

# The Covington News

SATURDAY-SUNDAY, NOVEMBER 25-26, 2023



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## BE ON THE LOOKOUT

Covington Police release information regarding subjects

**SEE CRIME ON A6**

## HIS WORD

I always thank my God for you because of his grace given you in Christ Jesus. For in him you have been enriched in every way —with all kinds of speech and with all knowledge—

**1 CORINTHIANS 1:4-5**

## SPORTS

Basketball coverage tips off, signings + MORE

**SEE SPORTS ON A8**



## MEETINGS COVINGTON

# CITY COUNCIL VOTES AGAINST IMPACT FEES...FOR NOW

By **EVAN NEWTON**  
News Editor

COVINGTON, Ga. – Members of the Covington city council voted to reject the proposed impact fee ordinance in a 4-3 vote.

The vote comes following a second reading of the ordinance at Monday’s meeting. The ordinance was set to allow the fees to be set at the highest rate possible under Georgia law.

Helping the city along with city attorney Frank Turner Jr. is Bill Ross from the consulting firm Ross and Associates out of Atlanta. In the ordinance, Ross states that impact fees can be appealed by the city manager and by de facto, the council, and may be waived during certain circumstances. It would ultimately be up to the discretion of the council.

Before a motion was made, mayor pro-tem Anthony Henderson said that may be in the best interest of council to push back the vote for impact fees and having a work session in between to further discuss the matter.

Councilwoman Susie Keck voiced why she believes it is urgent that the council approves the impact fees.

“We wouldn’t have to go with the high-

**COUNCIL CONTINUED ON A3**

## HOLIDAYS GIVING

# BETTER THAN EXPECTED



PHOTO BY MICHAEL BANDOO

# NCMU Thanksgiving Box Distribution exceeds goal

By **PHILLIP B. HUBBARD**  
Managing Editor

When the Newton County Minister’s Union (NCMU) gathered at Legion Field for its 35th annual Thanksgiving Feed the Hungry Box Distribution on Nov. 18, they had the goal to distribute 600 boxes. By day’s end, that target had been exceeded by approximately

50 boxes.

One thing became clear to pastor Willie Davis, an NCMU member and pastor of Murray Memorial CME Church, after the turnout.

“That really shows people care about the community and understand that there are people in the community who are

**NCMU CONTINUED ON A2**

## CRIME NEWTON

# REPEAT SEX OFFENDER SENTENCED TO LIFE IN PRISON WITHOUT PAROLE

By **EVAN NEWTON**  
News Editor

NEWTON COUNTY – A repeat sex offender has been sentenced to life in prison without parole for a number of sexual related offenses that occurred in Newton County, per a press release from the Newton County District Attorney’s Office.

Derrick Alan Crooms, 47, was charged with four counts of rape, three counts of incest, seven counts of aggravated child molestation, two counts of aggravated sexual battery, five counts of child molestation and one count of enticing a child for indecent purposes.

Crooms pleaded guilty to all charges on Sept. 27 and was sentenced on Nov. 14.

Back in 2020, a family member of one of the victims contacted the Oconee County Sheriff’s Office stating that Crooms had molested several minor girls. After collaborating with the Georgia Bureau of Investigation (GBI), it was discovered that the majority of the crimes occurred in Newton County.

Crooms had previously been convicted of child molestation back in 1996.

“Every day, prosecutors, investigators, and victim advocates deal with the worst crimes people commit against one another, including those against children,” said Ran-

**CRIME CONTINUED ON A2**

## CRIME COVINGTON



SPECIAL PHOTO

# PCSO arrests Covington woman on identity theft charges

By **EVAN NEWTON**  
News Editor

PIKE COUNTY – Investigators with the Pike County Sheriff’s Office (PCSO) have arrested a Covington woman on identity theft charges.

According to a Facebook post from PCSO’s official account, deputies arrested Jennifer Johnson, 35, of Covington after a citizen from Pike County reported that her identity had been stolen.

Police were able to track down the stolen identity using surveillance cameras from various stores, tracing the stolen identity back to Johnson.

Johnson was charged with identity theft and two counts of attempted identity theft. She was also wanted out of Cherokee County for a separate case of identity theft.

At the time of Johnson’s arrest, police found multiple other false driver licenses and passport identification cards. It is believed that these are additional victims separate from the first case. No additional charges have currently been filed for those documents at this time.

Johnson is currently being held at the Pike County jail where she is awaiting a bond hearing.

PCSO is reminding citizens to frequently check their credit reports and to be aware of possible identity theft as it is on the rise.

“We would like to remind citizens to keep a frequent check on your credit report for unauthorized accounts as identity theft is one of the most frequently reported crimes,” the Facebook post from PCSO read.

## ELECTIONS COUNTY

# Banes announces re-election bid for chairman of the Board of Commissioners

**SPECIAL TO THE NEWS**  
news@covnews.com

NEWTON COUNTY – *The Covington News* received the following from Marcello Banes:

With much discussion with my family and prayer, I am proud to announce that I am seeking reelection as your Chairman of the Newton County Board of Commissioners.

In 2016 when I first announced my candidacy for Chairman, I was not equipped with a resume filled with educational degrees or the “traditional” executive work history. I was a black kid from the “Cross the Creek” section of Newton County who grew up with a strong sense of love for God, family and community. My primary qualification in 2016 was my strong desire to make Newton County a better place to live and work for everyone.

In 2020, my leadership style and push for a culture of OneNewton led me to run unopposed. The political landscape has changed in Newton County over the last 3 years. Strategies of manipulations of truths, misinformation and unfortunate agendas of self-promotion have proved to be failed attempts of distraction. Amid the chaos, I have remained constant on the goal and focused on continuing to encourage and foster unprecedented economic development



MARCELLO BANES

growth, promoting the social and economic success of our citizens, strengthening our County’s financial foundation, building the infrastructure of the community and engaging in collaborative efforts with agencies and organizations, within and outside of our community, to ensure that our government operates efficiently, effectively and supports the needs of our citizens.

Almost eight years ago, you, the voters of this County, entrusted me with the tremendous position of Chairman. “Believe, Begin, Become a Better Newton County” was the platform I stood on in 2016. Over the course of my tenure as Chairman, it is undisputed that we have made tremendous strides in

**BANES CONTINUED ON A2**

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SUNDAY, NOV. 26  
HIGH: 57° LOW: 42° | CLOUDY

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CALENDAR **A5**  
OPINIONS **A4**

SPORTS **A8**  
CLASSIFIEDS **B1**



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SCAN ME



# Covington Visitor Center welcomes 100,000th visitor in 2023

**STAFF REPORT**  
news@covnews.com

Monday was anything but an ordinary day at the Covington Visitor Center. Confetti and cheers filled the air as the 100,000th visitor of 2023 walked through the doors.

Ryleigh, a 15-year old from Arkansas, was presented with gifts provided by local businesses.

As of close of business on Monday, the Covington Visitor Center had 100,648 guests come in 2023, which is already a 4.5 percent increase from 2022's 96,382 total visitors. Over a month remains in 2023, too.

Visitor Center coordinator Ron Carter expressed his pride in this achievement while also thanking the community and visitor's support.

"We are incredibly proud of what we've accomplished so far, and it's truly a testament to the vibrant spirit of Covington," Carter said via a City of Covington Facebook post. "We sincerely thank our residents and the guests who have played an integral role in

making the Visitor Center a thriving hub of discovery."

More is on the way, too, to enrich the visiting experience.

