpose of terminating your parental rights and to place permanent custody of said child(ren) with the Georgia Department of Human Services, by and through the Newton County Department of Family and Children Services, pending adoption. The Court shall mail a copy of said Petition to the last known address of the above-named parent(s) within fifteen (15) days of filing of the Order of Service by Publication. This is a summons requiring you to be in Court. If you fail to come to court as required, you may be held in contempt of court and punished accordingly.</div> <div>Now, therefore, you, the party(ies) named above, are commanded to be and appear on the date and time stated below, and to remain in attendance from hour to hour, day to day, month to month, year to year, and time to time, as said case may be continued, and until discharged from the court, and you are commanded to lay any and all business aside and to be and appear in said Court at the time and place below stated, each of you then and there to make defense thereto and to show cause why the said child(ren) and all parties named herein should not be dealt with according to the provisions of the law.</div> <div>NOTICE OF EFFECT OF TERMINATION JUDGMENT</div> <div>Georgia law provides that you can permanently lose your rights as a parent. A Petition to Terminate</div> </div>			
<div> <div>Parental Rights has been filed requesting the Court to terminate your parental rights to your child(ren). A copy of the Petition to Terminate Parental Rights can be obtained from the Clerk of the Newton County Juvenile Court. A court hearing of your case has been scheduled for the 14th day of March, 2024, at 1:00 p.m., at the Newton County Juvenile Court, located in the Horace J. Johnson, Jr. Judicial Center, 1132 Usher Street, NW, Covington, Georgia 30014.</div> <div>If you fail to appear, the Court can terminate your rights in your absence.</div> <div>If the court at the trial finds that the facts set out in the Petition to Terminate Parental Rights are true and that termination of your rights will serve the best interests of your child(ren), the court can enter a judgment ending your rights to your child(ren).</div> <div>If the judgment terminates your parental rights, you will no longer have any rights to your child(ren). This means that you will not have the right to visit, contact, or have custody of your child(ren) or make any decisions affecting your child(ren) or your child(ren)'s earnings or property. Your child(ren) will be legally freed to be adopted by someone else.</div> <div>Even if your parental rights are terminated: (1) You will still be responsible for providing financial support (child support payments) for your child(ren)'s care unless and until your child(ren) is/are adopted; and (2) Your child(ren) can still inherit from you unless and until your child(ren) is/are adopted.</div> <div>Pursuant to statute, you are put on notice that as a biological father you may lose all rights to your child(ren) named above and will not be entitled to object to the termination of your rights to such child(ren) unless, within 30 days of receipt of notice, you file: (1) A petition to legitimate such child(ren); and (2) Notice of the filing of the petition to legitimate with the Court in which the termination of parental rights proceeding is pending.</div> <div>This is a very serious matter. A party is entitled to an attorney in the proceedings. You should contact an attorney immediately so that you can be prepared for the court hearing. You have the right to hire an attorney and to have him or her represent you. If you cannot afford to hire an attorney, the Court will appoint an attorney if the Court finds that you are an indigent person. Whether or not you decide to hire an attorney, you have the right to attend the hearing of your case, to call witnesses on your behalf, and to question those witnesses brought against you.