

The Covington News

SATURDAY-SUNDAY, MARCH 2-3, 2024



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BUSINESS

Jessicakes Bakery is built upon relationships

READ MORE ON A8



HIS WORD

"My flesh and my heart may fail,
but God is the strength of my heart
and my portion forever."

PSALM 73:26 NIV



STATE CHAMPIONS

'Skins highlight Newton County-area teams competing in Macon.

READ MORE ON PAGE B1

Bradley releases 90-day report

EVAN NEWTON | NEWS EDITOR

NEWTON COUNTY – When superintendent Dr. Duke Bradley III first took office, he wanted to "manifest the hopes, dreams and aspirations of the community."

Continuing with the goal to fulfill that statement, Bradley released his 90-day report at the Feb. 27 Newton County Board of Education meeting (NCBOE).

The 25-page report encapsulates a number of observations that Bradley has witnessed through his first few months as superintendent, with focus areas on academics, operations and culture and engagement. All of which hold the hopes to reinforce the themes of "unity, engagement and visibility."

But before diving into the specifics of each area, Bradley wanted to commemorate the work that the NCSS has already done.

"Before I share my findings, please allow me to say that it is important to note that Newton County schools is built upon a strong foundation of success and achievement, which I am proud to be a part of," Bradley said.

Academics

When discussing academics, Bradley highlighted the persistent literacy gaps that exist within the school system.

Data configured from the report showed that literacy rates were particularly low in grades 3, 5 and 8. All figures were below the average for the state of Georgia.

While Bradley stated that there is no one fix to the issue – as it persists state-wide – he recommended to the board that steps should be put in place to fo-

BRADLEY
CONT. ON A3



Dr. Duke Bradley III gives remarks at the first community listening session on Dec. 14, 2023, at Clements Middle School. | Phillip B. Hubbard, The Covington News



Photo via the Atlanta Fire Rescue Department website

Newton County hires Royce Turner as new fire chief

EVAN NEWTON | NEWS EDITOR

NEWTON COUNTY – After several months of searching, Newton County has officially named Royce Turner as its next fire chief.

Turner comes to Newton County from the Atlanta Fire Rescue Department. He spent 26 years with the department and most recently served as deputy chief of emergency medical services

TURNER
CONT. ON A2

Covington awarded 2024 Visionary City award

Photo via city of Covington Facebook



SEE COVINGTON ON A2

CPD presents top awards

STAFF REPORT
THE NEWS

At Covington Police Department's 2023 annual awards ceremony on Feb. 20, the Medal of Valor and Police Star were presented.

Receiving the Medal of Valor was presented to officer Rashad Rivers after his call to serve and protect resulted in being shot on May 23, 2023. He worked to safely remove two civilians, one of which was a child, from a dangerous domestic dispute.

The Medal of Valor is the highest award issued by the Covington Police Department (CPD). It is reserved for an officer who faces seri-



Photo via CPD

ous bodily injury or death in the line of duty.

Rivers as well as officer Michael Ward were presented the Police Star, too.

They received the honor for their acts of heroism directly related to the events of May 23, 2023. Rivers used his own training to react to the situation and save the lives of a mother child – as

well as himself – until backup could arrive.

Rivers incurred a gunshot wound to his face during this encounter.

Ward arrived upon the scene and helped save Rivers' life as well as secure the removal of Rivers and the mother and child from the area.

CPD chief Philip

CPD
CONT. ON A2



SATURDAY, MARCH 2
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RAINY
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SUNDAY, MARCH 3
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CLOUDY
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Keep Newton Beautiful receives Governor's Circle recognition



Contributed Photo

STAFF REPORT
THE NEWS

Kee Newton Beautiful recently received a 2023 Governor's Circle Award at the Georgia State Capitol for its outstanding achievements in community beautification and environmental sustainability.

The Keep Georgia Beautiful Foundation (KGBF) presented the award in recognition of exemplary performance in litter reduction, waste minimization and community greening.

"We believe everyone deserves to live in a clean, green, and beautiful environment," said Natalie Johnston-Russell, executive director of the KGBF. "The recipients of this award have made a tremendous effort to achieve that vision, and we're thrilled to recognize their achievements."

To qualify for the Governor's Circle Award, affiliates must be certified and in good standing with Keep America Beautiful (KAB), the national nonprofit that oversees state and local programming. Additionally, the affiliate must be an active member of the KGBF network. Certified KAB affiliates are required to "effect meaningful, positive and lasting change" by directly addressing community needs in the areas of litter pre-

vention, recycling, waste reduction and beautification.

In 2023, KNB coordinated local Great American Cleanup, Rivers Alive and Adopt-a-Mile events with participants from 77 different school, church, club and neighborhood groups donating over 6,500 hours to pick up roadside litter across all jurisdictions and zip codes in Newton County.

In addition, 120 volunteers helped provide environmental education programs for 8393 students and community participants at 25 different venues. KNB staff also completed a multi-jurisdictional 2024 WaterFirst program renewal application package and sent it to the Georgia Environmental Finance Authority (GEFA) for Newton County, Newton County Water & Sewerage Authority, the cities of Covington, Mansfield, Oxford, Porterdale and the Town of Newborn.

"Keep Newton Beautiful appreciates the 2023 Governor's Circle Award recognition. We have phenomenal sponsors, volunteers, and participants who work to make our community programs successful. This award recognizes and reflects their time, efforts, and achievements," said Laurie Riley, KNB manager.

Covington awarded 2024 Visionary City award

STAFF REPORT | THE NEWS

The city of Covington has received the 2024 Visionary City Award from the Georgia Municipal Association and Georgia Trend Magazine. This prestigious award recognizes Covington's outstanding community engagement efforts and initiatives that have greatly contributed to the city's vibrant cultural landscape and inclusive community spirit.

Selected in the Medium Cities Category, Covington's achievements include a range of community events and programs that celebrate diversity and inclusivity, such as the popular Cinco de Mayo celebration, the Juneteenth parade and a special Black History Month exhibit. These initiatives reflect Covington's commitment to maintaining its small-town charm while adapting to growth and increased tourism.

Larry Hanson, CEO and Executive Director of GMA, said, "The Visionary City Awards honor cities like Covington that effectively blend community engagement with cultural celebration. Covington's efforts exemplify how cities can maintain their unique character while fostering an inclusive and welcoming environment for all."

Community Development Director Ken Malcom accepted the award at the GMA's Cities United Summit held in Atlanta.

"I was so honored to represent my outstanding team and the entire city of Covington family by accepting the 2024 Visionary City Award from the Georgia Municipal Association and Georgia Trend Magazine. Recognizing the growing changes to the City, elected officials and city management sought to develop a long-term comprehensive plan for Covington for the next five years," Malcom said. "As part of this plan developed in 2022, two goals for the city's Community Development Department, which was formed in 2020, were 'encourage citizen participation in all government activities, events, and initiatives' and 'celebrate the entire community by embracing diversity and inclusion.' Formed

out of a desire to continue the revival of the town square and promote community engagement, the department took this goal as a challenge and greatly exceeded expectations. In the previous year of 2022, the city hosted 43 community participatory events for citizens. In 2023, that number increased to 78. In the span of one calendar year, the department saw an 81 percent increase in activities largely due to the investment of our Mayor and Council, our community partnerships, and the dedication of our Community Development team members. The 2023 Lighting of the Square, a project with our community partner The Arts Association of Newton County, saw a record crowd of 19,000 people. It is estimated that 70 percent of the attendees were local. These events were designed to reach the entire community. By working with local stakeholders to develop programs for minority community members including Hispanic and Black cultural heritage events as well as expanding activities such as the Farmer's Market and Summer Concert Series, we continue to grow the scope of our reach and inclusivity. Whether it is enjoying glow-golf on our town square or taking in a concert at Legion Field, we are proud that Covington is an incredible place to find your community."

Mayor Fleeta Baggett shared her thoughts on the city receiving this recognition.

"We are fortunate to have a Community Development team that has focused on events that foster a sense of community, family and inclusion. The efforts of our city to organize these community programs and events has been driven primarily from the resources provided through our thriving tourism," Baggett said. "These events allow the city of Covington to maintain our small town feel as we continue to grow and welcome new residents and guests. With the continued support of our local citizens, businesses and guests, we will continue to expand these wonderful programs in the future."

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—Mark 16:15-16

SCHEDULE OF SERVICES

SUNDAY

Bible Classes – 9:30 A.M.
Morning Worship Services – 10:30 A.M.
Evening Worship Services 5:30 P.M.

WEDNESDAY

Bible Classes – 7:00 P.M. (Online)

CPD

CONT. FROM A1

Bradford gave

Rivers the opportunity to present Ward with his police star in a unique presentation at the awards ceremony.

Georgia governor Brian Kemp recorded a special video message for both officers, too.

"Our team is proud of the courage exemplified by officer Rivers and officer Ward and we are grateful that officer Rivers has recovered and returned to full time duty," a CPD Facebook post read. "Congratulations gentlemen and thank you for your service and bravery."

TURNER

CONT. FROM A1

Turner officially begins his new role on March 25.

County manager Harold Cooper expressed his excitement about the hire via a Newton County press release.

"I am ecstatic about the hire of chief Royce Turner," Cooper said. "He has experience and expertise in every aspect of fire services. Chief Turner can share his insight and expertise to empower the men and women of Newton County Fire Services. Chief Turner is committed to serve and he is an expert in the field of fire services. These qualities and other attributes made him the clear choice for the job."

According to a biography on the Atlanta Fire Rescue Department website, Turner earned a degree in mass communications from Morris Brown College as

(EMS).

well as a bachelor's in science from Columbia Southern University.

A press release also stated that Turner holds a master's degree in public safety administration. He also holds several designations and certifications from the executive fire officer program, the Georgia Emergency Medical Services (GEMS) leadership program and the executive development institute program.

The role of fire chief was previously filled by Michael Conner, who was terminated in November 2023. Since then the role of fire chief has been filled on a "rotating basis," per Newton County public information officer Bryan Fazio in January.

Now as permanent fire chief, Turner will lead a department of 177 employees, including 146 on-shift firefighters.

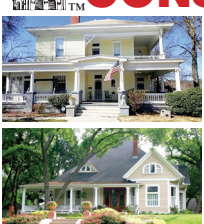
Cooper commended the profession-

alism shown by the entire Newton County fire department during its transitional period, while also sharing his enthusiasm toward the future.

"We have a resilient fire department here in Newton County, as evident by the professionalism displayed during the past four months," Cooper said via a press release. "I am grateful to all our employees, and I would be remiss if I did not acknowledge the leadership of chiefs Brad Staff, Gregg Lumpkin and Darryl Mosley during this period of transition. "The diligence, vigilance and dedication of our staff, paired with chief Turner's leadership, will elevate Newton County Fire Services to new heights."

This is an ongoing story and The News will update this story as more information is available.

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BRADLEY
CONT. FROM A1

cus on literacy instruction, streamline academic resources and identify instructional practices.

Keeping in line with academics, Bradley identified some of the achievement gaps in the district.

The achievement gap data showed English language arts (ELA) and math scores from demographics across the district. With the presentation slide stating, “We have work to do,” Bradley clarified what these social gaps are.

“In short our Black and special education students are categorically outperformed by white students across most subject areas and grade levels,” Bradley said.

Next, Bradley highlighted the different findings of balanced academic progress with data from Advanced Placement (AP), dual-enrollment and gifted students.

Data showed that 25.7 percent of Newton County students were enrolled in at least once AP course. When compared against four counties with similar size and demographics, this was in the middle of the five districts.

A total of 10.86 percent students were identified as gifted, with no corresponding data from other counties.

However, dual-enrollment was the weakest point of the three, with 18.79 percent of Newton County students enrolled in one or more college courses as part of dual-enrollment. When compared to other counties, Newton County was the second lowest of five, with Houston County at the highest with 74 percent of students enrolled in one or more dual-enrollment courses.

Bradley told *The Covington News* that 74 percent “tells us it’s possible” to get students involved in dual-enrollment, but that there are institutional barriers that exist. This was seconded during his presentation on Tuesday.

“Considered together, the district provides access to a variety of advanced courses and specialized programs,” Bradley said. “However, the extent to which students can access these courses and programs is informed by several barriers that have a limiting effect; among those include program design, teacher credentials, scheduling challenges, course/program entry criteria and transportation.”

Operations

Next, Bradley discussed his findings on operations, which were extensive in wanting to create synergy among the district.

His findings showed that precision planning is important, and that “there is opportunity to establish more explicit alignment” between functions within the district.

Additionally, Bradley stated that the district lacks several key positions that harms the effectiveness within the district.

“There are multiple examples where individuals who take on critically important rules do so without the benefit of a capable designee,” Bradley said. “As you can imagine the absence of strategic redundancies creates significant organizational risk.”

Bradley told *The Covington News* that the district needs to look at other districts to see what works for them. Once they compile that data, the system should create “one customizable strategy” that works for Newton County Schools.

Recommendations were made to conduct a compensation and classification study, exploring the district’s readiness to purchase an Enterprise Resourcing plan, provide regular reporting and clarify certain roles and corresponding job responsibilities.

Culture and Engagement

Of the three main areas, culture and engagement was among the strengths.

A survey in the report showed that out of 1,165 participants, 36 percent of respondents were “very satisfied” with Newton County Schools’ communication efforts. A total of 42 percent of respondents were listed as “satisfied.”

Also cited were the various listening sessions that were conducted by Bradley with one participants’ feedback stating the district keeps them “well informed,” but that “more consistency is needed” in their communication efforts.

Listed as recommendations were an exploration in communication outreach, a clarification of communication expectations and a clear social media strategy that can align Newton County Schools with one common brand.

However, Bradley highlighted communications as a strong point.

“In short, I found that district communications is a clear strength verified through both quantitative measure and direct stakeholder feedback,” Bradley said.

Final Comments

Bradley concluded the presentation by reading a letter highlighting his first 90 days in office.

Accompanying the letter, Bradley said the district can build on a foundation of excellence and that Newton County Schools can become a model school district.

“I submit to you that we can become the fastest improving school district in all the state of Georgia,” Bradley said.

Following the presentation, all five members of the board spoke with a clear vision of unity.

Vice-chair Shakila Henderson-Baker said that during the interview process that Bradley stuck out to him as the “community focus” candidate. Henderson-Baker also appreciated the transparency of Bradley and said it was a testament to his leadership.

“The truth is we’re not performing where we should but that takes a real, hard leader who is dedicated to improving those things to iron out those truths to the community, to the board and to the staff,” Henderson-Baker said. “Because if you don’t iron that out we sit here thinking we’re operating great and that we’re all good. The reality is we’re not where we would like to be, so we needed to hear that.”

District 1 representative Trey Bailey said he appreciated the thorough report and said that Bradley was the right man for the job.

“You have proven just with the work you’ve done thus far in 90 days, you’ve proven you’re the right candidate,” Trey said. “I think you’ve proven to this board and proven to our community that our best days are ahead.”

District 2 representative Eddie Johnson highlighted the difficulties of choosing the new superintendent, but said that the right choice was made.

“It was a very challenging job. A difficult one... We could not have made a better choice,” Johnson said.

District 4 representative Anderson Bailey echoed the sentiment of the board while sharing a humorous story from Bradley’s interview

“When you [Bradley] came back for the second round you let me know then ‘I’m ready to work’ because you came without a jacket,” Anderson said.

Board chair Abigail Coggin agreed with the rest of the board.

“Yes we’ve got a challenge before us but I think we are ready to take it on and we’ve got the people in place,” Coggin said. “I’m excited for the future of Newton County Schools.”