The Visitor Center will be unveiling a local historic section that is scheduled to open Dec. 1. The space will offer a "glimpse into Covington and Newton County's rich history, allowing locals and visitors to connect even more deeply with our amazing community."

Carter shared his enthusiasm for the Covington Visitor Center's evolution and growth in the future.

"We're not just a stop along the way; we're now a destination where stories are shared and memories are made," Carter said. "We are excited to see what the future holds and are so grateful to everyone who has been a part of our journey."

"For those yet to explore the wonders of Covington, the Visitor Center remains a welcoming haven, ready to cater to the curiosities of every visitor, whether



SPECIAL PHOTO

they're from near or far," a City of Covington Facebook post read. "The celebration of the 100,000th visitor serves as a poignant reminder of the thriving community that Covington has become - a place where hospitality and curiosity converge, creating an unforgettable experience for all."

**BANES CONTINUED FROM A1**

Newton County. The Board of Commissioners has not increased the tax millage rate in the last seven years and our financial standing is stronger than it has ever been. We have increased services offered in Newton County. County employees have received much overdue pay increases to ensure that their pay is comparative to their colleagues in surrounding counties. It has been my mission to make sure that County employees are shown appre-

ciation and are not overlooked for their contributions to the success of our government. We have paved over 154 miles of road. We have enhanced the quality of life with additional parks and recreational services throughout the community. Our community has improved because you believed in me and my vision. You encouraged me. You prayed for me. You stood with me and, I am humbly appreciative beyond words.

Now as we head into 2024, we are set for even greater things. Major industries

will be completing or near completion of construction. This translates into the continued growth of commerce as we have seen in the Covington Town Center, the continued addition of infrastructure as we have seen on the eastside of town and will see very soon with the widening of Salem Road, the improvements on Brown Bridge Road and the restructuring of the access road by Crowell Road on the westside of town. This is not the time to become satisfied. There is still much work to be done. We must make

it a priority to strengthen public safety, establish a more sustainable, fair and smart growth plan, fight the increase in youth and gang violence and enhance our workforce development programs to ensure that our citizens are prepared to secure employment opportunities with existing and incoming industries.

The future is now and it is very bright. I am asking you to partner with me as we strive to build a stronger OneNewton and an even better Newton County.

**CRIME CONTINUED FROM A1**

dy McGilney, Alcovy Judicial District Attorney via a press release. "Even while seeing the worst of humanity, there are cases,

like this one, that shock us all. The bravery of the victims in this case cannot be overstated. It's hard to imagine the strength needed to confront their abuser and share

their thoughts in open court. They were able to not only tell the defendant how his abuse affected them, but that they are all strong enough to move on."

"I want to thank GBI special agent Haylee Peacock and former Newton County Investigator Adrienne Roop for their work on the case."



PHOTO BY MICHAEL BANDO

**NCMU CONTINUED FROM A1**

really in need," Davis said.

Each box consisted of enough food to feed a family of four as well as a turkey to have for Thanksgiving on Thursday. The NCMU accepted donations of the following items, too, from Oct. 28 to Nov. 11: individual cans of whole kernel corn, green beans, cranberry sauce, boxes of stuffing; five-pound bags of potatoes, dinner rolls and box cake mix and icing.

In addition to the number of boxes surpassing expectations, the amount of volunteers were at an all-time high, too.

NCMU Thanksgiving Meal Box committee member Mary Smith was grateful for all of the support.

"It takes everybody to do that," Smith said. "One person, one group can't do it by themselves. It takes everybody from the government down."

Davis said that the Thanksgiving box distribution is probably the longest standing community service project the NCMU does today.

"One of the goals of the minister's union with the feeding program is to make sure everybody during the Thanksgiving holidays has a meal," Davis said. "And that no one goes lacking. We want to

be a source for the community to provide those meals."

The Thanksgiving box distribution has taken on different forms across the past 35 years as well.

It started out being hosted in the National Guard building on Carroll St. and then moved over to the old Sharp School. Originally, the NCMU would serve cooked, sit-down meals that were nearing the 1,200-meal mark.

However, when the COVID-19 pandemic struck, the project transitioned to giving out food boxes instead.

Nevertheless, the Thanksgiving Feed the Hungry Box Distribution seems to remain thriving after all of the alterations.

According to Davis, that is a credit to the community's support.

"The blessing is the coming together of the community. We have people from all backgrounds that come together, volunteer and offer their services," Davis said. "All sections of the community come together for one purpose and that is to serve this community and those who are in need."

"We have no other agenda other than, as the minister's union, is to be a spiritual covering for the community. Be that source and resource."

## TO THE QUALIFIED VOTERS OF THE CITY OF MANSFIELD, GEORGIA

Pursuant to O.C.G.A. 21-2-54(a) notice is hereby given that on Tuesday, the 12th day of March 2024, a **Municipal Special Election** will be held at Mansfield City Hall, 3146 Hwy 11 S, Mansfield, Newton County, Georgia 30055 the Municipal Special Election will fill Council Post #3 ( Finishing term of vacant Post #3 December 2025)

A qualifying fee of \$36 has been set for this Post. Qualifying will held at Mansfield City Hall, 3146 Hwy 11 S, Mansfield, Newton County, Georgia 30055. The qualifying dates are Monday, January 8, 2024 thru Wednesday, January 10, 2024 beginning at 8:30 am until 4:30 pm.

The last day a person may register and be eligible to vote in the Municipal Special Election is February 12, 2024. The polls will be open on Election Day from 7:00 am until 7:00 pm. If there is a need for a Municipal Special Election runoff, the date will be March 19, 2024.



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STATE

# Former First Lady, Rosalynn Carter dies at age 96

**CAPITOL BEAT**  
News Service

Former First Lady Rosalynn Carter, married for 77 years to former President Jimmy Carter, died Sunday at the age of 96 at the couple's home in Plains.

For decades, she championed the causes of mental health, caregiving, and women's rights.

"Rosalynn was my equal partner in everything I ever accomplished," said President Carter. "She gave me wise guidance and encouragement when I needed it. As long as Rosalynn was in the world, I always knew somebody loved and supported me."

Mrs. Carter had just entered hospice care on Friday. President Carter, 99, entered the hospice program last February.

Mrs. Carter is survived by her children – Jack, Chip, Jeff, and Amy, and 11 grandchildren, including Jason Carter, the 2014 Democratic gubernatorial nominee.

Tributes to a woman who served as first lady both in the White House and in the Governor's Mansion in

Georgia began pouring in shortly after the Carter Center announced news of her death.

"A proud native Georgian, she had an indelible impact on our state and nation," Gov. Brian Kemp wrote on social media. "Working alongside her husband, she championed mental health services and promoted the state she loved across the globe. ... President Carter and his family are in our prayers as the world reflects on First Lady Carter's storied life and the nation mourns her passing."

"Rosalynn's lifetime of work and her dedication for public service changed the lives of many," said U.S. Sen. Jon Ossoff, D-Ga. "The state of Georgia and the United States are better places because of Rosalynn Carter. I join all Georgians and Americans in mourning her loss."

Memorial events and funeral ceremonies had not been finalized as of Sunday. In lieu of flowers, the Carter family requests mourners to consider a contribution to the Carter Center's Mental Health Program or the Rosalynn Carter Institute for Caregivers.



SPECIAL PHOTO

**COUNCIL CONTINUED FROM A1**

est [impact fees] if we had looked at this prior to all this growth, but now we're behind the eight ball," Keck said. "I'm telling you, if we don't do something now, we're gonna be in serious trouble in five years."

Keck then made a motion to approve the impact fee ordinance as presented with an effective date of Jan. 1. This was seconded by councilwoman Charika Davis.