</div> <div>If you have any questions concerning this notice, you may call the telephone number of the clerk's office which is 770-784-2060.</div> <div>This is a summons requiring you to be in Court. If you fail to come to court as required, you may be held in contempt of court and punished accordingly.</div> <div>WITNESS the Honorable Hillary Edgar, Judge of said Court, this day of _____, 2024.</div> <div><b>PUBLIC NOTICE #600961</b> 1/28-2/4,11,18</div> <div>(Deputy) Clerk Juvenile Court of Newton County, Georgia</div> </div>			
<div> <div>Name Changes</div> <div>IN THE SUPERIOR COURT OF NEWTON COUNTY STATE OF GEORGIA</div> <div>In re the Name Change of: <b>JONATHAN DARREN HULGAN</b> Petitioner,</div> <div>CIVIL ACTION NUMBER 2023-CV-123-1</div> <div>NOTICE OF PETITION TO CHANGE NAME OF ADULT</div> <div>Notice is hereby given that <b>JONATHAN DARREN HULGAN</b> filed a petition in the Newton County Superior Court on JANUARY 18 2024 to change the name from <b>JONATHAN DARREN HULGAN to JULIETTE DARIA HULGAN</b> Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing 1/18/24</div> <div>JONATHAN DARREN HULGAN 4175 ELIZABETH ST. NE COVINGTON GA 30014</div> <div><b>PUBLIC NOTICE #600960</b> 1/28-2/4,11,18</div> <div>IN THE SUPERIOR COURT OF NEWTON COUNTY STATE OF GEORGIA</div> <div>MABELLE JOBEH Plaintiff, v PORTER BEMBER Defendant,</div> <div>ACTION NO. 2023-CV-2672-3</div> <div>NOTICE OF PUBLICATION</div> <div>TO PORTER BEMBER 100 CAVALIER CROSSING LITHONIA GA</div> <div>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 Newton County and to serve a copy of the answer upon the plaintiff (if pro se) or upon the plaintiff's attorney (if represented). Witness, the Honorable LAYLA H. ZON Judge of the Superior Court of Newton County.</div> <div>This the 20th day of DECEMBER 2023</div> <div><b>PUBLIC NOTICE #600863</b> 1/7,14,21,28</div> <div>SUPERIOR COURT OF NEWTON COUNTY STATE OF GEORGIA</div> <div>In re the Name Change of: <b>Julie Ann Price</b> Petitioner.</div> <div>Civil Action Case Number SUCV2023003030</div> <div>NOTICE OF PETITION TO CHANGE NAME OF ADULT</div> <div>Julie Ann Price filed a petition in the Superior Court of Newton County on December 29, 2023, to change the name from: <b>Julie Ann Price to Julie Ann Price Tucker</b></div> </div>			
<div> <div>, Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.</div> <div>Dated: Feb 2, 2023</div> <div>Name: Julie Ann Price Address:80 Pebble Lane Covntngton, GA 30016 juliethepricesright@gmail.com</div> <div><b>PUBLIC NOTICE #600869</b> 1/7,14,21,28</div> <div>Public Hearings</div> <div>ADMINISTRATIVE USE PERMIT Georgia, Newton County</div> <div>AN ADMINISTRATIVE USE PERMIT (AUP24-000003) HAS BEEN FILED WITH THE BOARD OF COMMISSIONERS ON THE PROPERTY BELONGING TO: <b>LITTLE ANGELS DAYCARE 1 LLC</b> WHOSE SUBJECT PROPERTY ADDRESS/LOCATION IS 55 TARA WAY CONTAINING APPROXIMATELY 0.59 ACRES BEING ON TAX MAP &amp;PARCEL 0007B 005.</div> <div>APPLICANT IS REQUESTING AN ADMINISTRATIVE USE PERMIT TO OPERATE A HOME DAYCARE FACILITY FOR 6 OR LESS CHILDREN.</div> <div>A PUBLIC HEARING WILL BE HELD BY THE PLANNING COMMISSION ON THE: 27TH DAY OF FEBRUARY, 2024 AT 7:00PM THIS MEETING WILL BE HELD IN THE NEWTON COUNTY HISTORIC COURTHOUSE, 3RD FLOOR BOARDROOM. THOSE HAVING CONCERNS ABOUT THIS PETITION SHOULD ATTEND THE MEETINGS.