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Week Seven Under the Gold Dome



BRIAN STRICKLAND
Senator

Week seven under the Gold Dome has concluded, and we're swiftly approaching an important milestone known as "Crossover Day" on February 29. This marks the deadline for all bills to pass through their originating chamber, commonly referred to as the house of origin. Our advocacy for Georgians has yielded significant accomplishments, including property tax relief, tort reform, reduction of regulatory burdens, enhancements in public safety, and much more. I extend my heartfelt gratitude to my Senate colleagues, particularly those within the majority caucus, for their unwavering dedication to advancing legislation on behalf of all Georgians. As a member of the Senate Republican Caucus, I'm delighted to announce the successful passage of all priority bills of the majority caucus out of the Senate, highlighted by the approval of Senate Bill 449. This bill, aimed at exempting certain military medical personnel from examination requirements, eliminates unnecessary bureaucratic hurdles and bolsters Georgia's reputation as the premier state for business. The Georgia Senate also discussed and passed its amended budget for Fiscal Year 2024. This budget increases funding for maintaining safe and efficient road infrastructure

and provides essential support for industries such as agriculture, manufacturing and logistics. It also allocates resources to enhance retirement and healthcare benefits, vital for retaining our state's workforce. Our commitment to a balanced budget ensures Georgia's efficiency, fiscal conservatism and attractiveness for investment. In addition to championing our majority caucus' priorities, I remained focused on advancing my individual legislative goals. I'm proud to announce that SB 375 successfully cleared the Senate floor this Wednesday. I took the initiative to sponsor this legislation with the aim of incorporating the Commissioner of Veterans' Service as a member of the Behavioral Health Coordinating Council. This strategic move ensures that the council comprehensively considers and addresses the distinctive needs and viewpoints of veterans concerning behavioral health in its deliberations and actions. Furthermore, I joined my Senate colleagues in passing several bipartisan pieces of legislation aimed at supporting both veterans and families. The Georgia Senate approved multiple measures designed to offer essential services to our state's veterans, and I was privileged to endorse this legislation. Having dedicated their lives to defending our country, it's crucial that we fulfill our commitment as legislators. Additionally, the Senate body voted on Thursday to pass Senate Bill

STRICKLAND
CONT. ON A6

Never Thought I'd See The Day



DAVID CARROLL
Syndicated Columnist

I asked for it, and you delivered. Last week, I asked you to complete this sentence: "I never thought I'd see the day that _____. As promised, here are your responses with my comments in parentheses. From Debbie in Alabama: "I never thought I'd see the day that a young female pop singer weighing in at 120 pounds would terrify macho men like Sean Hannity and Jessie Watters because she doesn't agree with their politics. Go Taylor!" From Chrissy in Chattanooga: "I never thought we would pay for bottled water!" (I could go on for days about this one. I would add TV channels, air for our tires, radio, and the mysterious fees when

paying for hotel rooms, flights and concert tickets...I guess I'd better move on.) From "anonymous" via e-mail: "I never thought I'd see the day when the U.S. Supreme Court would be held in such low regard because the judges are just as corrupt as members of Congress." From Cherie in Tennessee: "I never thought we would return to the days when our country is so divided by color. We had made so much progress, and now we're right back in the 1960s." (Cherie, as another reader pointed out, maybe we didn't really make that much progress after all. Sadly, it has become fashionable and politically advantageous for some to reveal their true beliefs.) From Lynn in Georgia: "I never thought I'd see the day when people don't know what to believe because so-called

CARROLL
CONT. ON A6

America Diplomacy



DAVE BELTON
Columnist

It is so rare that I agree with the White House these days, that I feel obliged to acknowledge when they get something right. Last week, the Vice President addressed the Munich Security Council. The site is significant, because Munich was where Neville Chamberlain famously handed Czechoslovakia over to Hitler, a betrayal that led to the escalation of the Nazi's and the start of WWII. In her speech, Harris stated a truth that few on the Left appreciate: America's global military dominance has made the world relatively peaceful for the past 80 years. "Our commitment to build and sustain alliances has helped America become the most powerful and prosperous country in the world — alliances that have prevented wars, defended freedom, and maintained stability from Europe to the Indo-Pacific. To put all of that at risk would be foolish." She further stated, "Our approach is not based on the virtues of charity. We pursue our approach because it is in our strategic

interest." She is exactly right. Peace is not the norm. Conflict and suffering is the usual plight of man. The only reason that you and I have lived in such a long stretch of relative peace, is because after WWII, America demanded that countries behave with one another. The only reason the world listened, was because of our military dominance. Sometimes, throwing our diplomatic weight around the world made America look like a tyrant, because we inflicted our will of peace upon nations who wanted to fight. Sometimes, we've made mistakes in our pursuit of safeguarding a stable world. But the world would be a much more dangerous place if America had NOT engaged. World-wide war and violence would have created terrible calamities that you and I can barely contemplate. The problem with Biden, is that he rarely backs his words with meaningful action. If he had armed Ukraine (as they requested) before Putin invaded, there wouldn't be a war today. Now, we're faced with the first major war in Europe since

BELTON
CONT. ON A5

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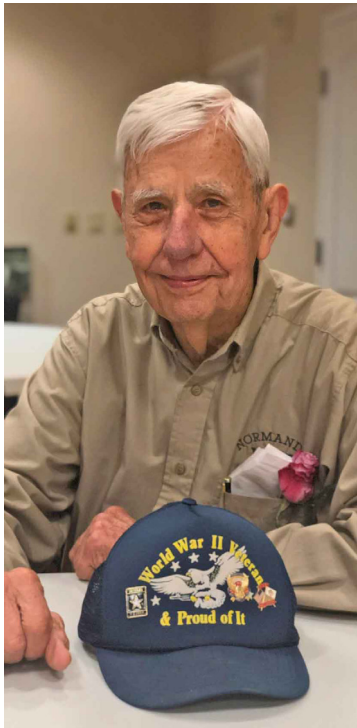
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Obituary: John Wood Burson



John Wood Burson, of Oxford, passed away peacefully at the age of 100 on Saturday February 24, 2024. A patriot through and through, John bravely served his country during World War II as a member of the 428th Military Police Escort Guard, landing on the shores of Omaha Beach towards the end of the first day of D-Day and continued serving throughout Europe, even to the Battle of the Bulge. His courage and dedication earned him several prestigious commendations, including the American Theater Ribbon, European African Middle Eastern Ribbon with 5 bronze stars, Good Conduct Medal, Bronze Arrowhead Medal, and the WWII Victory Medal. Beyond his military service, John's commitment to service extended into every facet of his life. From his 37-year tenure at Southern Bell to his leadership roles in organizations like the Lions Club, Boy Scouts (where he served as a Scout Master and received the esteemed Silver Beaver Award), and AARP (where he received a

certificate from president George H.W. Bush and the Points of Light Foundation for his service), John touched countless lives with his generosity and compassion. A devoted family man, John found his greatest joy in the company of his loved ones. Whether camping in the mountains, tending to his

garden, or sharing memories and time with his grandchildren and great-grandchildren, his warmth and love knew no bounds. John's unwavering faith was the cornerstone of his life, reflected in his dedicated service to Allen Memorial Methodist Church. As a restorer and head of the evangelism committee, he poured his heart into the church, serving in every office except treasurer. In addition to his many community contributions, John was a founding member of the Oxford Lions Club and served two terms on the Newton County Board of Education. He also chaired the Board of Directors for the Oxford Historical Cemetery Foundation, leaving an indelible mark on the preservation of local history. His legacy of service and compassion will continue to inspire all who knew him.

He is preceded in death by his father William Mahlon Burson, mother Bessie India Thompson, son David Burson, sisters Alice Mitchell, Amy Rose Briscoe, Hel-

en Phillips, Callie Whitley, and brother Mahlon Burson.

John is survived by his beloved wife, Marjory Ruth Burson, his daughters Janet Ogletree (Stuart) and Susan Goodrich (Earl), his grandchildren David Goodrich (Melanie), Catharine Ogletree Frye (Jon), Alison Goodrich (Abe), Alexander Goodrich, and his great-grandchildren, Calvin Ali and Elaine Ali.

A celebration of life will be held Wednesday February 28, 2024, at 11:45AM, at Old Church, 1011 Wesley St. Oxford, GA 30054, with Rev. Randall Macon officiating. Friends are invited to visit with the family at the church, prior to the service from 10:30 to 11:45 AM.

A reception will follow in Lovern Hall, with inurnment following at 2 PM at Oxford Historical Cemetery, Collingsworth St. Oxford, GA 30054. In lieu of flowers, donations can be made to Boy Scout Troop 211, Troop 211 BSA, C/O Scoutmaster Richard Westrick, 478 W Hightower Trail Social Circle, GA 30025.

Phone 770-787-6397
Fax 770-786-6451
Website: covnews.com
Email: news@covnews.com



PROPRIETOR & PUBLISHER
Patrick Graham
pgraham@covnews.com

Advertising



ADVERTISING DIRECTOR
Cynthia Blackshear Warren
cwarren@covnews.com
770-728-1407



ADVERTISING REP.
Brian C. Wornton
bwornton@covnews.com
770-728-1400

Circulation



CIRCULATION DIRECTOR
Lee Ann Avery
lavery@covnews.com
770-728-1414



LEGALS CLERK
Kaison Joyner
kajoyner@covnews.com
770-728-1418

Editorial



MANAGING EDITOR
Phillip B. Hubbard
phubbard@covnews.com
770-728-1409



NEWS EDITOR
Evan Newton
enewton@covnews.com
770-728-1401



SPORTS EDITOR
Garrett Pitts
gpitts@covnews.com
770-728-1413

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Letter to the Editor

MAIL:
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Obituary Mary Jane Kittrell

Mary Jane Kittrell, 78 of Social Circle, Born in Irwinville, was called Home February 24th, 2024. Viewing will be held at Caldwell & Cowan

in Covington on February 27th from 6-8 pm. Services will be held at The Baptist Tabernacle of Covington February 28th starting at 12 pm.

BELTON

CONT. FROM A4

WWII.

It's a miracle that Ukraine survived the first few months of conflict. But once they showed they were able and willing to fight, Biden should have backed them up with everything we had in order to win a quick victory.

Instead, Biden mettled out our aid at maddingly-slow pace.

The result, is that we're facing the first trench-warfare styled stalemate since WWI.

And nearly half a million people are dead.

Still, we cannot lose Ukraine.

If Putin wins, he has promised to invade a NATO country next.

Then, America will be obligated to send her daughters and sons to Europe to fight a shooting war with the Russian Bear... armed with nuclear weapons.

Biden wants us to re-live the Cold War nightmare of nuclear Armageddon that Ronald Reagan saved us from so many years ago.

Two years ago, Biden warned

Putin not to assassinate his political rival.

Just this week, Putin did it anyway, making Biden look pathetic.

Yes, Biden did add a few new sanctions...to the long list we already had on Russia.

But Putin doesn't care. Instead, he's circumnavigating our weak response by escalating trade with China, India, and Turkey – three of Russia's traditional enemies.

Biden's diplomatic incompetence has actually made Russia stronger. Russia's GDP is up, not down, and 10% of its economy is on a war fitting.

Do you really think Putin will stop in Ukraine?

Biden's ridiculous fossil fuel policy only makes it worse. He's halting our production of natural gas while Russia increases theirs.

We get poorer, while Putin gets richer. In fact, the Russian economy is growing faster than our own.

The US gets weaker, while our nemesis gets stronger.

Did you know the US Navy is currently fighting the first major naval battle of the 21st Century? Thanks to Biden's fecklessness with Iran, 45 ships in the Red Sea have been attacked by almost a 100 drones, resulting in many sinkings.

And of course, we just buried three brave Georgians that were murdered in the Middle East by Iranian-backed proxies.

Yes, we must seal our borders. The 10 to 12 million undocumented migrants that Biden let into our country, the 100,000 Americans that have died of fentanyl, the 250,000 children that Biden lost and are probably now sex slaves, the massive crime wave that is spreading across the nation because of gang-members he's let in: they all attest that Biden is failing at his primary job of keeping Americans safe.

Horribly, just this week, a couple of Georgians – parents of Laken Riley – are burying their

daughter after she was brutally murdered by an illegal migrant with a previous criminal record at UGA.

These odious outrages are intolerable.

Still, we cannot lose Ukraine.

If we allow the bullies to win, more bullies will appear, resulting in more wars we'll have to fight in the future. Better to help our friends in Ukraine and Israel now - with financial aide - than to send American soldiers overseas later to fight an even bigger war.

Biden cannot undo the grievous harm that he has already done. But he can prevent further atrocities with the stroke of the pen. He needs to either take executive action now – or cut a deal with the House and take up the bill that they already passed in exchange for help to Israel and Ukraine – and seal our border.

Dave Belton is a former state representative for District 112, which includes portions of Morgan and Newton counties.

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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. You may contact him at 900 Whitehall Road, Chattanooga, TN 37405, or at RadioTV2020@yahoo.com.

To submit your events to our calendar, send information to news@covnews.com
or create your own calendar event at CovNews.com/Calendar

<p>Friday-Sunday, March 1-3</p> <p>Circle of Friends: Dog Agility 9 a.m. to 4 p.m.</p> <p>This three-day agility event takes place at the Georgia International Horse Park. Dog agility is an exciting team sport where the dogs and their handlers navigate a challenging course of jumps, tunnels, weave poles and other obstacles at speed. Spectators are welcome, and admission is free. The event is located in the Charles Walker Covered Arena. www.circleoffriendsagility.com</p> <p>Location Georgia International Horse Park 1996 Centennial Olympic Parkway Conyers, GA</p>	<p>Saturday, March 9</p> <p>Educator Appreciation Day Zoo Atlanta</p> <p>The discount applies to active teachers, local and out-of-state educators, informal educators, and administrative support staff. Educators must present a valid educator ID or relevant documentation and a photo ID to take advantage of these discounts. Up to four family members or guests accompanying educators will enjoy \$5 off general admission on the day of the event. In addition, educators receive discounts around the Zoo. Educators are encouraged to visit our variety of educational booths throughout the Zoo from 10 a.m. to 3 p.m. to meet Zoo team members and learn more about our educational programming and professional learning.</p> <p>Zoo Atlanta 800 Cherokee Ave. SE Atlanta GA 30315</p>	<p>Saturday, April 20</p> <p>Intro to Tree Climbing</p> <p>1 PM to 2 PM - Panola Mountain State Park - Stockbridge, GA - Join us “on rope” for an adventure exploring the canopy above. This is an introductory program to recreational tree climbing. Participants will use rope and harness to climb, swing, and scramble. Climbs start at 1 PM and 3 PM. Call Nature Center to register, space is limited to 12 climbers. Ages 8 and up.</p> <p>Panola Mountain State Park 2620 Highway 155 SW Stockbridge GA 30281</p>
<p>Friday, March 8</p> <p>Georgia’s LARGEST Kid’s Consignment Event!</p> <p>The southeast’s largest consignment event is coming back to the Georgia International Horse Park in ConyersSupports school and Lions sight services.</p> <p>Georgia International Horse Park 1996 Centennial Olympic Parkway Conyers GA 30013</p>	<p>Friday, March 15</p> <p>Georgia 4-H State Livestock Judging Contest 8 p.m.</p> <p>Additional Dates Sat, Mar 16, 2024, 8 p.m. Sun, Mar 17, 2024, 8 p.m.</p> <p>Location Covington, GA</p> <p>Description 4-H and FFA event</p>	<p>Saturday, April 20</p> <p>Tchaikovsky & Friends performed by the Columbus Symphony Orchestra</p> <p>Tchaikovsky’s triumphant symphony and Borodin’s evocative tone poem bookend the masterful Third Piano Concerto by Prokofiev performed by Canadian pianist Katherine Chi. With her energy, character, and spunk, her previous performances have been described as “... the most sensational but, better, the most unfailingly cogent and compelling Prokofiev’s Third I have heard in years.”</p> <p>Bill Heard Theatre RiverCenter For The Performing Arts 900 Broadway Columbus GA 31901</p>
<p>Friday, March 8</p> <p>OXFORD LIONS PANCAKE SUPPER</p> <p>Friday, March 8th 5pm-7:30p.m.</p> <p>Flint Hill Elementary School</p> <p>All you can eat plain or blueberry pancakes, Holifield sausage, coffee, milk or tea.</p> <p>Tickets are \$7 adults and \$4 for children under 10.</p> <p>Supports school and Lions sight services.</p>	<p>Thurs-Sat, March 28-30</p> <p>Southern Heritage Classic Racing</p> <p>2024 Season, Here we come! You don't want to miss the kickoff weekend on March 28-30!</p> <p>For more information, contact Chance Smith anytime at 229-256-7273 or message the Southern Heritage Classic page or the Needmore Speedway page.</p> <p>Needmore Speedway 1060 John Vickers Rd Norman Park GA 31771</p>	<p>Thursday, May 2</p> <p>Into the Woods (Spring Musical) 7-8 p.m.</p> <p>Location Peachtree Academy Covington Campus 14101 Hwy 278 NE Covington, GA</p> <p>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.</p>
<p>Friday, March 8</p> <p>Antique Tractor Show and Plow Day</p> <p>Colquitt County High School 105 Darbyshire Road Norman Park GA 31768</p>		

Newborn celebrates 25th annual Arbor Day



Photo courtesy of Tim Hogan

STAFF REPORT THE NEWS

It was a fun day in Newborn last Saturday at the 25th annual Arbor Day celebration. The Town of Newborn and Newborn Tree Board planned and coordinated the event with help from the Oconee Master Gardeners. Other sponsors and participants included Mansfield Market Place, Arbor Equity, Inc., APC Signs, Georgia Forestry Commission and Georgia Tree Council. The event was held at the Historic Schoolhouse in Newborn. A local group of musicians, the Maloy brothers, provided bluegrass music throughout the day from the front porch of the Schoolhouse. It is estimated that over 200 residents attended the celebration.