Henderson then again reiterated his stance before the vote.

"I'm in favor of impact fees, but I think we need more discussion, cause it's obvious that [the] public didn't get as much input as far as on their fees," Henderson said.

The vote went 3-3 with Keck, Davis and councilwoman Fleeta Baggett voting for and Henderson, councilman Kenneth Morgan and councilman Don Floyd voting against.

Mayor Steve Horton made the deciding vote, voting "no" to break the tie.

"I'm gonna vote no," Horton said. "I'm gonna qualify that and say I'd like to see it on the next agenda for the December 11th [meeting]. That will allow anybody that wants to converse with their council members by then to do so."

But with this being the second reading, Turner reminded Horton that this would have to restart the process with two public hearings before any action could be made.

When Keck brought up the impact fee discussion

again during board comments, Horton gave clarification on why he decided to vote against the impact fee ordinance.

"I want you to understand, I'm not against the impact fees, I'm not against the max impact fees," Horton said. "I felt like a curve was slowed here tonight because I mean, we've had these discussions before tonight, and then we get in here and I thought everybody was understanding. But, when it came down to the vote, it was like there was misunderstanding about whether everybody had public comments or input or whether what was in the ordinance or whether or not the max fees were in there or not. I wasn't going to be the guy that voted in the middle of dissension or something."

After some further discussion, both Turner and Ross agreed that the process would have to restart with two public hearings. Those will begin in a special called meeting next Monday, Nov. 27 at 6:30 p.m.

## PUBLIC HEARINGS

Two public hearings were also conducted at the latest meeting.

First up was a rezoning case for First Baptist Church of Covington (FBC). This rezoning calls for the sanctuary portion of the church to be rezoned from NR1 (neighborhood residential district 1) to TCM (town center mixed use).

The purpose of the rezoning is to allow the church to rebuild properly once the

church is demolished and reconstructed. Members of the council recently overturned a ruling by the historic preservation commission to allow the demolishing and reconstruction of a new church on Nov. 6.

Additionally, the rezoning will allow all of the parcels held by the church to be under the TCM designation, as the remaining parcels of land already are under that designation.

FBC pastor Cody McNutt also took the time to share that there are no ulterior motives for the rezoning, but only for the betterment of the church and the community.

"From the church's perspective, we just want to continue to publicly reiterate that we have no intention of selling our property," McNutt said. "The church is intentionally doing this to cement our legacy in downtown Covington for the next hundred years."

A condition was set in place so that the parcel is to only be used for accessory uses in addition to a place of worship. The motion was passed 5-1, with Floyd opposing.

Planning director Judy Johnson then delivered a presentation going over rezonings for numerous parcels in eight groups.

Billy Norton, owner of 11 parcels in Turner Lake Road urged council to follow planning staff's recommendation to take no action and to leave the parcels in group 7 as CM (corridor mixed use development).

Joshua Coggins spoke on behalf of Neely Farms

LLC., and said that he has tendered a reservation of rights notice to challenge any action the board were to take on rezoning the properties.

All of the potential rezonings were set to be rezoned as NM (neighborhood mixed use).

The following were voted on after the public hearing.

- Group 1: 21 parcels (with the exception of parcel C 035 0002 002) rezoned to NM (Neighborhood Mixed Use) : Approved 5-1 (Morgan opposing)
- Group 2: 21 parcels rezoned to NM: Approved 5-1 (Morgan opposing)
- Group 3: 19 parcels rezoned to NM: Approved 5-1 (Morgan opposing)
- Group 4: 19 parcels rezoned to NM: Approved 5-1 (Morgan opposing)
- Group 5a: 15 parcels rezoned/down zoned from CM to NM: Approved 5-1 (Morgan opposing)
- Group 5b: Three parcels rezoned/down zoned from CM to NM: Approved 4-2 (Morgan and Henderson opposing)
- Group 7: 20 parcels removed from consideration for rezoning: Approved 6-0.
- Group 8: Four parcels rezoned/ down zoned to NM: Approved 5-1 (Morgan opposing)

## COMMUNITY DEVELOPMENT PRESENTATION

A special work session was held just before the regular meeting to acknowledge the work of the community development team.

Community development director Ken Malcom

spoke before the council and went over some of the highlights the program has had over the last few years.

Malcom said that "activity has increased tremendously" when it comes to events in Covington. There are currently 78 events scheduled for the 2023 calendar, up from 43 in 2022 and 22 in 2021. He also acknowledged the Visitor Center for reaching its 100,000th visitor this year.

During the presentation, Malcom acknowledged that the department has worked a significant amount of overtime and asked the council to consider adding another staff position to help with event coordination. The department is also seeking to rename from the community development department to the downtown & tourism development department.

Horton stated that since the items were not on the agenda, no action could be taken. He did, however, request that those items be considered in a future meeting.

## OTHER BUSINESS

The council voted on a number of other items during the meeting. Those are as follows:

- Adoption of a final draft of the Capital Improvements Element. This is described by Ross as a precedent needed to adopt impact fees. (Approved 6-0)
- A number of alcohol licenses (Approved 6-0)
- Appointment of Leigh A. Knight to the historic preservation commission. (Approved 6-0)

- Appointment of LaKisha Clements to the historic preservation commission. (Approved 6-0)
- Appointment of Adam Holcombe to the planning and zoning commission. (Approved 6-0)
- Re-appointment of Callie Carter Whitworth to the planning and zoning commission (Approved 6-0).
- Re-appointment of James M (Buddy) Adams to the board of appeals and adjustments. (Approved 6-0).
- An acceptance of a bid from Integrated Science & Engineering (ISE) to conduct a stormwater fee analysis for \$48,050. (Approved 5-1; Morgan opposing)
- An amendment to the current Eastside sanitary sewer project with Carter and Sloope to include work through the Wright's Creek watershed. (Approved 5-1; Morgan opposing)
- A budget amendment for the new bravo taxiway project at the Covington Municipal Airport in the amount of \$113,000. (Approved 6-0)
- An IGA between the City of Covington and Newton County in regards to a glass recycling pilot program. (Approved 6-0)
- Discussion of "CO" parcels outside the city limits. This is in regards to parcels that are just outside the city line that have been receiving city services/utilities. No action was taken in this meeting. *The next meeting is tentatively scheduled for Nov. 27 at 6:30 p.m.*

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GENE LYONS COLUMNIST

## The media should stop playing fortune-teller on elections

Here is my big prediction for November 2024: The Arkansas Razorbacks will not lose to Alabama in football.

The two teams don't play each other.

Otherwise, I'll leave the prognostication to the football-obsessed guys on SportsTalk radio. In Little Rock, where I live, they talk of nothing else for weeks and months at a time. As a card-carrying Yankee living in SEC country, I've long wondered what is wrong with these people. It's pretty much all college football, all the time. Many act as if their lives depend upon it.

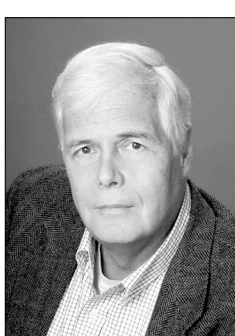
Even as a guy who begins every day with the sports page, married to a (baseball) coach's daughter who thinks it's normal to watch a ballgame pretty much every day, and who often watches with me, these people wear me out. It's one reason I've made relatively few friends among Southern men.

Hey, y'all, lighten up. It's supposed to be fun. You know, a game.

When it comes to guessing the future, however, even the most fervid SEC football fan has nothing on the national political press. Day after day, we're told who's trending up or down and which candidate is most apt to win the 2024 presidential election. Pollsters are treated like oracles, seers who can envision future political events.