</div> <div><b>PUBLIC NOTICE #600974</b> 1/28</div> <div>CITY OF COVINGTON NOTICE of PUBLIC HEARING</div> <div>NOTICE IS hereby given, per the City of Covington's Code of Ordinances Chapter 16.12 that the below annexation/rezoning request and text amendments are submitted for consideration by the Covington Planning Commission and Mayor and Council for the following: A. Annexation: #PAR23-0003 Request: To annex approximately 3.4 acres of a 6.1 acre-tract that is located in unincorporated Newton County zoned R-3 to the city of Covington and rezone to M-1 Light Industrial to expand the existing RV Park that is developed on the remaining portion of the tract within the city limits.</div> <div>Location: Old Atlanta Hwy Tax Map Parcel Number: CO62 018 Owner: Tammy Beatty, Metro RV LLC Applicant: Tammy Beatty Attorney representative: William Thomas Craig B. City Initiated Text Amendment which includes a Public Hearing.</div> <div>The purpose of this amendment is to consider amendments to Section 16.12.190. A and B. Event Permit to clean up the language and process for an event permit.</div> <div>C. City Initiated Text Amendment which includes a Public Hearing.</div> <div>The purpose of this amendment is to consider updates to the permitted uses of land which may also include updates or additions to definitions and/or supplemental use provisions.</div> <div>Amendment to Ordinance Sections as shown include: 1. Section 16.08.010 Definitions 2. Section 16.16.020 - Permitted uses. 3. Chapter 16.20 – Supplemental Use Provisions.</div> <div>The Planning Commission will conduct the First Public Hearings on Tuesday, February 13, 2024 @ 6:00 p.m. in the Covington Council Chambers, 2116 Stallings Street, Covington, GA. Meeting will be held in person.</div> <div>The Mayor and Council will conduct the Final Public Hearings, Decision on Annexation/Rezoning request and First Reading of text amendments, Monday, February 19, 2024 @ 6:30 p.m. in the City Hall Council Chambers, 2116 Stallings Street, Covington, GA.</div> <div>The Mayor and Council will conduct the Second and Final Reading on Text Amendments, Tuesday, March 4, 2024 @ 6:30 p.m. in the City Hall Council Chambers, 2116 Stallings Street, Covington, GA.</div> <div>ALL INTERESTED parties are invited to participate. For more information, contact Judy Johnson, at judyjohnson@cityofcovington.org, or 770-385-2179.</div> <div>ADA Compliance: Individuals with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the City Clerk at 770-385-2010 promptly to allow the City to make reasonable accommodations for those persons.</div> <div><b>PUBLIC NOTICE #600957</b> 1/28</div> <div>Notice is hereby given that at 6:30 p.m. on February 5, 2024 at 2116 Stallings Street, Covington, Georgia the Mayor and Council of the City of Covington, Georgia, shall provide for a hearing on the passage of an ordinance entitled: "AN ORDINANCE OF THE CITY OF COVINGTON, GEORGIA, TO AMEND THE COVINGTON MUNICIPAL CODE, ENACTED AND ADOPTED ON THE 16TH DAY OF OCTOBER, 2001, AS AMENDED BY PREVIOUS AMENDMENTS, TO ALTER CERTAIN PROVISION OF TITLE 16 OF THE SAID CODE OF ORDINANCES FOR THE PURPOSE OF AMENDING SECTION 16.08.010 (DEFINITIONS), SECTION 16.16.020 (PERMITTED USES), AND SECTION 16.28.025 (BUILDING TYPOLOGY), TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES."</div> <div>A copy of said proposed ordinance is posted on the bulletin board at the City Hall, 2194 Emory Street, Covington, Georgia.</div> <div>This 22nd day of January 2024.</div> <div>THE CITY OF COVINGTON Audra Gutierrez City Clerk</div> <div><b>PUBLIC NOTICE #600951</b> 1/28</div> <div>REZONING PETITION Georgia, Newton County</div> <div>A PETITION (REZ24-000001) HAS BEEN FILED WITH THE BOARD OF COMMISSIONERS FOR A REZONING FOR THE PROPERTY BELONGING TO: <b>J H MORGAN FARMS LP</b> WHOSE SUBJECT PROPERTY ADDRESS/LOCATION IS AT HWY 278 CONTAINING APPROXIMATELY 1.5 ACRES BEING ON TAX MAP &amp;PARCEL 0007B 005.</div> </div>			