The Newborn Tree Board received a Georgia ReLeaf Grant from the Georgia Forestry Commission and Georgia Tree Council for \$2000 to purchase trees for a tree giveaway. A total of 220 three gallon containerized trees, including 11 different species, were purchased from Angel Creek Nursery for the giveaway. The Town of Newborn also sponsored 100 seedlings and the Georgia Forestry Commission provided another 100 seedlings to be given away. Debbie Clement, tree board member and Oconee master gardener, coordinated about 15 master gardeners, to distribute the trees and bag up the tree seedlings for distribution. For grant reporting purposes locations were recorded of where the trees went. Most of the trees were given to local residents from

Newborn, Jasper and Newton counties. However, totals showed the trees went out to 13 different counties and 22 different zip codes.

Newborn mayor Gregg Ellwanger read the Arbor Day Proclamation and presented sponsors with appreciation certificates.

Mansfield Market Place sponsored lunch for everyone. Ricky Bruce, owner of the grocery store, brought out a Coca Cola truck for the event and provided hot-dogs, chips, drinks, and other goodies for everyone.

Arbor Equity Inc., a local tree care company, had a crew out providing tree climbing about 50 feet up a large Oak tree next to the Schoolhouse. The kids were put in a harness and instructed how to pull themselves up the ropes like tree climbers. About 50 kids participated in the activity.

Community Forester Lea Clark, from the Georgia Forestry Commission, provided tree planting and care booklets and along with tree board members provided tree planting instructions and demonstrations for homeowners on proper tree planting procedures.

Rangers from the Jasper/Jones/Newton Forestry Unit of Georgia Forestry Commission were there with a display of wildfire fighting equipment and provided information to families on preventing wildfires. Firefighters from Newton County Fire Service were also there providing fire education and showing off the firetruck from the Mansfield-Newborn Station.



Sorrow named GACD Scholarship recipient

STAFF REPORT THE NEWS

The Georgia Association of Conservation Districts (GACD) has announced their 2024 Scholarship recipient is Mason Sorrow of Oxford.

Sorrow is currently a senior at Eastside High School and Newton College & Career Academy and is enrolled in college courses at Georgia State Perimeter College. He plans to finish his degree at Abraham Baldwin Agricultural College (ABAC) and attend graduate school. His career goals include working with state and federal agencies like the Department of Natural Resources (DNR) or United States Department of Agriculture (USDA), on the topics of hydrology and fire ecology.

To encourage study and careers in soil and water conservation related fields, GACD administers one, \$1,000 scholarship each year. The scholarship is given to students majoring in, or intending to major in, a soil and water conservation related area. Acceptable areas of study include, but are not limited to, agricultural education, agronomy, horticulture, plant pathology and agricultural communications.

"The mission of GACD is to advocate for the conservation of Georgia's natural resources by providing organization, leadership and a unified strategic direction to the Conservation Districts of the state," a press release stated.

For more information on GACD or to explore opportunities on how you can support their efforts, please www.gacd.us or Facebook @GACDConserve.

Peachtree Academy has successful Panther Day

STAFF REPORT THE NEWS

Peachtree Academy, a leading Christian college preparatory school, proudly hosted its annual Panther Day on Wednesday, Feb. 28. This tradition brings together students, staff and the local community for a day of service, camaraderie and growth.

Panther Day Highlights:

Community Service: Panther Day is a dedicated occasion for Peachtree staff and students to engage in community service. From pre-kindergarten to high school, students rolled up their sleeves to make a positive impact across several counties.

Fundraising with Purpose: While working on service-oriented projects, students raised funds to support important initiatives.

Local Partnerships: Peachtree collaborated with local organizations, including Keep Newton Beautiful and the Rotary Club, to enhance

convenience centers and beautify landscapes.

Nature Projects: The FFA & Eco Club worked alongside the Big Haynes Creek Nature Center and the city of Covington. Projects included installing a live stream birdhouse and planting a tree in honor of Arbor Day.

Assisted Living Engagement: Older students visited Merryvale Assisted Living Center and Benton House of Covington, brightening the day for memory care patients through music, art and companionship.

First Responders Appreciation: Elementary students hosted a cookout lunch for local first responders, expressing gratitude for their service.

Phase 3 Expansion Plans: Peachtree Academy is excited to announce its upcoming Phase 3 Expansion. This transformative project includes:

Black Box Theater: A state-of-the-art performance space for creative expression.

Classroom Enhancements: Upgraded classroom facilities to foster learning and collabora-

tion.

Sports Development Area: Improved facilities for athletic growth and achievement.

Campus Remodeling: A portion of the Conyers campus will be remodeled to accommodate these enhancements.

Library Enrichment: New books will enrich the library's resources.

Sports Field Swings: Adding swings to the sports field for student enjoyment.

"These additions are vital to maintaining Peachtree Academy's tradition of excellence," said founder and CEO JaNice Van Ness. "We are committed to providing an exceptional educational environment for our students."

Hundreds of community members witnessed students in action during Panther Day, reinforcing the school's commitment to making a difference locally. The goal of Panther Day extends beyond service—it's about teaching students the value of community, compassion, and active citizenship.

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From a hobby to a business

Jessicakes Bakery is built upon relationships

OLIVIA SAYER
CORRESPONDENT

When she was 12 years old, Jessica Channell watched as her grandmother prepared a German chocolate cake. It was her father's favorite dessert, and Channell noted every detail required to construct it. From creaming the butter and sugar to beating the egg whites, Channell was by her grandmother's side, watching as the delicious tradition came to life.

Now, she can be found running Jessicakes, a bakery that sits just off of Industrial Boulevard in Covington.

The idea of owning her own bakery first came to light in 2004, when Channell was expecting her daughter, Alanna. She wanted to earn income but also knew she needed to be at home with her newborn baby.

"I looked for ways to make money working from home," Channell said. "And did some soul searching, and trying to figure out exactly how I could work from home and make money while she was a baby."

While searching for stay-at-home jobs that fulfilled her necessities, she stumbled upon the regulations for opening a home bakery. Upon discovering the requirements, she jumped at the opportunity to pursue a passion that dated back to watching her grandmother work in the kitchen, baking that German chocolate cake.

"Back then they didn't have cottage food laws," Channell said. "So, I had to convert my laundry room into a whole separate kitchen in my basement in order to be licensed and be able to sell."

At the time, Channell excelled in the kitchen, crafting delicious cakes and pies with a variety of different flavors. Things were running smoothly for her wholesale business, until The Great Recession caused her to change course.

"Whenever we had the recession in 2007 and 2008, most all of my restaurants shut down," Channell said. "And so I had to go back to the drawing board and figure out what niche I could do from there, since what I was doing wasn't working anymore."

While the economic downturn required Channell to stop selling her baked goods to other restaurants, it allowed her an opportunity to get her degree and improve a certain element of her craft.

Channell felt confident when it came to



baking a cake. However, once it was time for decorating, she was lost.

"Instead of selling professionally to other restaurants, I started working on my technique and decorating," Channell said. "And doing custom cakes for my friends and family [and] doing some weddings here and there."

Following the recession, baking turned from a business plan to a hobby for Channell. In 2013, a changing of jobs almost had her working behind a desk as a certified public accountant.

However, a conversation with her fiance quickly changed her mind.

"And he goes, 'Why would you go the long way around to get to where you want to be,'" Channell said. "Like, if you want to open up a bakery, just open up a bakery."

With her family fully behind her, Channell

opened Jessicakes in May 2013, a business with a name that had been bestowed upon her by one of her friends years prior.

"And she was like, 'If you ever ever own a bakery, I think the name Jessicakes would be super cool to name it,'" Channell said.

In a market that has no shortage of bakeries and pastry shops, Channell needed a way to make her establishment stand out from the rest. While she prides herself on her custom cakes, it is her interactions with customers that she prioritizes the most.

"Not only am I making a cake for their memories [or] their special occasions, but whenever they look back at those pictures, they remember coming into the bakery..."

"My customers are the best part of what I do," Channell said. "They become part of my family. And so I take pride in what I do, and I always want to make them happy and make sure that they enjoy their cake."

When customers walk into Jessicakes, not only are they greeted with their cake, but also with a memory that will be cherished forever. This value is influenced by Channell's grandmother, who she witnessed baking that German chocolate cake many years ago.

Channell said her grandmother put love into everything she did, which is a foundation she aspires to build Jessicakes on.

"Not only am I making a cake for their memories [or] their special occasions," Channell said. "But whenever they look back at those pictures, they remember coming into the bakery and talking to me and picking up their cake, and they remember tasting their cake. So not only am I baking the cake, but I'm becoming part of their family's memories."



Photos courtesy of Jessica Channell, Jessicakes Bakery



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STATE CHAMPIONS



Skins' highlight Newton County-area teams competing in state championships

GARRETT PITTS
SPORTS EDITOR

MACON, Ga. — Newton County-area teams competed in the GHSA wrestling state championships from Thursday Feb. 15 to Saturday, Feb. 17.

By events end, the Social Circle Redskins had multiple state champions.

Out of the 14 Redskins who made it to state, six came home with first place finishes.

Cohen Hargrove (106-pound weight class) took home the championship with a decision win over Tyler Prinzo of Mt. Pisgah.

Connor Castillo (113-pound weight class) earned first place with a win via fall over Temple's Corbin Xayabouth-Jones.

Braydon Mitchell (120-pound weight class) had a first place win against Mt. Zion's Nick Samples via fall.

James Sievers (132-pound weight class) defeated Mt. Pisgah's Pierre Nelson via fall to claim first place.

Curtis Duren (138-pound weight class) took the first place finish with a decision win over Carter Fleming of Elbert County.

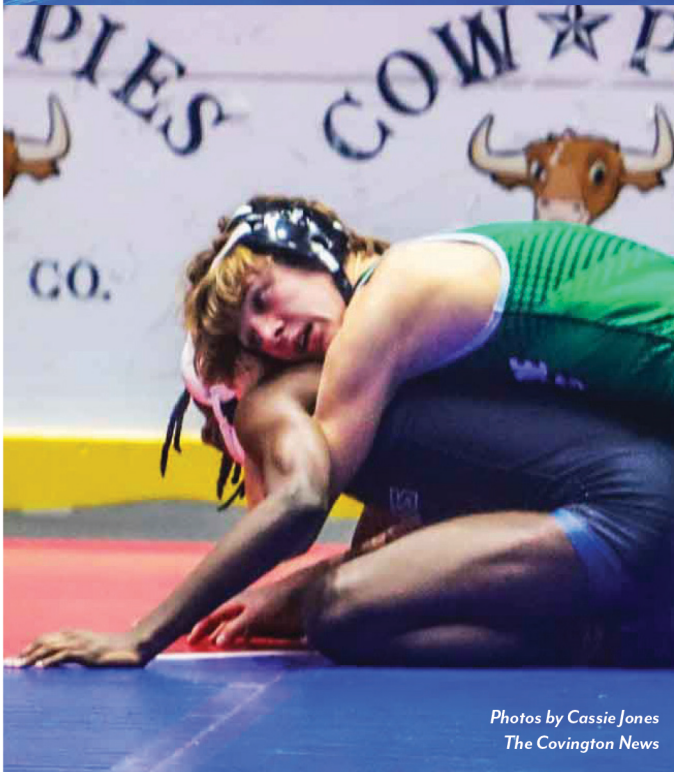
Sean Crews (165-pound weight class) wrapped up Social Circle's first place wins with a victory via fall over Dublin's Lucas Coley.

Lauden Ethridge (126-pound weight class) earned a second place finish in the event while Dane Kracht (150-pound weight class) took home third place.

Caden Prater (157-pound weight class) and Levi Kendall (175-pound weight class) each finished in fourth place in their respective weight classes.

Cale Prater (144-pound weight class) and Dillon Evans (215-pound weight class) each ended the event in sixth place.

CHAMPIONS
CONTINUED ON B2



Photos by Cassie Jones
The Covington News



Hagans (19) flexes after a physical basket against the Miami Heat on Tuesday, Feb. 27. Bruce Ely | Portland Trail Blazers

Ashton Hagans makes NBA return, earns first career start

STAFF REPORT | THE NEWS

Former Newton Ram and Kentucky Wildcat, Ashton Hagans, made his NBA return for the Portland Trail Blazers on Thursday, Feb. 8.

In Portland's matchup with the Pistons, Hagans came off the bench to play 28 minutes.

In Hagans' first NBA action, he scored four points, grabbed two rebounds and had three assists.

Two days after making his Portland debut, Hagans earned his first career start against the Pelicans on Saturday, Feb. 10.

In his first start, Hagans scored five points to go along with three assists, two rebounds and one steal.

After graduating from Newton in 2018, Hagans played two seasons for the Wildcats.

Hagans went undrafted in the 2020 NBA Draft, but was signed to a two-way contract by the Minnesota Timberwolves.

In January 2021, Hagans made his NBA debut against the Golden State Warriors.

Prior to earning the roster spot with Portland, Hagans spent three seasons in the NBA G-League with Raptors 905, Greensboro Swarm and the Rip City Remix.

Panthers end season as region runner-up

STAFF REPORT
THE NEWS

The Peachtree Academy varsity girls basketball team ended its 2023-24 campaign in the quarterfinals of the GAPPS Division I-A playoffs. The playoff run came after finishing as Region 2B runners up.

In the region tournament, the Panthers began with a 64-51 win over Shiloh Hills Christian to send Peachtree Academy to the region championship.

The Panthers fell in the region title game 66-31 to Horizon Christian Academy.

In the state playoffs, the Panthers played a pair of close games.

Peachtree Academy defeated Trinity Christian 46-44 in the first round. In the second round, the Panthers fell to Alleluia Community 66-46.

The Panthers' 10-9 season came off a 2022-23 campaign in which Peachtree Academy finished the year 0-11, according to MaxPreps



Peachtree Academy girls basketball players and coaches posing with the region runner-up trophy. Contributed Photo

Juniors make splash for Skins’ boys basketball in 2023-24

GARRETT PITTS
SPORTS EDITOR

In Social Circle’s first year with Norman Jones as head coach, a group of juniors made their names known in what was a rebuilding year for the Redskins.

With senior Justin Russell shouldering the veteran presence, juniors Derrick White, Daniel Stephen, Jameccus Hardge and Ean Mulkey added new life into Social Circle’s starting five.

Late in the season, Jones spoke about the potential of the junior group and how the team’s focus was to capitalize on the moment. “I think once we finally turn the corner, we’ll be dangerous,” Jones said. “And, like I told them, ‘Let’s not wait until the offseason.’ We told them, ‘Region play is here, we’re 0-0. Forget the non-region record. Let’s build from here.’”

Though the Redskins ended with an 8-18 record while going 3-3 in Region 5A-Division I play, each junior ended up making an impact.

Outside of Stephen, who only played 19 games due to injury, the other three juniors played a minimum of 23 games each in the 2023-24 campaign.

Hardge and White led the team in points per game with 10.6 and 10.3 points, respectively.

The pair of guards also shared the team lead with 2.4 assists per game.

Even with having to adjust to a new coach and new roster in the beginning of the season, White felt like the team came together as the year went by.

“We have been adjusting,” White said. “At the beginning of the season, we were a new team and we had not been able to gel yet. All of the adversity we have been through — all the battles — it got us ready for region play and the end of the season.”

As someone who was often involved in the team’s scoring, White shared his own thoughts on his development in his junior year.

“At the beginning of the season, I felt like I was rushing more than I should have,” White

said. “Near the end of the season, I learned how to slow down my game and get my team more involved. Once I get my team involved, I know my shot is going to come. So I just play at my pace, play it slow and try to get my teammates involved. When my shots come, I am going to take them.”

Stephen, who primarily served as the Redskins’ big man, ended the year with 9.3 rebounds per game. Mulkey, who also possesses a strong paint presence, averaged 5.4 rebounds per game while also leading the team with 1.7 blocks per game.

Social Circle plans to enter the next season with the return of White, Hardge, Stephen and Mulkey. With a large portion of the team’s core coming back, White is confident that this past year’s campaign will have the team battle-tested going into next season.

“For most of us, it was our first year playing varsity,” White said. “All the games we went through — all the battles. It got the young guys ready.”