The cable TV news networks are, if anything, even worse. With hours to fill every day, they bring us oddsmakers and necromancers of every kind and description, pronouncing upon who's trending up, down and sideways. Has Nikki Haley edged ahead of Ron DeSantis? How is Joe Biden trending today as compared with yesterday? Literally. Political websites such as 538 and RealClearPolitics consist of little else.

And yet, the most remarkable thing about the lot, as my old friend James Fallows has pointed out on his Breaking the News website, is how relentlessly wrong most of them are most of the time. Never mind the widely predicted congressional red wave of 2022, which simply failed to materialize. Consider



GENE LYONS

last week's election results in Ohio, Kentucky and Virginia.

In the supposedly red state of Ohio, voters passed an amendment by a strong margin putting reproductive rights into the state's constitution. In equally red Kentucky, Democratic Gov. Andy Beshear was re-elected easily over a Trump-endorsed opponent, while Republican Gov. Glenn Youngkin's plan to push for a 15-week abortion ban in Virginia was stymied when voters there turned over both houses of the state legislature to Democrats.

None of these results was widely forecast to happen.

The Ohio abortion-rights referendum, Fallows writes, "was one of many 'surprisingly' large victories for Democrats and progressives in post-2016 elections, and of similarly 'unexpected' setbacks for GOP culture-warriors once exposed to voters outside the MAGA base. What should the press learn from these repeated surprises?"

Basically, to quit playing fortune-teller and do some real reporting about what's going on in the country. "The political press," Fallows notes, "is very bad at forecasting how elections will turn out. Its track record is worse than for other professional groups whose supposed expertise is predicting future outcomes. Weather forecasters, let's say. Or bookies. Or economic analysts or military strategists. And the gap appears to be widening. Weather forecasts are stunningly more precise than a generation ago. Political prognostications seem, if anything, worse."

Consider, for example, the big play given by *The New York Times* to a poll published one year before the 2024 election showing Biden losing to Donald Trump in a half-dozen swing states. (Going back to the Clinton administration, you can pretty much depend on the allegedly liberal newspaper to rain on any Democratic parade.)

Fallows brings history to bear on the topic. In 1983, for example, Ronald Reagan trailed Democratic Sen. John Glenn by eight points,

LYONS CONTINUED ON A5

BYRON YORK COLUMNIST

## Will stars align for Haley in bizarre GOP contest?

The political world spends a lot of time discussing former President Donald Trump's lead over the Republican field in national polls — currently at 44.5 percent, according to the RealClearPolitics average of polls. But of course the race will unfold as a series of state contests, beginning in Iowa on Jan. 15, New Hampshire on Jan. 23, Nevada on Feb. 8, and South Carolina on Feb. 24. By then, Republicans should have a pretty good idea who their 2024 presidential nominee will be.

Of course, Trump is leading in the early-voting state polls, too — a 29.7-point lead in Iowa, a 27-point lead in New Hampshire, and a 30.5-point lead in South Carolina. (The Nevada contest is a weird primary/caucus mix that will not be very influential.) Something big will have to happen for Trump's huge leads to disappear. But there is a secondary race, too, the race to be the backup nominee should Trump somehow fail. Right now, the secondary race appears to be coming down to Ron DeSantis vs. Nikki Haley, and Haley is emerging with a strong hand, at least for the moment.

As is always the case, there's been a huge amount of campaigning in Iowa. It's important to all the candidates, but even more important to candidates who are slipping in the polls and see a good finish in the first-voting state as a way to revive their fortunes. When the campaign of Sen. Tim Scott (R-SC) was faltering, he saw a strong Iowa effort as his only hope. Then he gave up on that, too. Currently, DeSantis is going "all in" campaigning in Iowa in a move widely seen as an indicator that he believes a poor showing there would not be survivable.

But here's the problem with Iowa, even for candidates who manage to do well there. It's been 23 years since a Republican hopeful won the Iowa caucuses and then went on to win the Republican nomination. Going backward, in 2016, Sen. Ted Cruz (R-TX) won the caucuses — and didn't win the nomination. In 2012, Rick Santorum won the caucuses — and didn't win the nomination. In



BYRON YORK

2008, Mike Huckabee won the caucuses — and didn't win the nomination. You have to go back to 2000, when George W. Bush won both the caucuses and the nomination, to find an Iowa winner who became the GOP's standard-bearer.

New Hampshire has been a different story.

In 2016, Trump won the primary and then the nomination. In 2012, Sen. Mitt Romney (R-UT) won the primary and the nomination. In 2008, John McCain won the primary and the nomination. The last GOP candidate to lose the New Hampshire primary but still win the nomination was Bush in 2000.

Which brings the story back to DeSantis. Say his efforts pay off and he does well in Iowa. (As for all the other candidates, "does well" means "finishes second to Trump.") He will then have eight days to do well in New Hampshire, where of course Trump is also leading. That's where Haley's strength could kick in and do some serious damage to DeSantis.

A recent University of New Hampshire-CNN poll found Trump leading Haley by a 42 percent to 20 percent margin, with Chris Christie in third place at 14 percent and DeSantis in fourth with 9 percent. News coverage of the poll focused on Haley's rise from 12 percent in the last UNH poll in September to 20 percent today.

New Hampshire voters can register as Republican, Democrat, or "undeclared," and undeclared voters are allowed to vote in the Republican primary. The UNH poll showed Haley doing very well with undeclared voters. Among registered Republicans, Trump led Haley by a margin of 55 percent to 17 percent — a 38-point lead. Among undeclared voters, Haley led Trump by a slim margin of 25 percent to 24 percent. In the new poll, undeclareds made up 43 percent of the group of likely GOP primary voters surveyed.

Of course, even with the undeclared support, Haley is still 22 points behind Trump. But the survey does point to the importance of undeclared voters in New

YORK CONTINUED ON A5

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## LYONS CONTINUED FROM A4

According to Gallup. In 1984, he won a thunderous majority over Walter Mondale as Glenn didn't get nominated.

In 1995, polls gave Bill Clinton little chance of being re-elected. He won by nine points in 1996.

According to Gallup, Barack Obama trailed a "generic Republican" rival by eight points one year before the 2012 election. He defeated Mitt Romney comfortably.

None of which means Biden has re-election in the bag. What it does show is that telephone polls have never meant much this far out from an election, and given peoples' widespread reluctance to answer unknown callers, they're now probably less useful than ever. You'd do about as well using woolly bear caterpillars or persimmon seeds to predict the winter weather. The magic hairball in the "Adventures of Huckleberry Finn" also comes to mind.

Given the number of imponderables out there in the world — the U.S. economy, the Hamas-Israeli war, the Russian invasion of Ukraine, etc. — expending time and energy on political opinion polls would be sheer folly. Better than the latest horse race tips from Fox News or CNN would be some real reporting about what's going on in people's lives and how they're coping.

*Gene Lyons is a National Magazine Award winner and co-author of "The Hunting of the President."*

## YORK CONTINUED FROM A4

Hampshire, and it raises the subject of mischief voting. In the past, some Democrats have urged fellow Democrats to re-register to undeclared temporarily in order to vote in the Republican primary. On the other side, in 2008, the late Rush Limbaugh famously created "Operation Chaos" in which he urged Republicans to vote in the Democratic primary race between Barack Obama and Hillary Clinton.