Photos by Garrett Pitts
The Covington News



CHAMPIONS CONTINUED FROM B1

Xzavion Colclough (190-pound weight class) and Nick Morrell (285-pound weight class) competed at the state meet for Social Circle, but did not place.

Eastside sent seven wrestlers to the state championships. Out of the seven, three placed in the event.

The top placement for the Eagles was courtesy of freshman Micah Mostek (106-pound weight class). Mostek earned a fourth place finish in the state championships.

Dylan Byanes (138-pound weight class) and Demani Fleming (165-pound weight class) each ended the event with a sixth place finish in their respective weight classes.

Charles Henderson (120-pound weight class),

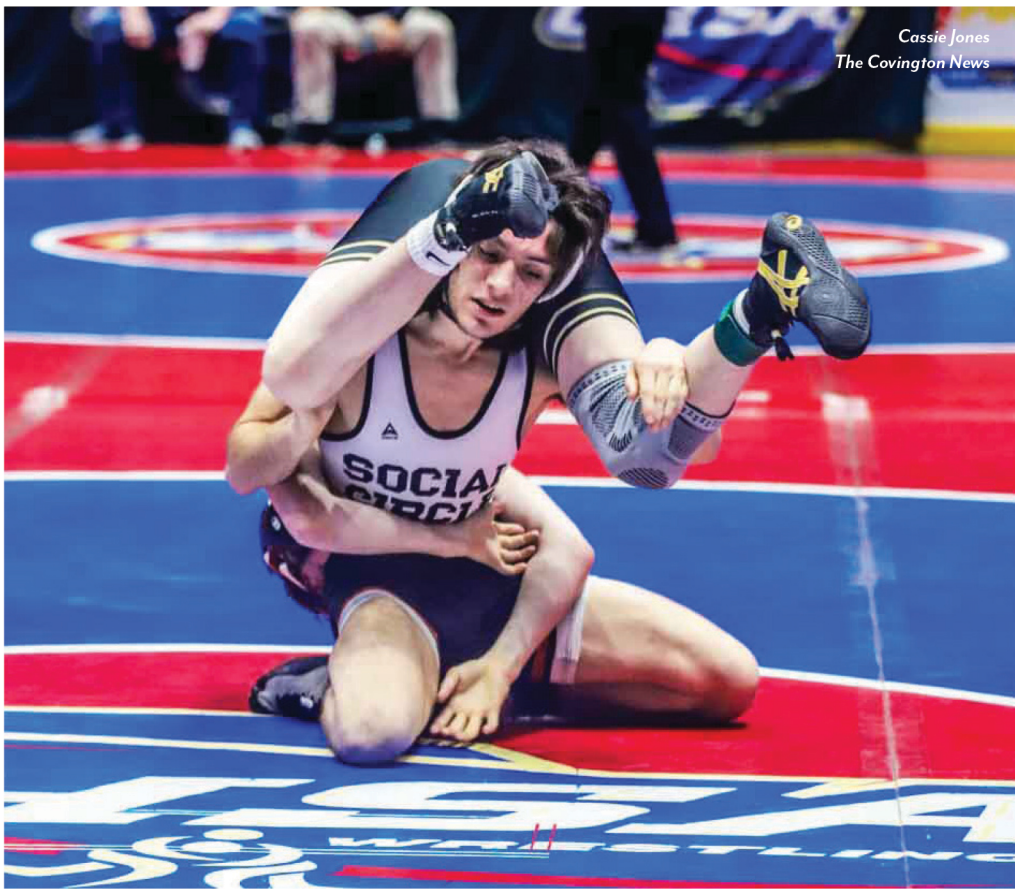
Hasaan Williams (132-pound weight class), Jordan Amedee (144-pound weight class) and Jertavious Allen (157-pound weight class) competed in the event for Eastside, but did not place.

Alcovy’s lone wrestler in the state championships was Makhai Jones (175-pound weight class).

Jones suffered a pair of defeats via decision in the first round of the championship and in the first round of the consolation.

The Newton Rams had Malachi Riley (165-pound weight class) and Aaron Tillman (215-pound weight class) compete in the state championships in Macon.

In the end, both Rams wrestlers suffered a pair of losses via fall in the first round of the championship and in the first round of consolation.



Cassie Jones
The Covington News

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B3 | SATURDAY-SUNDAY, MAR. 2-3, 2024

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CITY OF COVINGTON JOB ANNOUNCEMENT

The City of Covington is currently accepting applications for **Short-term Certified Firefighters (PART-TIME)** in the **Fire Department** with an hourly rate of **\$18.10**. Averaging up to 30 hours or less weekly or on-call when needed. Qualified applicants **MUST** apply via our website by downloading a public safety application packet at www.cityofcovington.org or may apply in person at the City of Covington, 2194 Emory Street, Covington, Georgia 30014. The position will remain open **until filled**. *The City of Covington is an Equal Opportunity Employer.*

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Public Notices

Abandoned Vehicles

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE

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

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

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

Vehicle Make: Stoughton Year:2004 Model: Trailer
Vehicle ID #: 1DW1A53254S729238
Trailer License #:XRY187 State:Ga Picked up from: 1671 ACCESS RD, COVINGTON, GA, 30014 - THIS TRAILER IS STORED AT OUR CONYERS LOCATION 539 McDaniel Mill Rd SW, Conyers Ga 30012

Vehicle Make: HONDA Year:1996 Model: ACCORD
Vehicle ID #: 1HGCD5630TA183304
Vehicle License #: RMV0588 State:GA Picked up from: 85 Sears Rd, Covington, GA 30016

Vehicle Make: JEEP Year:1999 Model: GRAND CHEROKEE
Vehicle ID #: 1J4G258S7XC610248
Vehicle License #: PRQ3749 State:GA Picked up from: Buckingham Dr & GA-20, Oak Hill, GA 30016,

Vehicle Make:BUICK Year:2000 Model: LESABRE
Vehicle ID #: 1G4HP54K1YU299814
Vehicle License #: RBM5001 State:GA Picked up from: clark st & emory st covington ga

Vehicle Make: FORD Year:2015 Model: FOCUS
Vehicle ID #: 1FADP3E24FL378294
Vehicle License #: RAJ1710 State:GA Picked up from: 145 Oak Valley Dr, Oxford , GA, 30054

Vehicle Make:NISSAN Year:2006 Model: ALTIMA
Vehicle ID #: 1N4AL11D36N447359
Vehicle License #: JMIE52 State:FL Picked up from: 431 KIRKLAND RD. , COVINGTON, GA, 30014

Vehicle Make: TOYOTA Year:2006 Model: MATRIX
Vehicle ID #: 2T1KR32E96C568254
Vehicle License #: TCG1986 State:GA Picked up from: 33 Mt Zion Rd, Oxford, GA 30054

Vehicle Make: HONDA Year:2010 Model: CR-V
Vehicle ID #: 5J6RE3H7XAL037059
Vehicle License #: 5172286 State:GA Picked up from: 326 Mt Tabor Rd, Oxford, GA 30054

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:
Business Name: Chanceys Wrecker Service
Address: 4199 OLD ATLANTA HWY, COVINGTON GA 30014
Telephone #: (770) 483-0698

Public Notice #700137
Run Dates 3/3, 10

King's 24 Hour Towing and Repair LLC.
3195 Hwy 81 South
Covington, GA 30016
770-787-6243

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

2003 FORD EXPEDITION 1FM-FU17L83LB60372
2006 NISSAN QUEST 5N1BV28U66N112368

PUBLIC NOTICE #700129
3/3, 3/10

King's 24 Hour Towing and Repair LLC.

3195 Hwy 81 South
Covington, Ga. 30016
770-787-6243

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

2017 NISSAN SENTRA 3N1AB7A-P9HL657769
2018 TOYOTA COROLLA 2T1BURHE-3JC979571
2006 NISSAN 350z JN1AZ34EX6M352086
1995 FORD F150 1FTEF15N3SNA74369
2017 KIA RIO KNADM4A34H062318
2015 CHEVROLET CRUZE 1G1PA55H5F7155499
2011 FORD FOCUS 1FAHP3FN-4BW159936
2014 CHRYSLER 200 1C3CCBAGX-EN190898
2002 CHEVROLET CAVALIER 1G1JC524327149014
1997 ACURA RL JH4KA9650VC002056
2011 NISSAN SENTRA 3N1AB6AP-0BL622572
2001 CHEVROLET TAHOE 1GNEK-13T61R182769
2007 HONDA ACCORD 1HGC-M56327A011930
1997 TOYOTA COROLLA 2T1BA02E8VC224922
2018 HYUNDAI ELANTRA 5NP-D84LF2JH235120
2008 HONDA RIDGELINE 2HJYK16448H501585
2002 CHEVROLET SILVERADO 1GCH-C23U72F222832
2004 DODGE NEON 1B3ES-56C64D604005
2011 CHEVROLET IMPALA 2G1W-F5EK2B1155226
BOAT GLA65980I809

Public Notice #700136
Run Dates 3/3, 10

SELLARS WRECKER SERVICE
295 HWY 162
Covington, GA 30016
770-786-1869

NOTICE OF ABANDONED MOTOR VEHICLES:

- 2015 Nissan Sentra (Black) 3N1A-B7AP9FL689733
- 2019 Hyundai SONATA (Red) 5NPE24AF2KH800038
- 2007 Dodge Ram Pickup 1500 (Maroon) 1D7HA18K97J614292
- 2003 Dodge Ram Pickup 1500 (Black) 1D3HA16D53J615018
- 2011 Buick LaCrosse (Black) 1G4G-C5EC0BF241302
- 2016 Ford Fiesta (Silver) 3FADP4B-J0GM133543
- 2013 Nissan Altima (Gray) 1N4AL3APXDN402583
- 1999 Honda CR-V (Green) JHL-RD1867XC075820
- 2007 Acura RDX (Gray) 5J8T-B18577A021169

PUBLIC NOTICE #700093
2/25-3/3

Alcoholic Beverage

Notice is hereby given that an application has been made to the Newton County Board of Commissioners to obtain a license to sell alcoholic beverages (beer & wine) for off premises consumption by:

SRD Business LLC - d/b/a Salem Food & Gas
Rijad Dervovic
3538 Salem Rd Covington, GA 30016

Occupation Tax/Business License Contact: Tina Waters
Business License Clerk
twaters@co.newton.ga.us

Public Notice #700144
Run Dates 3/3, 10

Bids

The City of Covington is accepting proposals for the replacement of sixty-four (64) 400W

high-pressure sodium, 277-volt high-mast lighting fixtures.

Sealed proposals must be delivered to City Hall, 2194 Emory Street NW, Covington, GA 30014, Attn: Scott Cromer no later than 10:00 am on Tuesday, March 12th, 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/proposals.

Public notice #700130
3/3, 10

Corporations

NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION

Notice is given that a notice of intent to dissolve Window Concepts Shutters & Blinds, Inc., a Georgia corporation with its registered office at

4148 Elizabeth ST SE, Covington, GA, 30014, has been delivered to the Secretary of State for filing in accordance with the Georgia Business

Corporation Code

Public Notice #700156

Run Dates: 3/3,10

Citations

CITATION

Re: Estate of **WEYMAN RAY OWENS, SR.**, Deceased

TONY OWENS DANIEL, EXECUTRIX has petitioned seeking Discharge from Office and all Liability. All interested parties are hereby notified to show cause as to why said petition should not be granted. All objection must be in writing and filed with this Court on or before April, 2023 at ten o'clock a.m.

Melanie M. Bell, Judge
By: Marcia Wynne, Clerk
Probate Court
1132 Usher Street
Covington GA 30014

PUBLIC NOTICE #700151
Run Date 3/3

CITATION

Alfred Jerome Wise has petitioned to be appointed Administrator of the Estate of **Henry A. 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 APRIL 1 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 #700147
3/3,10,17,24

CITATION

Anishaia Andretta Smith has petitioned to be appointed Administrator of the Estate of **Byron S. Welch** 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 APRIL 1 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 #700146
3/3,10,17,24

CITATION

GLYNDA MARIE JOHNSEN has petitioned to be appointed Administrator of the Estate of **GARY ALAN PECK** 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 APRIL 1 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 #700072
3/3,10,17,24

CITATION

JAMARIO OCTAVIUS PARKS has petitioned to be appointed Administrator of the Estate of **ARETHA JEVONDA BENTON** 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 APRIL 1 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 #700110
3/3,10,17,24

CITATION

MICHAEL DALE JOHNSTON has petitioned to be appointed Administrator of the Estate of **VICKIE LYNN JOHNSTON** 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 APRIL 1 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 #700030
3/3,10,17,24

CITATION

MICHAEL JACOB HARRISON has petitioned to be appointed Administrator of the Estate of **MARY ANN HARRISON** 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 APRIL 1 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 #700029
3/3,10,17,24

CITATION

PEGGY KATHY KING HILL has petitioned to be appointed Administrator of the Estate of

GWENDOLYN KING 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 APRIL 1 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 #700073
3/3,10,17,24

CITATION

RACHEAL OMOBOLADE SOWOLE has petitioned to be appointed Administrator of the Estate of **OLUSOLA JOSHUA SOWOLE** deceased. (The applicant has also applied for waiver of bond and/or

NEWTON COUNTY PROBATE COURT
1132 USHER STREET-RM 148
COVINGTON GA 30014-2435

PUBLIC NOTICE #700114
3/3,10,17,25

CITATION

THOMAS FLOYD WALDROP has petitioned to be appointed Administrator of the Estate of **THOMAS ALBERT WALDROP JR** 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 APRIL 1 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 #700111
3/3,10,17,24

CITATION

Thomas M. Kamplain, Jr. has petitioned to be appointed Administrator of the Estate of **Kevin Sterling Brown** 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 APRIL 1 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 #700148
3/3,10,17,24

CITATION

VERONICA ANN WILLIAMS has petitioned to be appointed Administrator of the Estate of **BETTY SUE JOHNSON** 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 APRIL 1 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 #700031
3/3,10,17,24

Corporations

NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION

Notice is given that a notice of intent to dissolve Window Concepts Shutters & Blinds, Inc., a Georgia corporation with its registered office at

4148 Elizabeth ST SE, Covington, GA, 30014, has been delivered to the Secretary of State for filing in accordance with the Georgia Business

Corporation Code

Public Notice #700156
Run Dates: 3/3,10

Debtors Creditors

NOTICE TO DEBTORS AND CREDITORS

Notice is hereby given to the debtors and creditors of the Estate of **BESSIE L. FRANKLIN** 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 FEBRUARY , 2024

RICKY HUGH GILSTRAP
165 MOSS RD
COIVGTON, GA 30016

PUBLIC NOTICE #700074
3/3,10,17,24

NOTICE TO DEBTORS AND CREDITORS

Notice is hereby given to the debtors and creditors of the Estate of **CHARLES PEIRSON GRAY** 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 9TH day of FEBRUARY , 2024

CAROL LYNN WYRICK
742 CREEK BOTTOM RD
LOGANVILLE, GA 30052

PUBLIC NOTICE #700081
3/3,10,17,24

NOTICE TO DEBTORS AND CREDITORS

Notice is hereby given to the debtors and creditors of the Estate of **CHARLES WILLIE BOSS** 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 2nd day of FEBRUARY , 2024

TERESA ANNN BOSS
2101 RAS COURT
SNELLVILLE, GA 30078

PUBLIC NOTICE #700027
2/11,18,25-3/3

NOTICE TO DEBTORS AND CREDITORS

Notice is hereby given to the debtors and creditors of the Estate of **CLARA FAYE SHARPE** 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 15TH day of FEBRUARY , 2024

ALAN THOMAS FREEMAN
10 NORTHWOOD SPRINGS DR
OXFORD GA 30054

PUBLIC NOTICE #700115
3/3,10,17,24

NOTICE TO DEBTORS AND CREDITORS

Notice is hereby given to the debtors and creditors of the Estate of **DONALD EUGENE KENNEY** Deceased, late of Newton County, Georgia. You are required to render your demands and/or make payments to the under-

signed estate representative according to law. This the 8TH day of FEBRUARY , 2024

JASON KENNEY
10925 WELLINGTON DR
COVINGTON GA 30014

PUBLIC NOTICE #700077
3/3,10,17,24

NOTICE TO DEBTORS AND CREDITORS

Notice is hereby given to the debtors and creditors of the Estate of **ELEANOR O. WISE** 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 FEBRUARY , 2024

ALFRED JEROME WISE
85 HARVILLE RD
COVINGTON GA 30016

PUBLIC NOTICE #700075
3/3,10,17,24

NOTICE TO DEBTORS AND CREDITORS

Notice is hereby given to the debtors and creditors of the Estate of **ESTHER BELL HOWE** 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 15TH day of FEBRUARY , 2024

JIMMY HOWE
225 SMITH STORE ROAD
COVINGTON GA 30016

PUBLIC NOTICE #700117
3/3,10,17,24

NOTICE TO DEBTORS AND CREDITORS

Notice is hereby given to the debtors and creditors of the Estate of **GERALDINE B. CARGILE** 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 9TH day of FEBRUARY , 2024

ZACK DEMONTY CARGILE
160 HOLLY CIRCLE
COVINGTON GA 30016

PUBLIC NOTICE #700080
3/3,10,17,24

NOTICE TO DEBTORS AND CREDITORS

Notice is hereby given to the debtors and creditors of the Estate of **KATHRYN ELIZABETH HONEY** 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 FEBRUARY , 2024

WILLIAM ERNEST HONEY
1095 MILL POND RD
NEWBORN, GA 30056

PUBLIC NOTICE #700118
3/3,10,17,24

NOTICE TO DEBTORS AND CREDITORS

Notice is hereby given to the debtors and creditors of the Estate of **LINNELL THOMAS** 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 13TH day of FEBRUARY , 2024

EARNESTINE THOMAS
4257 ROBINSON ST
COVINGTON GA 30014

PUBLIC NOTICE #700079
3/3,10,17,24

NOTICE TO DEBTORS AND CREDITORS

Notice is hereby given to the debtors and creditors of the Estate of **MARY JANE OSBORN** 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 15TH day of FEBRUARY , 2024

BARBARA PETTERS
2970 DAVIS ACADEMY RD
RUTLEDGE, GA 30663

PUBLIC NOTICE #700119
3/3,10,17,24

NOTICE TO DEBTORS AND CREDITORS

Notice is hereby given to the debtors and creditors of the Estate of **NANCY KINGER MORGAN** 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 31ST day of JANUARY , 2024

CINDY ANN LAWSON
508 AUDUBON DR
DOTHAN, AL 36301

PUBLIC NOTICE #700028
2/11,18,25-3/3

NOTICE TO DEBTORS AND CREDITORS

Notice is hereby given to the debtors and creditors of the Estate of **NATASHA BILLINGS** 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 FEBRUARY , 2024

BRENDA JONES
5722 WIND GATE LN
LITHONIA, GA 3058

PUBLIC NOTICE #700078
3/3,10,17,24

NOTICE TO DEBTORS AND CREDITORS

Notice is hereby given to the debtors and creditors of the Estate of **ORVILLE P. MCGUNIGAL** 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 FEBRUARY , 2024

CHERYL BONE MCGUNIGAL
114B BEAR CREEK RD
EATONTON, GA 31024

PUBLIC NOTICE #700082
3/3,10,17,24

Notice is hereby given to the debtors and creditors of the Estate of **Sarah Charline Cooper** 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 26th day of FEBRUARY , 2024.

PETER STONE BIBBINS
115 KAY CIR.
Covington, Ga 30014

The Uppington News

PUBLIC NOTICE #700118
3/3,10,17,24

NOTICE TO DEBTORS AND CREDITORS

Notice is hereby given to the debtors and creditors of the Estate of **VIRGINIA MILDRED KURSAITIS** 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 FEBRUARY , 2024

VIRGINIA DARLENE FLETCHER
6005 LAKE OAK LANDING
CUMMING GA 30040

PUBLIC NOTICE #700076
3/3,10,17,24

NOTICE TO DEBTORS AND CREDITORS

Notice is hereby given to the debtors and creditors of the Estate of **WILLIAM SHAPIRO** 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 9TH day of FEBRUARY , 2024

JACOB LOGAN SHAPIRO
5521 ANNUNCIATION ST
NEW ORLEANS, LA 70115

PUBLIC NOTICE #700116
3/3,10,17,24

Notice to Debtors and Creditors

All creditors of the estate of **Kathryn Elizabeth Honey** 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 12th day of February, 2024
Name: William Ernest Honey
Title: Executor
Address: c/o Carey Law, LLC, 1 Concourse Parkway, Suite 800, Atlanta, GA 30328

PUBLIC NOTICE #700059
2/25-3/3,10,17

Divorces

IN THE SUPERIOR COURT OF NEWTON COUNTY STATE OF GEORGIA

YOLONDA WALKER BROWN
Plaintiff,

v

PRENTICE C. BROWN, JR
Defendant,

ACTION NO.
2023-CV-2765-5

NOTICE OF SUMMONS- SERVICE BY PUBLICATION

TO PRENTICE C. BROWN, JR
302 GRACE ST
DUBLIN, GA 31021

By order of the Court for service by publication dated FEB 2 2024, you are hereby notified that on NOV 30, 2023 (date of filing), YOLONDA WALKER BROWN (plaintiff) filed suited against you for DIVORCE. You are required to file with the clerk of the Superior Court, and answer in writing within sixty (60) days of the date of the order for publication with the clerk of the sSuperior Court of Newton County and to serve a copy of the anser upon the plaintiff (if pro se) or upon the plaintiff's attorney (if represented). Witness, the Honorable W. Kendall Wynne Jr, judge of the Superior Court of Newton County

This the 6th day of February , 2024

PUBLIC NOTICE #700049
2/18,25-3/3,10

Foreclosures

STATE OF GEORGIA
COUNTY OF NEWTON
NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Christopher Davenport** to Mortgage Electronic Registration Systems, Inc., as nominee for Fairway Independent Mortgage Corporation dated October 11, 2018, and recorded in Deed Book 3760, Page 8, Newton County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Lakeview Loan Servicing, LLC, securing a Note in the original principal amount of \$137,464.00, 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, April 2, 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 96 of the 9th District, Newton County, Georgia, being Lot 62, of Hunters Ridge Subdivision, Unit Two, as per plat thereof recorded in Plat Book 39, Pages 19-23, Newton County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

Said property is known as **45 Hunters Ridge Ct, Covington, GA 30014**, 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 The Representative of the Estate of Christopher Davenport and Christopher Davenport, successor in interest or tenant(s).
Lakeview Loan Servicing, LLC as Attorney-in-Fact for Christopher Davenport
File no. 24-081463
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.

PUBLIC NOTICE #700124
3/3,10,17,24

IN THE SUPERIOR COURT OF NEWTON COUNTY STATE OF GEORGIA

H. EUGENE RENNO, in his capacity as EXECUTOR OF THE ESTATE OF RALPH LEWIS WITHROW, Petitioner, v.

IN RE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN NEWTON COUNTY, GEORGIA, AND BEING KNOWN AS 6 DAISY STREET (TAX PARCEL ID P001000000030000);
Respondent(s).

CIVIL ACTION
FILE NO. SUCV2023000126

NOTICE OF SERVICE BY PUBLICATION

To: (1) Eva Mae Rogers and/or Her Known or Unknown Heirs at Law; (2) Lena Mae Griggs; (3) William Rogers and/or His Known or Unknown Heirs at Law; and (4) Any and All Unknown Parties Who Have or Claim Any Possessory or Adverse Right, Title or Interest in the Property Located at 6 DAISY STREET, and Known as Tax Parcel ID P001000000030000

You are hereby notified pursuant to Order of Superior Court of Newton County Judge, dated February 2, 2024, that a Petition to Quiet Title with the above-referenced style was filed on January 18, 2023, in the Superior Court of Newton County by H. Eugene Renno, in his capacity as Executor of the Estate of Ralph Lewis Withrow (Petitioner). The Petition, if granted, will extinguish any interest you have in that certain tract or parcel of land located in Newton County, Georgia, and fully described at Exhibit A to the Petition. You are hereby given notice of this action and directed that you may file any pleading you desire in response to the Petition to Quiet Title within sixty (60) days of the date of the Order Directing Service by Publication, or by April 2, 2024, with the Clerk of Superior Court of Newton County, 1132 Usher St., NW, #338, Covington, Georgia 30014, and serve a copy of your Answer on Petitioner's attorney, D. Andrew Folkner, Weissman, PC, One Alliance Center, 4th Floor, 3500 Lenox Road, Atlanta, Georgia 30326 and the Special Master appointed by the Court, David Dickinson, Esq., 338 North Broad Street, Monroe, Georgia 30655.

Witness, the Judge of Newton County Superior Court.

This _____ day of February 2024.

BY:
Clerk of Superior Court of Newton County, Georgia
Prepared by:

D. Andrew Folkner
Georgia State Bar No: 695599
andrewf@weissman.law
Attorney for Petitioner

PUBLIC NOTICE #700041
2/18,25-3/3,10

NOTICE OF FORECLOSURE SALE UNDER POWER

NEWTON COUNTY, GEORGIA

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

Under and by virtue of the Power of Sale contained in a Security Deed given by **P M Crosby** to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Home America Mortgage, Inc. dated October 20, 2006 and recorded on October 31, 2006 in Deed Book 2308, Page 51, Newton County, Georgia Records, and later assigned to U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust by Assignment of Security Deed recorded on August 10, 2021 in Deed Book 4245, Page 759, Newton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Two Thousand Three Hundred And 00/100 Dollars (\$102,300.00), 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, within the legal hours of sale on April 2, 2024 the following described property:

All that tract or parcel of land lying and being in Land Lot 359 of the 9th District, Newton County, Georgia, containing 1,000 acres (more or less) according to survey for Tammy L. Coltharp by Robert W. Vonitner, Georgia registered land surveyor No. 2251, dated April 20, 1992, and recorded in Plat Book 26, Page 35, Newton County records, which plat is by reference incorporated herein and made a part hereof.
Tax ID #: 0058000000049 000

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

Your mortgage servicer, SN Servicing Corporation, as servicer for U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust, can be contacted at 800-603-0836 or by writing to 323 5th Street, Eureka, CA 95501 to discuss possible alternatives to avoid foreclosure.

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

To the best knowledge and belief of the undersigned, the parties in possession of the property are P.M. Crosby or tenant(s); and said property is more commonly known as 145 Ellis Road, Oxford, GA 30054.

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.

U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust as Attorney in Fact for P M Crosby
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
404-474-7149
MTG File No.: GA2024-00126

Public Notice #700133
Run Dates, 3/3, 10, 17, 24

NOTICE OF FORECLOSURE SALE UNDER POWER

NEWTON COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by **Janaee T. Heard and Jada Heard** to Mortgage Electronic Registration Systems, Inc. As Grantee, As Nominee For Americahomekey, Inc., dated March 2, 2009, and recorded in Deed Book 2698, Page 278, Newton County, Georgia Records, subsequently modified by a Loan Modification Agreement recorded August 3, 2016 in Book 3463, Page 527 in the amount of Two Hundred Twenty-Five Thousand Four Hundred Fifty-Seven and 34/100 (\$225,457.34) Newton County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust by assignment recorded on

December 18, 2014 in Book 3286 Page 551 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 One Hundred Fifty-Seven Thousand One Hundred Two and 0/100 dollars (\$157,102.00), 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, within the legal hours of sale on April 2, 2024, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 106 AND 119 OF THE 10TH DISTRICT, NEWTON COUNTY, GEORGIA, BEING LOT 177, LEG- ENDS OF ELLINGTON SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 42, PAGE 80-95, NEWTON COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

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

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept. or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Janaee T. Heard and Jada Heard or tenant(s); and said property is more commonly known as **55 Harrison Cir, Covington, GA 30016**.

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

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust as Attorney in Fact for Janaee T. Heard and Jada Heard.

Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-789-2661
B&S file no.: 20-04926

terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in March 2024, all property described in said security deed including but not limited to the following described property:

All that tract or parcel of land lying and being in Land Lot 12 of the 10th District of Newton County, Georgia, being Lot 38, Unit One, Coldwater Creek Subdivision, as per said subdivision filed for record in Plat Book 38, Page 158-162, Newton County Records. The description of said property as contained on said plat is incorporated herein and made a part hereof by reference for a more complete and accurate legal description.

Said legal description being controlling, however, the Property is more commonly known as: **90 Coldwater Dr., Covington, GA 30016**

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgage's address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Lydia Smith, or tenant(s).

MidFirst Bank, as Transferee, Assignee, and Secured Creditor

As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 23-7078

THIS LAW FIRM MAY BE HELD TO BE ACTING

AS A DEBT COLLECTOR, UNDER FEDERAL LAW.

IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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

By virtue of a Power of Sale contained in that certain Security Deed from **CECIL LAMAR WALTON** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS A NOMINEE FOR RYLAND MORTGAGE COMPANY, dated August 26, 2004, recorded September 29, 2004, in Deed Book 1762, Page 87, Newton County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Twenty-Two Thousand Five Hundred Ninety-Six and 00/100 dollars (\$222,596.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWTAL, INC., ALTERNATIVE LOAN TRUST 2004-33, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-33, 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 April, 2024, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 231, 9TH DISTRICT, NEWTON COUNTY, GEORGIA, BEING LOT 82, THE SOUTHLINKS AT COVINGTON, PHASE II-A, AS PER PLAT RECORDED IN PLAT BOOK 39, PAGES 89 - 96, NEWTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART HEREOF BY DESCRIPTION.

Said legal description being controlling, however the property is more commonly known as **250 FAIRWAY TRAIL, COVINGTON, GA 30014**.

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 CECIL LAMAR WALTON, 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: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. 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.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWTAL, INC., ALTERNATIVE LOAN TRUST 2004-33, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-33

as Attorney in Fact for CECIL LAMAR WALTON

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. BAC-11-14510-27 Ad Run Dates 03/03/2024, 03/10/2024, 03/17/2024, 03/24/2024 rselaw.com/property-listing

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

By virtue of a Power of Sale contained in that certain Security Deed from **LARRY WALLACE** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, dated October 18, 2022, recorded October 31, 2022, in Deed Book 4449, Page 397-411, 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 Twelve Thousand and 00/100 dollars (\$112,000.00), 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 April, 2024, all property described in said Security Deed including but not limited to the following described property:

LAND SITUATED IN THE COUNTY OF NEWTON IN THE STATE OF GA. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 89 OF THE 10TH DISTRICT, NEWTON COUNTY, GEORGIA BEING LOT 66, COUNTRY WOODS SUBDIVISION, PHASE III, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 135-136, NEWTON COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

Said legal description being controlling, however the property is more commonly known as **120 WOODCREST DR, 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 LARRY WALLACE, 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: Rock-et 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 LARRY WALLACE

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-24-00175-1 rselaw.com/property-listing

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

By virtue of a Power of Sale contained in that certain Security Deed from **LARRY WALLACE** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, dated October 18, 2022, recorded October 31, 2022, in Deed Book 4449, Page 397-411, 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 Twelve Thousand and 00/100 dollars (\$112,000.00), 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 April, 2024, all property described in said Security Deed including but not limited to the following described property:

LAND SITUATED IN THE COUNTY OF NEWTON IN THE STATE OF GA. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 89 OF THE 10TH DISTRICT, NEWTON COUNTY, GEORGIA BEING LOT 66, COUNTRY WOODS SUBDIVISION, PHASE III, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 135-136, NEWTON COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

Said legal description being controlling, however the property is more commonly known as **120 WOODCREST DR, 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 LARRY WALLACE, 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 LARRY WALLACE

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-24-00175-1 rselaw.com/property-listing

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

By virtue of a Power of Sale contained in that certain Security Deed from **MARY L. ALVAREZ AKA MARY B. MARKS** to FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, dated January 26, 2004, recorded February 4, 2004, in Deed Book 1610, Page 419-428, 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 Eight Thousand and 00/100 dollars (\$108,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC., 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 April, 2024, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE WYATT DISTRICT, 463RD G.M.D. OF NEWTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIN LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF HENDERSON DRIVE WITH FLAT ROCK ROAD (JERSEY ROAD), THENCE, RUNNING SOUTH ALONG THE WEST SIDE OF HENDERSON DRIVE 225 FEET TO A PIN; THENCE, IN A WESTERLY DIRECTION 220 FEET TO A PIN; THENCE, IN A NORTHERLY DIRECTION, 250 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF FLAT ROCK ROAD, (JERSEY ROAD), THENCE RUNNING EAST ALONG THE SOUTH SIDE OF FLAT ROCK ROAD (JERSEY ROAD) 115 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY IS BOUNDED AS FOLLOWS: NORTH BY FLAT ROCK ROAD (JERSEY ROAD), EAST BY HENDERSON DRIVE, SOUTH BY PROPERTY OF MALHAM JACKSON AND WEST BY OTHER PROPERTY OF RALPH BAKER.