Now, there are special concerns about possible mischief voting in the 2024 New Hampshire primary because President Joe Biden has offended many in New Hampshire by throwing the state out of the first group of Democratic primaries, choosing instead to start with South Carolina, where Biden won in 2020. So what will New Hampshire Democrats, facing a new situation in January, do? Would the Republican primary be a perfect place for a Democrat to cast a protest vote against Trump, and for Haley, in the Republican primary?

Andrew Smith, director of the University of New Hampshire poll, downplayed the possibility, saying mischief voting has never been a serious factor in a New Hampshire primary. "Regarding independents, very few, about 3 percent of voters, move from one party to another over primary cycles," Smith said in an email exchange. "Most independents who are really Democrats will vote in the Democratic primary or stay at home. It's hard enough to get people to vote in their own party's primary, let alone the other party. The idea of a mass of untethered independents is a story that gets trotted out by losing candidates. Fact is that no one has won the New Hampshire primary without winning the plurality of their party's registered voters."

If the New Hampshire Republican primary were held today, it seems clear that Haley would beat DeSantis. And then the campaign would move on to South Carolina, where Haley happens to be the former governor and where she leads DeSantis 18.8 percent to 10.5 percent, according to the RealClearPolitics average of polls. If a candidate wins New Hampshire and South Carolina, no matter what happened in Iowa, that candidate is probably on the way to the nomination.

Of course, right now, that candidate looks to be Trump. But the secondary race is important, too, given Trump's legal situation and the always-there possibility that something weird could happen in a very unusual Republican campaign. In that event, the winner of the secondary race could become the Republican nominee. And at the moment, Haley is coming on strong.

*Byron York is chief political correspondent for The Washington Examiner.*

## OBITUARY SUSAN CLAY

**January 12, 1964 - November 10, 2023**

Covington — Susan F. Clay, 59, died Nov. 10 after a brief illness. Born Jan. 12, 1964, she was the daughter of James F. Clay and Sue Bandy Clay.

Survivors include her siblings John Clay (Kathy) of Somerset, Julie Clay of Perryville, Jim Clay III (Laketa) of Louisville, her nephews and nieces, John Clay Jr. (Katherine), Caroline Phillips (Daniel), Christopher Sumner (Sarah) of Nicholasville, Jacob Clay and Samantha Clay, both of Louisville, and her best friend Kathy Wade and her son Christian, both of Villa Rica, Ga.

She attended Emory University,

graduated from the University of Kentucky and the University of Georgia and served as a speech language pathologist for Indian Creek Middle School in Covington. She was a member of P.O.E.T.S. club. She was a member of the national champion Danville Admiral Marching band and a beloved sister of Delta Delta Delta at both Emory and UK.

Services will be 10:30 a.m. Saturday, Nov. 25 at Trinity Episcopal Church, Danville, KY, by the Rev. Joe Chambers, with visitation in the parish hall. Memorials suggested to the Friends of Perryville, KY. A guestbook is available at [www.stithcares.com](http://www.stithcares.com).

## OBITUARY JOHN DAY

John Day, 91, passed away on November 16, 2023. Raised in Porterdale, Ga. by parents Margie and John Day, he graduated from Porterdale H.S in 1948, and went on to graduate from Georgia Tech with a degree in engineering. Following a two-year stint in the Air Force, he went to Columbus where he met his future wife, Lois Barrington. He completed a master's degree at OSU and went to work as an engineer at Battelle, where he worked for most of his professional life. After retiring, he turned to volunteerism, devoting over 10,000 hours to The

Nature Conservancy, Metro Parks, COSI, and others. John and Lois enjoyed travel, often accompanied by daughter, Gail. Birding became a life-long hobby. (Lois was involved with Audubon activities for many years.) Preceded in death by Lois, he is survived by daughter Gail (Philip) Nelson and granddaughter Madeline Nelson. Contributions honoring John may be made to the conservation organization of your choice. Arrangements by Cook & Son-Pallay Funeral Home, Columbus, OH. Online guestbook at [cookandsonpallay.com](http://cookandsonpallay.com).

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EDITOR'S NOTE: These are the latest updates concerning these cases as of press time, Wednesday, Nov. 22.

VIA CPD

## New clothes? Shoplifting occurs at Hibbett Sports

By EVAN NEWTON  
 News Editor

COVINGTON, Ga -- A case of shoplifting at Hibbett Sports on Hwy 278 is sparking the Covington Police Department (CPD) to search for three subjects.

Deputies say the three subjects allegedly stole approximately \$1,600 worth of clothing items from the store.

Two of the three females were caught on surveillance tape. All three are described as black

females wearing monochrome hoodies and surgical masks.

They left the scene in a dark gray Mazda or Toyota SUV.

Anyone that has any information regarding the identity of the subjects is urged to contact Det. Jack Treadwell or Lt. Daniel Digby by phone at 770-385-2196 or by email at jack.treadwell@covingtonpolice.com / daniel.digby@covingtonpolice.com.



## CPD investigates theft at Shell station

By EVAN NEWTON  
 News Editor

COVINGTON, Ga. --- The Covington Police Department (CPD) is searching for two unknown subjects who allegedly stole vape pens from a gas station.

Deputies say the pair entered the Shell gas station on Alcovy Road and took multiple vape pens. From there, the pair exited the store and

entered a silver 2017 Hyundai Elantra with the license plate CLG2871 with a third unknown subject

Anyone that has any information regarding the identity of the subjects is urged to contact Det. Jack Treadwell or Lt. Daniel Digby by phone at 770-385-2196 or by email at jack.treadwell@covingtonpolice.com / daniel.digby@covingtonpolice.com.

## Carrell Farms, Hamfish BBQ hosted Georgia-Florida tailgate

By PHILLIP B. HUBBARD  
 Managing Editor

COVINGTON, Ga. – From Oct. 27-29, Carrell Farms and Hamfish BBQ co-hosted a tailgate event for the 2023 edition of Georgia versus Florida football matchup.

Blair Machado was one of the organizers and was also a chef for the day. Following the event's conclusion, Machado shared how he felt everything went.

"I couldn't have been more proud of both the quality of food that we put out, but also the elevation of experience that I feel like the people really experienced across the board," Machado said.

It was a packed weekend of festivities.

On Oct. 27, attendees participated in pre-game campfire activities at 280 Almon Church Rd in Covington. The next day started at 10 a.m. There was a brunch by Hamfish with a 1:30 p.m. tailgate party prepared by 10 chefs.

A smoke alligator was on the menu, too.

The football game kicked off at 3:30 p.m. on Oct. 28. Afterward, there was a celebration by the fire.

At 10 a.m. on Oct. 29, people enjoyed left-

overs by Hamfish for a brunch.

In addition to Machado, chefs Julia Carter (Charleston, South Carolina), Victoria Lopez (Macon, Georgia), Justin Seymour (Milledgeville, Georgia), Kristian Nemi (Columbia, South Carolina), Braxton Naff (Roanoke, Virginia), James Yon (Charleston, South Carolina), Chris 'Coco' Lopez (Raleigh, North Carolina), Chris Coleman (Charlotte, North Carolina) and Ryan Nguyen (Charleston, South Carolina) were also present.

Approximately 70 people showed up to the tailgate weekend event. Machado said it was satisfying watching the attendees enjoy all the event had to offer.

So much so that, when asked, Machado confirmed that there are already plans to do another Georgia-Florida Football Tailgate event in 2024.

"After the weekend and really seeing how happy people were and how the response of everybody was, we're really excited to even try to do two next year," Machado said. "I think we want to do one in the beginning of the season and then one at the end of the season and really get that full circle experience."