PROPERTY ADDRESS: 144 FLAT ROCK ROAD, COVINGTON, GA 30015

Said legal description being controlling, however the property is more commonly known as **144 FLAT ROCK ROAD, OXFORD, GA 30054**.

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 MARY L. ALVAREZ AKA MARY B. MARKS, ESTATE AND/OR HEIRS AT LAW OF MARY L. ALVAREZ , 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: PHH Mortgage Corporation, Loss Mitigation Dept., 1661 Worthington Road Ste 100, West Palm Beach, FL 33409, Telephone Number: 866-503-5559. 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.

MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC.

as Attorney in Fact for MARY L. ALVAREZ AKA MARY B. MARKS

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. RMU-23-06443-1 Ad Run Dates 03/03/2024, 03/10/2024, 03/17/2024, 03/24/2024 rselaw.com/property-listing

**PUBLIC NOTICE #700123
3/3,10,17,24**

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

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

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 60 OF THE 10TH DISTRICT, NEWTON COUNTY, GEORGIA, BEING LOT 26, BLOCK A OF LAKESIDE SUBDIVISION, UNIT II, AS PER PLAT RECORDED IN PLAT BOOK 24, PAGE 7, NEWTON COUNTY RECORDS, SAID PLAT BY THIS REFERENCE BEING INCORPORATED HEREIN AND MADE A PART DESCRIPTION.

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

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

Said property will be sold on an "as-is" basis without any 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 ROSCOE LEON SALES, JR., 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: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-RPL1

as Attorney in Fact for ROSCOE LEON SALES, JR.

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. SPS-22-01242-16 rselaw.com/property-listing

**PUBLIC NOTICE #600932
3/3,10,17,24**

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

By virtue of a Power of Sale contained in that certain Security Deed from **STACEY W. MOORE** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR REAL ESTATE MORTGAGE NETWORK, INC., dated May 26, 2009, recorded June 24, 2009, in Deed Book 2729, Page 599, 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 Forty-Seven Thousand Two Hundred Eighty-Three and 00/100 dollars (\$147,283.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC f/k/a New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing, 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 April, 2024, all property described in said Security Deed including but not limited to the following described property:

All that tract or parcel of land lying and being in Land Lot 33 of the 10th District and Land Lot 197 of the 9th District, Newton County, Georgia, containing 3.912 acres, more or less, designated as Lot 34, Block A, River Shoals Run Subdivision, as per plat recorded in Plat Book 25, Page(s) 40, Newton County records which plat is incorporated herein by reference.

The improvements thereon being known as **70 River Shoals Court, Covington, Georgia - 30016**.

Said legal description being controlling, however the property is more commonly known as 70 RIVER SHOALS CO, 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 STACEY W. MOORE, 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: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

NEWREZ LLC F/K/A NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING

as Attorney in Fact for STACEY W. MOORE

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

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-23-06421-2 Ad Run Dates 02/18/2024, 03/03/2024, 03/10/2024, 03/17/2024, 03/24/2024 rselaw.com/property-listing

**PUBLIC NOTICE #600979
2/18,3/3,10,17,24**

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

Under and by virtue of the Power of Sale contained in a Security Deed given by **Brandon Steele** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Homequest Capital Funding, its successors and assigns, dated May 23, 2005, recorded in Deed Book 1932, Page 180, Newton County, Georgia Records, as last transferred to U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the Holders of Bear Stearns Asset Backed Securities I Trust 2005-HE8, Asset-Backed Certificates Series 2005-HE8 by assignment recorded in Deed Book 3755, Page 413, Newton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-TWO THOUSAND NINE HUNDRED AND 0/100 DOLLARS (\$132,900.00), 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 April, 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.

U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2005-HE8, Asset-Backed Certificates Series 2005-HE8 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 Brandon Steele and Delores Steele or a tenant or tenants and said property is more commonly known as **65 Rockwood Ct, Covington, Georgia 30016**. Should a conflict arise between the property address and the legal description the legal description will control.

MR/kr/ 4/2/24 Our file no. 51948807 - FT1

**PUBLIC NOTICE #700107
3/3,10,17,24**

Under and by virtue of the Power of Sale contained in a Security Deed given by **Chanel Blanton** to Navy Federal Credit Union, dated August 1, 2019, recorded in Deed Book 3876, Page 442, Newton County, Georgia Records,

conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED SEVENTY-ONE THOUSAND THREE HUNDRED EIGHTY-SEVEN AND 0/100 DOLLARS (\$371,387.00), 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 April, 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.

Navy Federal Credit Union 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: Navy Federal Credit Union, 820 Follin Lane, Vienna, VA 22180, (800)258-5948.

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 Chanel Blanton or a tenant or tenants and said property is more commonly known as **70 Alcovy Reserve Way, 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.

Navy Federal Credit Union as Attorney in Fact for Chanel Blanton

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 202 and 203 of the 9th District of Newton County, Georgia being known and designated as Lot 50 of Sauttee Bluff aka The Reserve at the Alcovy, aka River Ridge Estates, prepared by Louie D. Patrick, Georgia RLS #1757, as shown on plat of survey dated September 1, 2005, and recorded at Plat Book 44, pages 41-46, revised at Plat Book 44, pages 172-177, Public Records of Newton County, Georgia, which plat is incorporated herein by reference and made a part hereof. Said property being known as 70 Alcovy Reserve Way according to the present system of numbering Newton County, Georgia.

MR/ca 4/2/24 Our file no. 24-14029GA - FT8

**PUBLIC NOTICE #700122
3/3,10,17,24**

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

Under and by virtue of the Power of Sale contained in a Security Deed given by **Jonathan C Adkins** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Guild Mortgage Company, a California Corporation, its successors and assigns, dated April 29, 2016, recorded in Deed Book 3430, Page 615, Newton County, Georgia Records, as last transferred to Guild Mortgage Company, a California Corporation by assignment recorded in Deed Book 3534, Page 254, Newton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIXTY-THREE THOUSAND FORTY-TWO AND 0/100 DOLLARS (\$263,042.00), 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 April, 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.

Guild Mortgage Company 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: Guild Mortgage Company LLC, PO BOX 85304, San Diego, CA 92186, 800-365-4441.

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 Jonathan C Adkins and Sherina Larice Smith or a tenant or tenants and said property is more commonly known as **185 Regency Place, 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.

Guild Mortgage Company LLC as Attorney in Fact for Jonathan C Adkins

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 104 and 105 of the 10th District of Newton County, Georgia being Lot 118, Westminster (FKA Garden View), Phase II, as shown on plat recorded in Plat Book 50, Pages 232-233, Newton County, Georgia Records, which plat is incorporated by this reference and made a part of this description.

MR/kam 4/2/24
Our file no. 5362417 - FT17

PUBLIC NOTICE #700125
3/3,10,17,24

NOTICE OF SALE UNDER POWER
GEORGIA, NEWTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Linus White and Ivy Nicole Bryant** to HomeBanc Mortgage Corporation, dated June 29, 2006, recorded in Deed Book 2240, Page 86, Newton County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 4410, Page 767, Newton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-EIGHT THOUSAND EIGHT HUNDRED AND 0/100 DOLLARS (\$128,800.00), 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 April, 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 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 Linus White, Estate of Linus White and Ivy Nicole Bryant or a tenant or tenants and said property is more commonly known as **115 Dove Point, 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.

Nationstar Mortgage LLC as Attorney in Fact for Linus White and Ivy Nicole Bryant
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 72 OF THE 10TH DISTRICT OF NEWTON COUNTY, GEORGIA, BEING LOT 9, BLOCK B, COVE POINT SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 27, PAGE 133, NEWTON COUNTY, GEORGIA DEED RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION, BEING PROPERTY KNOWN AS 115 DOVE POINT ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN NEWTON COUNTY, GEORGIA.

MR/kri 4/2/24
Our file no. 24-13686GA - FT2

PUBLIC NOTICE #700104
3/3,10,17,24

NOTICE OF SALE UNDER POWER
GEORGIA, NEWTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by **Ronald Cochran, Jr** to Bayrock Mortgage Corp., a Georgia Corporation, dated September 30, 2003, recorded in Deed Book 1549, Page 519, Newton County, Georgia Records, as last transferred to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities, Inc. Asset Backed Certificates, Series 2003-HE1 by assignment recorded in Deed Book 3173, Page 437, Newton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-TWO THOUSAND AND 0/100 DOLLARS (\$122,000.00), 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 April, 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.

U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for the Bear Stearns Asset Backed Securities Trust 2003-HE1, Asset-Backed Certificates, Series 2003-HE1 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 Ronald Cochran, Jr or a tenant or tenants and said property is more commonly known as **385 Branchwood Drive, 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.

U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for the Bear Stearns Asset Backed Securities Trust 2003-HE1, Asset-Backed Certificates, Series 2003-HE1

as Attorney in Fact for Ronald Cochran, Jr
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 72 of the 10th District of Newton County, Georgia, being Lot 21, Unit Five, Dove Point, as per plat recorded in Plat Book 29, Page 80, Newton County Records. Reference to said plat is hereby made for a complete description of the property herein described. Said property is improved property known as 385 Branchwood Drive, according to the present system of numbering property in Newton County, Georgia.

Map/Parcel#: 00150 600
MR/ca 4/2/24
Our file no. 5354315 - FT1

PUBLIC NOTICE #700099
3/3,10,17,24

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF NEWTON

Under and by virtue of the Power of Sale contained in a Security Deed given by **CHARLES R DAVIS** to Newton Federal Bank dated July 27, 2012 and recorded on July 31, 2012 in Deed Book 3029, Page 571, of the Newton County, Georgia records, as last assigned to U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES IV TRUST (the "Secured Creditor"), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$50,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash in Newton County, before the Courthouse door, or at such place as may be lawfully designated as an alternate, and within the legal hours of sale on April 02, 2024, being the first Tuesday in April, 2024, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 102, 10TH DISTRICT OF NEWTON COUNTY, GEORGIA, PER PLAT OF SURVEY FOR SIDNEY E. BAILEY BY ROBERT M. BUHLER, L.S. #1403, DATED DECEMBER 22, 1981, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART

HEREOF BY REFERENCE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL AND CAP SET IN PAVEMENT, SAID NAIL AND CAP BEING NORTH 01 DEGREE 30 MINUTES EAST 895 FEET ALONG THE EAST PAVED EDGE OF MCGIBONEY ROAD EXTENDED STRAIGHT TO THE CENTER OF SALEM ROAD (80 ° RIGHT-OF-WAY); THENCE FROM SAID NAIL AND CAP NORTH 03 DEGREES 56 MINUTES EAST 70.00 FEET TO A POINT; THENCE NORTH 84 DEGREES 30 MINUTES EAST 23 FEET TO A ½" IRON ROD SET; THENCE NORTH 84 DEGREES 30 MINUTES EAST 175.00 FEET TO AN IRON PIN FOUND; THENCE SOUTH 03 DEGREES 56 MINUTES WEST 70.00 FEET TO AN IRON PIN FOUND; THENCE SOUTH 84 DEGREES 30 MINUTES WEST 175.00 FEET TO A ½" IRON ROD SET; THENCE SOUTH 84 DEGREES 30 MINUTES WEST 23.0 FEET TO THE NAIL AND CAP WHICH IS THE SAID POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY DEEDED TO SIDNEY E. BAILEY BY DEED RECORDED AT DEED BOOK 161, PAGE 603, NEWTON COUNTY RECORDS.

SUBJECT TO THE BOUNDARY LINE AGREEMENT BETWEEN BARRY LEE WATTS AND KENDRES R. WATTS AND NANNIE SUE CHAMBLEE DATED JULY 9, 1991, AND RECORDED IN DEED BOOK 402, PAGE 81, NEWTON COUNTY RECORDS.

Property Address: **88 McGiboney Rd, Covington, GA 30016** (the "Property").

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Secured Creditor is the current assignee of the Security Deed to the Property. SN Servicing Corporation, acting on behalf of and, as necessary, in consultation with Secured Creditor (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, SN Servicing Corporation may be contacted at: 323 5th Street, Eureka, CA 95501 or (800) 603-0836. Please note that the Secured Creditor is not required by law 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 Property is/are: **CHARLES R DAVIS** and/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) 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) all matters of record superior to the Security Deed set out above, including, but not limited to, assessments, liens encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

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

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

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES IV TRUST

as Attorney in Fact for CHARLES R DAVIS
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
24-000046

PUBLIC NOTICE #700067
3/3,10,17,24

NOTICE OF SALE UNDER POWER,
NEWTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Bertha Richards and Christy Richards** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for New Century Mortgage Corporation, its successors and assigns dated 12/21/2006 and recorded in Deed Book 2351 Page 137 Newton County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, successor in interest to Bank of America, National Association, successor by merger to LaSalle Bank National Association as trustee for GSAMP Trust 2007-NC1 Mortgage Pass-Through Certificates, Series 2007-NC1, conveying the after-described property to secure a Note in the original principal amount of \$104,000.00, 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 April 2, 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 93 of the 10th Land District of Newton County, Georgia as shown on that Plat of Survey for M.J. Nicholson prepared by George A. Butcher, R.S., said plat being dated January 25, 1989, said plat being incorporated herein and made a part hereof and being more particularly described as follows. TO FIND THE TRUE POINT OF BEGINNING, begin at a nail located at the centerline of the intersections of Georgia Highway 81 and Shepherd Drive, thence running North 77 degrees 30 minutes 33 seconds, West a distance of 351.71 feet to an iron pin set on the northerly right-of-way line of Shepherd Drive, which iron pin set is the True Point of Beginning, and from said TRUE POINT OF BEGINNING, running North 81 degrees 13 minutes 31 seconds west 150.00 feet to an iron pin set; thence North 01 degrees 16 minutes 14 seconds West 300.0 feet to an iron set; thence South 81 degrees 13 minutes 31 seconds East 150.0 feet to an iron pin set; thence South 01 degrees 16 minutes 14 seconds East 300.0 feet to an iron pin set on the northerly right-of-way line of Shepherd Drive, which is the TRUE POINT OF BEGINNING. The improvements thereon being known as 325 Shepherd Drive, Covington, Georgia - 30016.

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 more commonly known as **32 Shepherd Drive, 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): Bertha Richards and Christy Richards 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.

U.S. Bank National Association, successor in interest to Bank of America, National Association, successor by merger to LaSalle Bank National Association as trustee for GSAMP Trust 2007-NC1 Mortgage Pass-Through Certificates, Series 2007-NC1 as agent and Attorney in Fact for Bertha Richards and Christy Richards

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

1017-6526A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-6526A

PUBLIC NOTICE #700105
3/3,10,17,24

NOTICE OF SALE UNDER POWER,
NEWTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Crystal R Lewis** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Van Dyk Mortgage Corporation, its successors and assigns dated 9/1/2022 and recorded in Deed Book 4433 Page 505 Newton County, Georgia records; as last transferred to or acquired by Carrington Mortgage Services, LLC, conveying the after-described property to secure a Note in the original principal amount of \$441,849.00, 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 April 2, 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 the Town of Mansfield, Newton County, Georgia, and formerly known as the A.B. Barber house and lot and being part of Block "P", according to map of Mansfield, Georgia, and also being that same property conveyed by C.A. Crawley to Mrs. L. Carl Harwell by Warranty Deed dated March 17, 1944 and recorded in Deed Book 32, Page 434, Clerk's Office, Newton Superior Court, with the exception of that property previously conveyed cut of said property from Mrs. L. Carl Harwell to Lucius Lee Harwell, and being more particularly described as follows: Lying on the southwestern side of Main Street and being at a point where Main Street intersects with Fourth Avenue; thence running southwest along the southern side of Fourth Avenue a distance of 256 feet to Pine Street; thence running southeast along the northern side of Pine Street a distance of 100 feet to a point; thence running northeast distance of 256 feet to the southwestern side of Main Street; thence running northwest along the southwest side of Main Street a distance of 100 feet to Fourth Avenue and the point of beginning.

Parcel ID-M0020 00000 026 000

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

Said property is more commonly known as **2996 Highway 11 S, Mansfield, GA 30055** 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): Crystal Lewis or tenant or tenants.

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

Carrington Mortgage Services, LLC 1600 South Douglass Road Suite 200-A Anaheim, CA 92806 (800) 561-4567

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.

Carrington Mortgage Services, LLC as agent and Attorney in Fact for Crystal R Lewis Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

2191-2970A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2191-2970A

PUBLIC NOTICE #700088
2/25-3/3,10,17,24

NOTICE OF SALE UNDER POWER,
NEWTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Jeffery Logan** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for American Financial Network, Inc. DBA: Orion Lending, its successors and assigns dated 5/3/2019 and recorded in Deed Book 3837 Page 286 and modified at Deed Book 4399 Page 466 Newton County, Georgia records; as last transferred to or acquired by PENNYMAC LOAN SERVICES, LLC, conveying the after-described property to secure a Note in the original principal amount of \$238,598.00, 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 April 2, 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 42 OF THE 10TH DISTRICT OF NEWTON COUNTY, GEORGIA, BEING LOT 74, HERITAGE POINTE F/K/A HERITAGE AT WATERSIDE, PHASE THREE, AS PER PLAT RECORDED IN PLAT BOOK 47, PAGES 83-85, NEWTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND BY REFERENCE 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 of intent to collect attorney's fees having been given).

Said property is more commonly known as 200 Lances Ln, 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): Jeffery Logan or tenant or tenants.

PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583

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

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable); (b) unpaid water or sewage bills that constitute a

lien against the property whether due and payable or not yet due and payable and which may not be of record; (c) the right of redemption of any taxing authority; (d) any matters which might be disclosed by an accurate survey and inspection of the property; and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

PENNYMAC LOAN SERVICES, LLC as agent and Attorney in Fact for Jeffery Logan Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

1120-3314A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-3314A

Public Notice #700155
Run Dates 3/3,10,17,24

NOTICE OF SALE UNDER POWER,
NEWTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Jennifer Williams** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home Funds Direct, its successors and assigns dated

6/24/2005 and recorded in Deed Book 1947 Page 316 Newton County, Georgia records; as last transferred to or acquired by U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-AHL1, conveying the after-described property to secure a Note in the original principal amount of \$88,800.00, 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 April 2, 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 PARCEL OF LAND IN Newton County, STATE OF Georgia, AS MORE FULLY DESCRIBED IN BOOK 942, PAGE 355, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 72 OF THE 10TH DISTRICT, NEWTON COUNTY, GEORGIA, BEING SHOWN AS LOT 36, COUNTRYWOODS, PHASE TWO, ACCORDING TO PLAT OF SAME RECORDED AT PLAT BOOK 23, PAGE 81, NEWTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS SPECIFICALLY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE PARTICULAR AND COMPLETE DESCRIPTION.

A.P.N. 0015-198

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 more commonly known as 590 Cowan Road, 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): Jennifer M. Williams 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.

U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-AHL1 as agent and Attorney in Fact for Jennifer Williams

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

1017-6346A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-6346A

Public Notice #700141
Run Dates 3/3, 10, 17, 24

vey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

PENNYMAC LOAN SERVICES, LLC as agent and Attorney in Fact for Jeronette Belcher

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

1120-24230A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-24230A

PUBLIC NOTICE #700101
3/3,10,17,24

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 April 2, 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.

1000-19157A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-19157A

PUBLIC NOTICE #700103
3/3,10,17,24

NOTICE OF SALE UNDER POWER, NEWTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Lawrence D. Gentry** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Mortgage Solutions of Georgia, its successors and assigns dated 4/30/2020 and recorded in Deed Book 3999 Page 29 Newton County, Georgia records; as last transferred to or acquired by FLAGSTAR BANK, N.A. f/k/a FlagStar Bank, FSB, conveying the after-described property to secure a Note in the original principal amount of \$240,562.00, 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 April 2, 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 tractor parcel of land lying and being in Land Lot 95 of the 9th District, of Newton County, Georgia, being Tract 5, containing 3.30 acres, more or less, of Malcolm Woods, according to that plat of survey of same prepared by Louie D. Patrick, Georgia, RLS #1757, dated July 17, 2001. recorded in Plat Book 36, Page 105, Newton County, Georgia records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 587 Malcolm Road, according to the present system of numbering property in 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 de-

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

Said property is commonly known as 587 Malcolm Rd, Covington, GA 30014 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): Lawrence D. Gentry or tenant or tenants.

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

Flagstar Bank, N.A. Loss Mitigation 5151 Corporate Drive Mail Stop: S-142-3 Troy, MI 48098 (800) 393-4887

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.

FLAGSTAR BANK, N.A. f/k/a FlagStar Bank, FSB as agent and Attorney in Fact for Lawrence D. Gentry

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

1095-733A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1095-733A

Public notice # 700134
Run Dates 3/3, 10, 17, 24

NOTICE OF SALE UNDER POWER, NEWTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Matthew Alexander Roe and Kristen L. Ziegler** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for PRIMELENDING, A PLAIN-SCAPITAL COMPANY, its successors and assigns dated 9/22/2015 and recorded in Deed Book 3366 Page 458 Newton County, Georgia records; as last transferred to or acquired by PHH Mortgage Corporation, conveying the after-described property to secure a Note in the original principal amount of \$101,035.00, 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 April 2, 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 123 of the 10th District of Newton County, Georgia, being Lot 11 of Pine View Subdivision as shown on plat of Pine View Subdivision as same is recorded in Plat Book 14, page 228A, Newton County, Georgia Record. The description of said property as contained on said plat is hereby incorporated herein and made an essential part hereof by reference.

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 **55 McGiboney Ct, 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): Matthew Alexander Roe and Kristen L. Ziegler 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.

PHH Mortgage Corporation as agent and Attorney in Fact for Matthew Alexander Roe and Kristen L. Ziegler

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

1017-6723A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-6723A

PUBLIC NOTICE #700100
3/3,10,17,24

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, SINGLE MAN** 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. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the 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, SINGLE MAN 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, SINGLE MAN, THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR 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 #600994
2/11,18,25-3/3

STATE OF GEORGIA COUNTY OF NEWTON

Pursuant to a power of sale contained in a certain Deed to Secure Debt with Power of Sale, dated December 16, 2021, executed by **Lewis Williams**, hereinafter referred to as "Grantor", with the singular including the plural, recorded in Deed Book 4314, Pages 354-372, the deed records of the Clerk of the Superior Court of Newton County, Georgia in favor of Federal Savings Bank, hereinafter "Lender", having been given to secure a debt evidenced by a Promissory Note in the original principal amount of \$146,691.93 with interest at the rate stated in said Promissory Note, and by virtue of a default in the payment of the debt secured by said Deed to Secure Debt, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is The Federal Savings Bank, the present holder of said Deed to Secure Debt and debt secured thereby) will sell before the door of the courthouse in Newton County, Georgia, within the legal hours of sale, for cash, to the highest bidder on Tuesday, April 2, 2024, the property which, as of the time of the execution of said Deed to Secure Debt, was described as follows:

All that tract and parcel of land being in Land Lot 102, of the 10th Land District of Newton County, Georgia, containing 8.0 Acres, more or less, and being more particularly described as follows:

To find the point of beginning reference is made to that certain point where the Western right-of-way of that certain paved public road intersects with the common Land Lot Line of Land Lot 102 and Land Lot 97 of the 10th District, such point being marked with an iron pin, said point of beginning being located 1878.18 feet North of the right-of-way of the intersection of said Land Lot Lines and marked by an iron pin, from that point proceed thence North 89 degrees 29 minutes 29 seconds West for a distance of 955.31 feet; thence, North 00 degrees 34 minutes 50 seconds East for a distance of 375.00 feet; thence, South 89 degrees 22 minutes 15 seconds East for a distance of 907.69 feet; thence, South 06 degrees 43 minutes 36 seconds East for a distance of 352.06 feet; and thence, South 06 degrees 13 minutes East for a distance of 24 feet to the point of beginning.

For aid in a more particular description reference is made to that certain plat of survey by "All South Engineering and Surveying Co., Inc.", dated December 3, 1979, and recorded in the Clerk's Office, Newton Superior Court in Plat Book 15 at Page 265.

Map/Parce100730-00000-013-000

Said property is commonly known as **396 Campbell Rd., Covington, Newton County, GA 30014**. Said sale will be made subject to the following items which may affect the title to said property: All superior liens, restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding and/or unpaid taxes which may be liens upon the property; and all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property.

The Federal Savings Bank, as Attorney-In-Fact for the Aforesaid Grantor: c/o Thomas V. Keough, Esq. STOKES CARMICHAEL & ERNST LLP 1000 Parkway Circle SE, Suite 300 Atlanta, Georgia 30339 404-352-1465, ext. 422

PUBLIC NOTICE #700095
3/3,10,17,24

STATE OF GEORGIA COUNTY OF NEWTON NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained with that certain Security Deed dated October 31, 2016, from **Christopher M. Saunders** to Mortgage Electronic Registration Systems, Inc., as nominee for Success Mortgage Partners, Inc., recorded on November 3, 2016, in Deed Book 3497 at Page 383, Newton County, Georgia, records, having been last sold, assigned, transferred and conveyed to Newrez LLC D/B/A Shellpoint Mortgage Servicing by Assignment and said Security Deed having been given to secure a note dated October 31, 2016, in the amount of \$112,500.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Newton County, Georgia, on April 2, 2024, the following described real property (hereinafter referred to as the "Property"):

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 160 OF THE 10TH DISTRICT, NEWTON COUNTY, GEORGIA, BEING LOT 63, BLOCK A OF BROWNS BRIDGE CROSSING SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGES 244-245, NEWTON COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Christopher M. Saunders and Brenda Saunders. The property, being commonly known as **9161 Scarlett Dr SW, Covington, GA 30014** in Newton County, will be sold as the property of Christopher M. Saunders and Brenda Saunders, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed.

Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above-described mortgage is as follows: SHELLPOINT MORTGAGE SERVICING, 55 Beattie Place, Suite 100, Greenville, SC 29601, 800-365-7107. The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument.

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

Albertelli Law

Attorney for Newrez LLC D/B/A Shellpoint Mortgage Servicing as Attorney in Fact for Christopher M. Saunders

100 Galleria Parkway, Suite 1000 Atlanta, GA 30339 Phone: (770) 373-4242 By: _____

Brian Widener, ESQ For the Firm

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

- 23-005453

PUBLIC NOTICE #700085
2/25-3/3,10,17,24,31

TS # 2024-08214-GA

Notice Of Sale Under Power
Georgia, Newton County Under and by virtue of the Power of Sale contained in that certain Security Deed given by **Minnie P Darty and Tony O Darty** to Premier Lending Corporation, dated 9/29/1997, and recorded on 10/30/1997, in Deed Book 687, Page 463, Newton County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 8/9/2023 in Instrument No.: D2023009487 Deed Book 4537, Page 336, conveying the after-described property to secure a Note in the original principal amount of \$71,166.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Newton County, Georgia, within the legal hours of sale on 4/2/2024, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 217, 9th Land District, Newton County, Georgia, Being Shown As Lot 9, Unit One, Cedar Creek Subdivision, According To Survey Of Final Plat For Cedar Creek, Unit One, Dated April 12, 1989, Prepared By Louie D. Patrick, GA, RLS No. 1757, As Recorded In Plat Book 23, Page 148, Newton County Records, And Also Survey For Jimmy J. Hinson & Rhonda G. Hinson Dated March 11, 1993 Prepared By Louie D. Patrick, RLS No. 1757, As Recorded In Plat Book 26, Page 278, Newton County Records, Both Plats Being Incorporated Herein And Made A Part Hereof By Reference. Said property is commonly known as 95 Cedar Creek Drive Covington, GA 30014. The indebtedness secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Tony O Darty and Minnie P Darty or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Tony O Darty and Minnie P Darty, Nestor Solutions, LLC 214 5th Street, Suite 205, Huntington Beach, California 92648, (888) 403-4115, TS # 2024-08214-GA For sale information, visit: https://www.nestortrustee.com/sales-information/ or call (888) 902-3989.

Public notice #700132
Runs 3/3, 10, 17, 24

Juvenile Court

IN THE JUVENILE COURT OF NEWTON COUNTY STATE OF GEORGIA

IN THE INTEREST OF:
H.G. SEX: Female
DOB: 08/08/2018 Case #107-24J-0067
I.G. SEX: Female
DOB: 02/12/2021 Case #107-24J-0068
Children Under 18 Years of Age

SUMMONS

TO: John Poisson, Putative Father, 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 Miranda Gore on the date above-listed.

A Petition for Terminate Parental Rights was filed in this Court on January 25, 2024, by the Georgia Department of Human Services, by and through the Newton County Department of Family and Children Services, concerning the above children. In accordance with O.C.G.A. §15-11-281, you are hereby notified that this proceeding and the hearing(s) specified herein is/are for the purpose of terminating your parental rights and to place permanent custody of said child 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.

Now, therefore, you, the party 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 children and all parties named herein should not be dealt with according to the provisions of the law.

NOTICE OF EFFECT OF TERMINATION JUDGMENT

Georgia law provides that you can permanently lose your rights as a parent. A Petition to Terminate Parental Rights has been filed requesting the Court to terminate your parental rights to your child. 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 5th day of April, 2024, at 9:00 a.m., at the Newton County Juvenile Court, Judge Horace J. Johnson, Jr. Judicial Center, 1132 Usher Street, NW, Covington, Georgia 30014.

If you fail to appear, the Court can terminate your rights in your absence.

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, the court can enter a judgment ending your rights to your child.

If the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or make any decisions affecting your child or your child's earnings or property. Your child will be legally freed to be adopted by someone else.

Even if your parental rights are terminated: (1) You will still be responsible for providing financial support (child support payments) for your child's care unless and until your child is adopted; and

(2) Your child can still inherit from you unless and until your child is adopted.

Pursuant to statute, you are put on notice that as a biological father you may lose all rights to your child named above and will not be entitled to object to the termination of your rights to such child unless, within 30 days of receipt of notice, you file:

- (1) A petition to legitimate such child; and
- (2) Notice of the filing of the petition to legitimate with the Court in which the termination of parental rights proceeding is pending.

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.

If you have any questions concerning this notice, you may call the telephone number of the clerk's office which is 770-784-2060.

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.

WITNESS the Honorable Candice Branche, Judge of said Court, this ____ day of ____ 2024.

_____, Clerk, Juvenile Court of Newton County, Georgia

PUBLIC NOTICE #700017
2/11,18,25-3/3

Name Changes

IN THE SUPERIOR COURT OF NEWTON COUNTY STATE OF GEORGIA

In re the Name Change of: **DANIELLE L.**

said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing 1/20/24

DONNIE RUSHA THOMAS
195 KINGFISHER WALK
COVINGTON GA 30014

PUBLIC NOTICE #700021
2/11,18,25-3/3

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

In re the Name Change of:
STEVEN COREY RHODES
Petitioner,

CIVIL ACTION NUMBER
2024-CV-324-3

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

Notice is hereby given that **STEVEN COREY RHODES** filed a petition in the Newton County Superior Court on February 2024 to change the name from **STEVEN COREY RHODES to Rhodes, Steven Corey**

(last name) (first name)

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 2/5/24

Rhodes, Steven Corey
PO BOX 1383
OXFORD GA 30054

PUBLIC NOTICE #700061
2/18,25-3/3,10

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

In re the Name Change of:
WAYMOND VICTOR
Petitioner,

CIVIL ACTION NUMBER
2024-CV-445-1

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

Notice is hereby given that **WAYMOND VICTOR** filed a petition in the Newton County Superior Court on February 21, 2024 to change the name from **WAYMOND VICTOR to RAYMOND VICTOR**.

Any interested party has the right to appear in this case and file objections within 30 days after the Petition is filed.
Date: 2/20/24

WAYMOND VICTOR
155 HARVILLE RD
COVINGTON, GA 30016

PUBLIC NOTICE #700139
3/3,10,17,24

IN THE SUPERIOR COURT OF NEWTON COUNTY STATE OF GEORGIA

In re the Name Change of
Cassandra Anne Chojnowski
Petitioner

Civil Action Case Number
2024-CV-256-4

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

Cassandra Anne Chojnowski filed a petition in the Newton County Superior Court on January 30, 2024 to change the name from **Cassandra Anne Chojnowski to Cassius Anne Sage**

Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed

Cassandra Anne Chojnowski
30 Blue Jay Dr
Covington, Ga 30016

PUBLIC NOTICE #700020
2/11,18,25,3/3

IN THE SUPERIOR COURT OF NEWTON COUNTY STATE OF GEORGIA

In re the Name Change of Child(ren)
ELIZABETH SKYE BRYAN

TRACI H. BRYAN
Petitioner,
v.
Respondent

ACTION NO.
2023-CV-315-5

**NOTICE OF PETITION TO CHANGE
NAME OF CHILD(REN)**

TRACI H. BRYAN filed a petition in the Newton County Superior Court on FEBRUARY 2 2023 to change the name(s) of the following minor child(ren)
from: **ELIZABETH SKYE BRYAN to SKYE ELIZABETH HUNTER**

Any interested party has the right to appear in this case and file objections within the time prescribed in O C G A 19-12-1

PUBLIC NOTICE #700048
2/18,25-3/3,10

IN THE SUPERIOR COURT OF NEWTON COUNTY STATE OF GEORGIA

In re the Name Change of Child(ren)
NAHLAH UNIQUE AUBRIELLA HOWELL

MIKAAILAH COLLIER
Petitioner,
v.