OUR THOUGHTS EVAN NEWTON

# Coach Smith, your time is up

Congratulations to the Atlanta Falcons for not losing last week. You didn't win either, but you didn't lose.

Obviously I'm referring to the fact that the Falcons were on a much needed bye. After weeks of disappointing defeats and overall team struggles, the bye should serve as a reset for both the team and fans, like myself, alike.

But what if it doesn't? What if we end the season on a sour note, rather than a strong one?

With the way things are going, I can certainly see that.

I won't beat around the bush or make a long winded argument, but it's time for head coach Arthur Smith to go.

I never like wishing for anyone to lose their job in any setting albeit a professional or sports related one, but there is no reason that the Falcons should be sitting third in the NFC South at 4-6 right now. Absolutely none whatsoever.

I've been watching the Falcons since 2008 when I was 7 years old. I've watched hundreds of games and seen many big wins and crushing defeats (2017 still stings). But this year's team felt like one of the best teams we've ever had in franchise history.

The sheer talent on paper made this team daunting



EVAN NEWTON

for any opponent that is willing to face them. With names like Bijan Robinson and Kyle Pitts, defenses should have nightmares trying to cover us.

But when I would often talk about how good this Falcons team could be, I said that there would be two hurdles that would determine how good this team would be. The first is quarterback play with Desmond Ridder. The second is how coach Smith utilizes the talent on the field.

We've easily seen how the first hurdle has played out. Ridder is not the future franchise quarterback of this organization. Sorry Ridder fans.

And now with each passing week, we're easily seeing why Smith isn't our future either.

The lack of utilization of our top offensive players on a week to week basis is embarrassing.

I recall a play earlier in the season where TE2 Jonnu Smith was in the wild-

cat formation to which he then attempted to throw a touchdown pass to TE3 MyCole Pruitt while the blocking tight end was TE1 and highest drafted tight end of all time Kyle Pitts was blocking.

Yeah, that was a real play.

I also think back to just two weeks ago where fans were clamoring for Bijan Robinson, the stud rookie running back, to get more touches on the field. So you know what Arthur Smith did? He put him on the field as a punt returner.

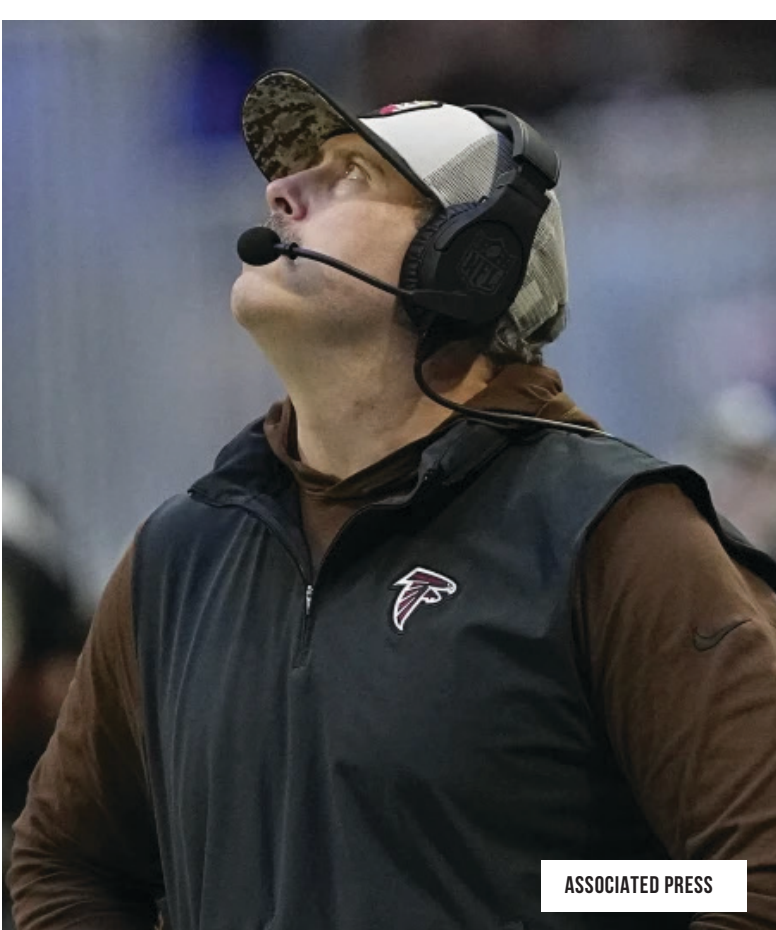
Yes, the No. 8 overall pick as a punt returner.

I could continue to rant about all of the mishaps of the Falcons season, but I don't want to write a 5,000-word column. So I'll just ask this: Why are we so OK with mediocrity?

Every Arthur Smith supporter has praised him for his ability to keep the Falcons in contention. I'm sorry, but two back-to-back 7-10 seasons and a 4-6 record in a underwhelming division don't scream winner to me

When you look at other teams in our division, there's no excuse as to why we can't be atop the division.

The Saints just lost Derek Carr to a concussion and shoulder injuries and sit at 5-5. The Buccaneers are 4-6 and sit as a shell of their former selves without Tom



ASSOCIATED PRESS

Brady. And the Panthers are... the Panthers. At least we've got them beat (for now).

With the shape of our division, there is absolutely no reason why we can't be at the pinnacle of it.

Yet, here we are again now at 4-6 with the league's easiest schedule and it looks like once again that we'll be ending the year at, you guessed it, 7-10.

Why are we OK with that?

We shouldn't have to be OK with this. It's time to start looking at things from the top and adjusting accordingly.

Falcons fans, I hope that you too make your voice heard on this as we cannot

continue to accept mediocrity any longer.

We deserve to have a coach that will properly utilize the talent we possess and to lead us to success. We deserve as a fanbase playoff seasons, not preseason awards for "best team on paper." And we deserve to have a team that will one day have a coach that will lead us to the greatest trophy in sports - the Lombardi trophy.

Arthur Smith, you are not that coach.

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

TIGERS CONTINUED FROM A8

several turnovers."

## Alcovy Tigers

From the opening tipoff onward, Andre Jernigan and Nick Durham put on a show in Athens on Monday night.

Jernigan's 32 points were the catalyst for Alcovy's 83-65 win over Clarke Central. Following the sophomore was Durham with 29 points.

Following the game, head coach Taylor Jackson was glowing with his assessment of Jernigan through three games of the season.

"Hey, it is just giving him the ball and letting him get into space and let him do his thing," Jackson said. "He is only in 10th grade, he has two more years of growth physically. If he keeps shooting up vertically and filling out, he is a problem for the state of Georgia."

After ending the first quarter with a tight lead, Jernigan and Durham combined for 18 points in the second quarter to give the Tigers a sizable 39-25 lead going into the intermission.

Even though he did not torch the Gladiators offensively, Alcovy's big man Tim Griffin provided the defense and rebounding inside for the Tigers.

The rebounding on the offensive end allowed for Jernigan to turn up the heat in the fourth quarter as every shot made the Clarke Central student section become smaller.

Despite a strong final quarter from

the Gladiators, the Tigers closed the game out in the final minutes with back-to-back threes from Jernigan to seal the 83-65 win.

Now at 3-0, Jackson wants his players to stick with their goals and mindset in order to keep their winning ways going forward.

"It is about the message we preach every day," Jackson said. "The Physical talent is there, the skills are there. It is about what you do up there [mentally]. This was a great test for us on the road. They had a great student section and early it was sluggish, they [Clarke Central] came out with good energy."



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ANTHONY BANKS | THE COVINGTON NEWS

EUBANKS CONTINUED FROM A8

er-Barrow in Eastside's 56-3 dominant road victory on Oct. 27. But his top moment came when Eubanks picked off Flowery Branch's quarterback to seal the Eagles' 39-32 double overtime win to begin Region 8-A AAAA play 1-0.

Family and friends often refer to Eubanks as "little man." The nickname comes from his dad - Marion Eubanks Sr. - since his nickname is "man."

In fact, his dad and other family members helped convince Eubanks to start playing football again.

"My parents and family were telling me to come back. They were like, 'You're good at football.' And, with basketball, there's

only 10-15 people on the team so you're not going to have a real chance with my height," Eubanks said. "So, I just came to football."

Eubanks said his No. 1 sport is football with his favorite players being Sauce Gardner of the New York Jets and Julio Jones, a former Atlanta Falcon.

But Eubanks has not totally neglected the hardwood. His favorite player in that arena is the Dallas Mavericks' Kyrie Irving.

Now, with the football season behind him, Eubanks is eager to get back to playing basketball as the Eagles' point guard.

"I got new teammates, so I got to build chemistry with them again with the new ones," Eubanks said. "Learn the plays and all that and earn my spot back."

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# Sports

The Covington News

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### ALCOVY BASKETBALL

# TIGERS BEGIN BILLY WADE CLASSIC WITH WINS



ANDRE JERNIGAN (LEFT) AND JANA E HUTCHERSON (RIGHT) PLAYED KEY ROLES OFFENSIVELY IN ALCOVY'S WINS OVER CLARKE CENTRAL ON THE FIRST NIGHT OF THE BILLY WADE CLASSIC. | PHOTOS BY GARRETT PITTS

By GARRETT PITTS  
Sports Editor

ATHENS, Ga. — On the opening night of the Billy Wade Classic, Alcovy's girls and boys basketball teams came away with a sweep of Clarke Central in the classic city.

The Tigers came away with wins, and the games could not have been more different from each other.

#### Alcovy Lady Tigers

The Alcovy Lady Tigers came away with a last-second win against the Lady Gladiators Monday night.

Trailing by one point late, Shamariah Gibbs grabbed the offensive rebound before putting it back in to give Alcovy the 41-40 lead with seconds left.

On Clarke Central's next possession, the missed shot ended up back in the hands of Alcovy that ran the clock

out for the win.

The win moved the Lady Tigers to 2-1 on the season.

Early on, the size difference in the paint was a cause of concern for head coach Justin Hunter.

"Their [Clarke Central] bigs played very effectively tonight for them," Hunter said. "They utilized the size advantage they had, but we were able to overcome that by locking down with our defense tonight."

Despite the size mismatch, the Lady Tigers continued to keep the game close with their defensive pressure and ability to create shot opportunities.

Early on, those opportunities fell into the hands of Abigail Pollett, who scored eight points in the opening frame with a pair of three pointers.

However, as the game progressed it was Kendall Banks who kept the Lady Tigers in

the game with her shooting.

Banks' 17 points led Alcovy in its win over Clarke Central.

Down late in the fourth quarter, the Lady Tigers' began to apply pressure to the Lady Gladiators on defense and on the inbound pass.

After multiple Clarke Central turnovers due to the pressure, Alcovy pulled to within one before taking the lead on Gibbs' put back score.

Following the game, Hunter brought up the pressure they applied late in the game and how it led to the team's 41-40 victory.

"Being down several points, it was crucial that we made those stops," Hunter said. "We just asked our kids to dig deep and play their man [defense] principle the way it is supposed to be played and create turnovers. They were

TIGERS CONTINUED ON A7

### EASTSIDE MARION EUBANKS JR.

# Eubanks serves as Eagles' ballhawk in breakout year



ANTHONY BANKS | THE COVINGTON NEWS

By PHILLIP B. HUBBARD  
Managing Editor

Whether it was on offense or defense, Marion Eubanks Jr., served as a ballhawk for the Eastside Eagles in 2023. Eubanks had a breakout year, collecting four receiving touchdowns as well as six interceptions — a few of which were returned for a pick-6.

All of this was accomplished by the wide receiver and defensive back after not playing football since he was in the fifth grade. Before coming back this year, Eubanks had solely played basketball.

While Eubanks did not exactly expect quite the season he had, he is glad to have returned to the gridiron.

"I like playing basketball, but this is what I came to Eastside for," Eubanks said. "I like the coaches. I like playing over here, because they don't show favoritism to anybody. They let everybody play. All the players are cool."

Eubanks led the Eagles with his receiving touchdown and interception total as well as his total receiving yards (376).

The junior highlighted wide receiver as his favorite position because he likes "making corners look crazy." But getting a pick-6 brings about the best feeling for Eubanks.

His favorite pick-6 came against Wind-

EUBANKS CONTINUED ON A7

### PIEDMONT ACADEMY LENDON REEDER



PIEDMONT ACADEMY'S LENDON REEDER SIGNED HER NLI TO CONTINUE HER RIDING CAREER AND ACADEMICS AT THE UNIVERSITY OF GEORGIA. REEDER WILL COMPETE ON UGA'S EQUESTRIAN TEAM AS A REINING RIDER

SPECIAL PHOTO



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Public Notices

Notice to the Public

NOTICE TO THE PUBLIC

YOU ARE HEREBY NOTIFIED that on the 11th day of December, 2023, at 9:00 a.m., at the Newton County Courthouse, the presiding Judge of the Superior Court of Newton County, Georgia, will hear the case of the STATE OF GEORGIA v. NEWTON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY AND ASCEND ELEMENTS, INC., Civil Action File No. 2023-CV-2713-2, in the Superior Court of Newton County, Georgia, the same being a proceeding to confirm and validate the Newton County Industrial Development Authority Taxable Revenue Bond (Ascend Elements, Inc. Project), Series 2023 (the "Bond") and the security therefor and related agreements. Said Bond is to be in the principal face amount of \$100,000,000, payable as described in the Bond Resolution adopted by the Newton County Industrial Development Authority (the "Authority") on November 21, 2023 (the "Bond Resolution"), and is to be used to finance the acquisition and installation of certain furniture, equipment, machinery and other personal property for a commercial-scale lithium-ion battery recycling plant in an existing facility located in Covington, Georgia (the "Project"). The Project is to be leased to Ascend Elements, Inc., a Delaware corporation (the "Company"), pursuant to a Lease Agreement, dated as of December 1, 2023, or such later date to which the parties may agree, between the Authority and the Company (the "Lease Agreement"). Principal of and interest on the Bond will be secured by an assignment of payments required to be made to the Authority under the Lease Agreement. The Authority will grant the Company an option to purchase the Project pursuant to the Lease Agreement. The Court will also pass on the validity of the aforementioned Lease Agreement, a certain Bond Purchase Agreement, dated as of December 1, 2023, or such later date to which the parties may agree (the "Bond Purchase Agreement"), between the Authority and the Company, as initial bond purchaser, a certain Project Agreement, dated as of December 1, 2023, or such later date to which the parties may agree (the "Project Agreement"), among the Authority, the Company

and the Newton County Board of Tax Assessors, a certain Security Agreement, dated as of December 1, 2023, or such later date to which the parties may agree (the "Security Agreement"), between the Authority and the Company, as initial bond purchaser, and the Bond Resolution. The Bond will not constitute the pecuniary obligation of the Authority, but shall be payable solely from lease payments received from the Company under the aforementioned Lease Agreement. NO PERFORMANCE AUDIT OR PERFORMANCE REVIEW SHALL BE CONDUCTED WITH REGARD TO THE BOND. Any citizen of the State of Georgia residing in Newton County, Georgia, or any other person wherever residing who has a right to object, may intervene and become a

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party to this proceeding.