UNIQUE D. HOWELL
Respondent

ACTION NO.
2023-CV-138-3

**NOTICE OF PETITION TO CHANGE
NAME OF CHILD(REN)**

MIKAAILAH COLLIER filed a petition in the Newton County Superior Court on JANUARY 1, 2024 to change the name(s) of the following minor child(ren)
from: **NAHLAH UNIQUE AUBRIELLA HOWELL to NAHLAH AUBRIELLA COLLIER**

Any interested party has the right to appear in this case and file objections within the time prescribed in O C G A 19-12-1

PUBLIC NOTICE #700022
2/11,18,25-3/3

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

IN RE the Name Change of:
JUDY THAGARD JOHNSON
Petitioner,

CIVIL ACTION NUMBER
SUCV 2024000492

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

Notice is hereby given that a Petition to Change Name was filed on the 26th day of February 2024, in the Superior Court of Newton County by Judy Thagard Johnson requesting that her name be changed to Judy Brown Thagard. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and file their objections to such name change within thirty (30) days of the filing of the aforesaid Petition.

MADDOXNIX
A Professional Corporation
By: John Andrew Nix, Attorney for
Petitioner”

Public Notice #700135
Run Dates 3/3, 10, 17, 24

**NOTICE OF PETITION TO CHANGE
NAME**

State of Georgia Newton County
Notice is hereby given that Lindsey and Deshouan Butler, filed their Petition to the Superior Court of Newton County, Georgia, on the 15th day of June 2023, praying for a change in their grandson's name, that being the child of **Emily Michelle DiSalvo and Donte D. Brown**. The petition seeks to change the last name of the child from **Brown to DiSalvo Butler**. 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 of said Petition.

This 15th day of February, 2024

PUBLIC NOTICE #700090
2/25-3/3,10,17

Public Hearings

Notice is hereby given that at 6:30 p.m. on March 4, 2024, or as soon thereafter as the matter can be reached for hearing, there will come before the Mayor and Council of the City of Covington, Georgia, at Covington City Hall, 2194 Emory Street, N.W., Covington, Georgia, the passage of an ordinance entitled:

“AN ORDINANCE OF THE CITY OF COVINGTON, GEORGIA, TO ANNEX A TRACT OF LAND CONTAINING 3.41 ACRES, LOCATED ON OLD ATLANTA HIGHWAY, IN LAND LOT 192, TENTH LAND DISTRICT, NEWTON COUNTY, INTO THE CORPORATE LIMITS OF THE CITY OF COVINGTON, GEORGIA, PURSUANT TO ARTICLE 2, CHAPTER 36, TITLE 36, OFFICIAL CODE OF GEORGIA ANNOTATED, TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.”

Public Notice# 700153
Run Date 3/3

Public Notice

**CENTRAL GEORGIA ELECTRIC
MEMBERSHIP CORPORATION
ANNOUNCES UNCLAIMED CAPITAL
CREDITS CHECKS FOR 2018**

In compliance with O.C.G.A. § 44-12-236 of the Disposition of Unclaimed Property Act, CGEMC is attempting to locate former customer-owners whose capital credits checks were issued in 2018, but have been returned by the U.S. Postal Service as undeliverable or have otherwise been unclaimed.

A list indicating the names of these former customer-owners can be found by visiting our website at www.cgemc.com, or by viewing the list at our office located at 923 S. Mulberry St., Jackson, GA 30233. If you know the correct address of these individuals or have any helpful information, please contact our office or notify the person to contact CGEMC before August 30, 2024, by calling 770-775-7857 or 1-800-222-4877.

If not claimed by August 30, 2024, the funds will be designated for charitable uses as permitted by O.C.G.A. § 44-12-236.

PUBLIC NOTICE #700018
3/3

PUBLIC NOTICE

The City of Social Circle Planning and Corridor Commission will hold a Public Hearing on March 26, 2024, at 6:00pm at the Social Circle Community Room, 138 E Hightower Trail, for the following items:

- Construction Resources of Georgia, Inc. is requesting a rezone from Agricultural (AG) to Light Industrial (LI) for Mini Storage and Covered Outdoor Storage facilities at 188 Thurman Baccus Road, also known as Tax Parcel SC230001.
- Consideration of Amendments to the Unified Development Code regarding how distances are measured.

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

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

PUBLIC NOTICE #700128
3/3,10,17,24,31-4/7,14

PUBLIC NOTICE

The City of Social Circle Planning Commission will hold a Public Hearing on February 27, 2023, at 6:00pm at the Social Circle Community Room, 138 E Hightower Trail, for the following items:

Construction Resources of Georgia, Inc. is requesting a rezone from Agricultural (AG) to Residential Medium-Density (RMD) for townhomes at O Vine Circle, also known as Tax Parcel SC170075.

Consideration of Amendments to the Unified Development Code regarding how distances are measured.

The City of Social Circle Mayor & Council will hold a Public Hearing on March 19, 2023, at 6:30 pm at the Social Circle Community Room, 138 E Hightower Trail.

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

PUBLIC NOTICE #600950
1/28,-2/4,11,18,25-3/3,10,17

The right to redeem the following described property, to wit:

All and only that parcel of land designated as Tas Parcel 00118000000049000, lying and being in Land Lot 250 of the 1st Land District, Newton County, Georgia, shown in Plat Book 23, Page 176, described in Deed Book 344, Pages 458-459, & Deed Book 2894, Page 245, the description contained therein being incorporated herein by the reference, known as 523 Poplar Hill Road.

will expire and be forever foreclosed and barred on and after the [45 days from the LAST DAY OF NOTICE PUBLISHED] day10TH ofMARCH 2024

The tax deed to which this notice relates is dated the 6TH day of DECEMBER, 2022 and is recorded in the office of the Clerk of the Superior Court of NEWTON County, Georgia, in Deed Book 4470 at page 521.

The property may be redeemed at any time before the [45 days from the LAST DAY OF NOTICE PUBLISHED] day 23RD of APRIL by payment of the redemption price as fixed and

provided by law to the undersigned at the following address: 200 1ST AVE, COVINGTON GA MR. DOUGLAS AND MRS. KELLY Please be governed accordingly.

PUBLIC NOTICE #700058
2/18,25-3/3,10

Public Sales Auctions

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 138Loganville, GA 30052-4814

Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: 03/22/24

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.

Nissan 2008 A l t i m a 1N4AL21E78N476557 24-544AV
BMW 2016 4 series W B A 4 A 9 C 5 0 G - GL88646 24-545AV

Ford 2012 Focus 1 F A H P 3 H - 21CL339042 24-546AV
YAMAHA 2015 X S 1 3 0 0 JYAVP33E6FA011691 24-547AV

Honda 2017 Accord 1 H G - CR2F79HA002839 24-548AV
Hyundai 2019 Elantra 5 N P - D84LF1KH484557 24-549AV

Chevrolet 2018 Malibu 1 G 1 Z D - 5ST4JF123503 24-550AV
Kia 2022 S t i n g e r KNAE55LC4N6112831 24-551AV

Lexus 2006 ES 330 J T H - BA30G765173738 24-552AV
Kia 2015 F o r t e KNAFX4A66F5406843 24-553AV

Chevrolet 2018 Malibu 1 G 1 Z D - 5ST1JF181004 24-554AV
Infiniti 2020 Q50 J N 1 E V 7 A P - 2LM206996 24-555AV

Chevrolet 2014 Spark KL8CB - 6S95EC406229 24-556AV
Kia 2019 Optima 5 X X - GT4L37KG378983 24-557AV

Toyota 2011 Yaris J T D K - T4K32B5329383 24-558AV
Ford 2014 Fusion 3 F A 6 P - 0K93ER301828 24-559AV

Honda 2001 Accord 1 H G C - G56431A125930 24-670AV
Dodge 2008 Durango 1 D 8 H B - 38N48F148273 24-671AV

Chrysler 2013 2 0 0 1C3CCB81DN698602 24-673AV
Chevrolet 2011 Equinox 2 C N - FLEEC8B86366473 24-674AV

Hyundai 2017 S o n a t a 5NPE334AF0HH504649 24-675AV
Mercedes- 2014 E-Class W D D H - F5KB5EB014474 24-676AV

Cadillac 2018 A T S 1G6AA55RX2J0180228 24-677AV
Hyundai 2014 Tucson KM8JU- CAG0EU845657 24-678AV

Suzi 1986 V S 7 0 0 G L E F / JS1VP51A9G2107594 24-679AV
Acura2009 TL 19UUA86599A023754 24-680AV

Mazda 2012 Mazda3 J M - 1BL1UG2C1563210 24-681AV
Ford 2007 Edge 2 F M D K - 36C07BB61564 24-682AV

Chevrolet 2013 Malibu 1 G 1 1 E - 5SA4DF290599 24-683AV
Jeep 2010 Compass 1 J 4 N T - 4FA5AD503399 24-684AV

Kia 2015 Optima K N A G - N4AD5F5091476 24-685AV
Nissan 2018 Kicks 3 N 1 C P 5 C U - 9JL537526 24-686AV

Ford 2013 Fusion 3 F A 6 P 0 H - 76DR329191 24-687AV
Chevrolet 2017 C r u z e 1G1BC5SM0H7160100 24-688AV

Chevrolet 2008 E q u i n o x 2CNDL53F586341320 24-689AV
Nissan 2018 A l t i m a 1N4AL3AP9JC255065 24-690AV

Honda 1995 Accord 1HGCD- 5622SA148611 24-691AV

PUBLIC NOTICE #700065
2/25-3/3

CITY OF MANSFIELD APRIL 2024 TAX SALE

**CRYSTAL SMALLWOOD
CITY CLERK AND LEVY OFFICER**

**CITY OF MANSFIELD
STATE OF GEORGIA
COUNTY OF NEWTON**

Under and by virtue of certain tax Fi. Fa.'s issued by the City of Mansfield, Newton County Georgia. In favor of the City of Mansfield and, against the following named persons and the property as described immediately below their respective name(s).

There will be sold for cash or certified funds at public outcry, before the front door of City Hall, located at 3146 Highway 11 South, Mansfield, Newton County Georgia, between the legal hours of sale, on the first Tuesday in April, the same being April 2, 2024.

The following property will be sold between the legal hours of sale, 10:00 AM and 4:00 PM. The properties listed below and described, or as much thereof as will satisfy the City tax execution on the respective individual, will be sold.

The properties hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in the City of Mansfield, Newton County, State of Georgia. The years for which said Fi.Fa.'s are issued and levied are stated below the name of the owner in each case.

This is a buyer beware sale and all property will be sold as is. The City makes no warranty, neither expressed nor implied, as to title.

Properties are sold under the power of a tax sale deed with specific rights of redemption.

Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer cost, all taxes, advertising cost and recording fees. At the discretion of the City Tax Collector, payment will be required within one (1) hour of the completion of the tax sale.

In the event a bid is not properly paid, the property shall be re-offered at 2:00 PM on the day of the sale.

File #: 1
Map/Parcel Number: M0010 00000 022 000
Defendant(s) in FiFa: **Hale, Jason**; M0010 00000 022 000 0 / .28 Ac Hwy 11 - 2880 Hwy 11
Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: 589/265-266; 819/72
Property Description: All and only that parcel of land designated as Tax Parcel M0010 00000 022 000, lying and being in Land Lot 211 of the 19th Land District, City of Mansfield, Newton County, Georgia, being part of Lot 7 & all of Lot 8, HC White Addition Subdivision, shown in Deed Book 10, Page 217 & Plat Book 29, Page 170, described in Deed Book 819, Page 72, the description contained therein being incorporated herein by this reference, known as 2880 Highway 11.

Years Due: 2019-2022

Public notice # 700154
Run Dates: 3/3, 10, 17, 24

Public Notice #700091

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

6177 Jackson Hwy Covington, GA 30014 on 3/11/2024 @ 11:00AM

Roberto Nava 1078
Christmas tree, appliances' , boxes, luggage, bags, tools

Charles Medlock J04
Chair, boxes, bags, totes, AC
The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Kemetria Banks 1113
Furniture, bedding, home decor, lamps, mirrors

KenQuavis Reid B47
Washer, mattress, boxes, AC unit, shelves

Lanatta or Lania Humphries H08
Mattress, chairs, boxes, bed frame, sofa, totes, clothes, bags, home decor

Nikkia Thornton J0203
TVs, dressers, house hold furniture, boxes, sofa, home decor, grill, tools, baskets, totes, appliances

PAMELA LEONARD N05
Dining room set, boxes, Christmas decorations, TV stand

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

Public Notice #700142
Run Dates 3/10, 17

Jennifer Simmons :Unit A135 appears to contain: Mattresses, bed frames, plastic bags, plastic containers, misc. boxes, clothing, laundry baskets, misc. items.

Nicole Jackson: Unit B56 appears to contain: Mattresses, dressers/armoire, night-stands, patio furniture, decor, ironing boards, plastic bags, plastic containers, misc. boxes, clothing, suitcases, laundry baskets, cleaning supplies, baby furniture, artwork, coolers, toys, misc. items.

Notice of Public Sale of Personal Property: Notice is hereby given that Budget Self Storage, located at 6217 Hwy 278 NE, Covington, GA 30014; intends to sell the personal property according to the Georgia Self Storage Act, 10-4-210 through 10-4-215 to satisfy the owner's lien.

All bids will be accepted online through www.storageauctions.com

The auction will end on or after . Budget Self Storage reserves the right to withdraw units from such a sale and reject any bid. Terms of sale are cash, card money order(no checks or bank drafts). Cleaning deposit cash only.

PUBLIC NOTICE #700107
2/25-3/3

**NOTICE OF PUBLIC AUCTION A Public Auction: Stop-Lock-N-Roll Self Storage located at 3141 Hwy 81 S. Covington, GA 30016. This auction is for the non-payment of storage fees and will be placed on Storage Auctions website will start 2/25/24 12pm through 3/1/24 12pm. The personal effects and household Goods belonging to the following tenants, having been properly notified, will be sold for CASH to the highest bidder to satisfy the owner's lien for rent due, in accordance with the Georgia Self Storage Act, Section 10-1-210 to 10-4-215. The personal effects and household goods belonging to the following tenants: Wilfred Lightbourne...unit 248
Corey Thomas...unit 247**

PUBLIC NOTICE #700094
2/25-3/3

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Covington located at 5272 Hwy 20 S Covington GA 30016 intends to hold a public sale to sell the property stored in the following units stored at the facility. The public sale to the highest bidder will occur as an online auction via www.storageauctions.com on 3/15/2024 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Justin Cutchins/Conyers Mitsubishi unit #E28; Jamari Thompson unit #K16; Phylicia Lynn unit #K25. This sale may be withdrawn at any time without notice. Certain terms and conditions apply

PUBLIC NOTICE #700087
2/25-3/3

READY RENT ALL, INC.
1335 Access Road
Covington, GA 30014
770-787-3200
NOTICE OF SALE

A default having occurred under the terms of the rental agreement between Ready Rent-All, Inc., and the tenants listed below, notice having been sent to the tenants as required by law, they will be sold at public sale, to the public, all personal property involved, for cash, to satisfy owner's lien for rent due on each warehouse. LAW Georgia Law Ann. 10-4-213

The proceeds of said public sale shall be distributed in accordance with the terms of said agreement. Ready Rent-All, Inc. reserves the right to accept or reject any bids.

Date and Time of Sale: FRIDAY MARCH 8, 2024 AT 11:00AM PLACE STORAGEAUCTIONS.COM

Tenants Name Warehouse Number Contents
CASPER BRITTANY NICOLE A-4
HOUSEHOLD GOODS
THOMAS ANNIE
A-12
HOUSEHOLD GOODS
CLAGGS GLENDA KAYE ADAMS A-14
HOUSEHOLD GOODS
ODON SOPHIAASHLEY
A-17
HOUSEHOLD GOODS
THOMAS ANNIE
C-4
HOUSEHOLD GOODS
STEWART ZACHERY LEWIS E-3
HOUSEHOLD GOODS
THOMAS LEE ANDREW III E-6
HOUSEHOLD GOODS

EPPEPERSON TIMOTHY DEAN E-14
HOUSEHOLD GOODS
NEAL DANNY ALLEN
E-25