**This 21st day of November, 2023,**  
**LINDA D. HAYS**  
**CLERK**  
**SUPERIOR COURT OF NEWTON COUNTY**

**PUBLIC NOTICE #600713**  
**11/26-12/3**

### 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: TRAILER Year: NONE Model: LANDSCAPING Vehicle ID #: NO VIN Vehicle License #: NO TAG Picked up from: EMORY STREET AND STONE MOUNTAIN ST COVINGTON GA

Vehicle Make: TRAILER Year: NONE Model: CAR DOLLIE Vehicle ID #: NO VIN Vehicle License #: NO TAG Picked up from: 45 KIRKLAND CT COVINGTON GA

Vehicle Make:CHEVROLET Year: 1995 Model: IMPALA Vehicle ID #: 1G1BL52P4SR169579 Vehicle License #: NO TAG Picked up from: SMITH STORE ROAD COVINGTON GA

Vehicle Make: CHEVROLET Year: 1996 Model: C/K 1500 Vehicle ID #: 1GCEC19RX-TE228874 Vehicle License #: AGA5258 State: GA Picked up from: 2173 CHESTER CIR COVINGTON GA

Vehicle Make: CHEVROLET Year: 2000 Model: TAHOE Vehicle ID #: 1GNEK-13T4YJ197957 Vehicle License #: XEK191 State: GA Picked up from: ACCESS ROAD & RIVER WALK CT COVINGTON GA

Vehicle Make: HONDA Year: 2008 Model: ACCORD Vehicle ID #: 1HGC-P26848A143008 Vehicle License #: CUY4824 State: GA Picked up from: ACCESS ROAD & FIELDCREST DR COVINGTON GA

Vehicle Make: FORD Year: 2014 Model: F-150 Vehicle ID #: 1FT-VX1CT6EKG10221 Vehicle License #: BBL5906 State: GA Picked up from: HWY 278 AND WEST ST COVINGTON GA

Vehicle Make: ACURA Year:2004 Model: TSX Vehicle ID #: JH-4CL96824C042498 Vehicle License #: CQU5740 State: GA Picked up

from: 1761 IRWIN BRIDGE ROAD NW

Vehicle Make: CHEVROLET Year:2007 Model: COLORADO Vehicle ID #: 1GCCS14E578180641 Vehicle License #: RTK1428 State: GA Picked up from: ARBOR LAKE APARTMENTS COVINGTON GA

Vehicle Make: LAND ROVER Year: 2004 Model: RANGE ROVER

Vehicle ID #: SALME11474A173677 Vehicle License #: EKBL63 State: GA Picked up from: ARBOR LAKE APARTMENTS COVINGTON GA

Vehicle Make: CHEVROLET Year:2014 Model:CRUZE Vehicle ID #: 1G1PC5S-B8E7261563 Vehicle License #: PTB9092 State: TX Picked up from: 5341 HWY 20S COVINGTON GA

Vehicle Make: FORD Year: 2012 Model: ESCAPE Vehicle ID #: 1FMCU0D73C-KA41946 Vehicle License #: NO TAG Picked up from: 4124 CARROLL ST COVINGTON GA

Vehicle Make: FORD Year: 2012 Model: ESCAPE Vehicle ID #: 1FMCU0DG-7CKB02831 Vehicle License #: CXB6551 State: GA Picked up from: PINENEEDLE DR AND GREENACRES DR COVINGTON GA

Vehicle Make: GMC Year:2006 Model: CANYON Vehicle ID #: 1GTCS148568244962 Vehicle License #: TCT9957 State: GA Picked up from: 6496 HWY 212 COVINGTON GA

Vehicle Make:TRAILER Year: 2018 Model: HOMEMADE Vehicle ID #: T1047744 Vehicle License #: NO TAG Picked up from:10211 US HWY 278, COVINGTON, GA

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

**PUBLIC NOTICE #600665**  
**11/26-12/3**

### Alcoholic Beverage

#### NOTICE – APPLICATION ALCOHOL LICENSE

Notice is hereby given that an application has been made to the Mayor and Council of the City of Covington to obtain a license to sell alcoholic beverages for off-premises consumption only for:

AAP Pace Inc.  
dba Pace Street BP  
2106 Pace Street  
Applicant: Safdar Mcahhiwala  
The application will be heard on December 11, 2023 at 6:30 PM at City of Covington Council Room, 2116 Stallings Street, NW, Covington, GA. This notice is published

pursuant to the provisions of Section 5.12.080(C), Covington Municipal Code.

**ATTEST:**  
**JENNIFER HISE, PERMITTING AND LICENSE SPECIALIST**  
City of Covington, Georgia

**PUBLIC NOTICE #600672**  
**11/26**

#### NOTICE – APPLICATION ALCOHOL LICENSE

Notice is hereby given that an application has been made to the Mayor and Council of the City of Covington to obtain a license to sell alcoholic beverages for off-premises consumption only for:

Covington Texaco LLC  
dba Pure Food Mart  
4120 Washington Street  
Applicant: Mohammed M. Hosain

The application will be heard on December 11, 2023 at 6:30 PM at City of Covington Council Room, 2116 Stallings Street, NW, Covington, GA. This notice is published pursuant to the provisions of Section 5.12.080(C), Covington Municipal Code.

**ATTEST:**  
**JENNIFER HISE, PERMITTING AND LICENSE SPECIALIST**  
City of Covington, Georgia

**PUBLIC NOTICE #600671**  
**11/26**

### Bids

#### ADVERTISEMENT FOR REQUEST OF PROPOSAL Design-Build Historic Jail Renovations RFP #24-11

Newton County Board of Commissioners will be receiving separate sealed proposals for Design Build Services for the Historic Jail Renovations electronically until 11:00 A.M. local time, Thursday, January 04, 2024. ALL PROPOSALS MUST BE SUBMITTED THROUGH BONFIRE'S ELECTRONIC SUBMISSION PORTAL.

There will be a MANDATORY Pre-Submission Conference on Monday, December 11, 2023, at 11:00 A.M. at the Administrative Building 2nd Floor Conference Room located at 1113 Usher Street, Covington, GA 30014.

NOTE: Contractor and all sub-contractors must obtain a business license and be fully insured. The successful Proposer shall secure and pay for all permits, assessments, charges, or fees required in connection with the proposed project.

INSURANCE:  
Consultant shall maintain the following insurance:

a) Comprehensive General Liability, including blanket contractual, covering bodily injuries with limits of no less than \$1,000,000.00 per occurrence, and property damage with limits of no less than \$1,000,000.00 per occurrence.

b) Commercial Automobile Liability, including blanket contractual, covering bodily injuries with limits of no less than \$1,000,000.00 per occurrence, and property damage with limits of no less than \$1,000,000.00 per accident.

c) Statutory Worker's Compensation Insurance, including \$1,000,000.00 employer's liability insurance.

All insurance shall be provided by an insurer(s) acceptable to the County and shall provide for thirty (30) days prior notice of cancellation to the County. Upon request, Contractor shall deliver to the County a certificate or policy of insurance evidencing Contractor's compliance with this paragraph. Contractor shall abide by all terms and conditions of the insurance and shall do nothing to impair or invalidate the coverage.

Each proposal will be considered by the Newton County Board of Commissioners, taking into consideration specific evaluation factors, as set forth in the Request for Proposal. The County reserves the right to reject any or all Proposals, including without limitation, the right to reject any Proposal that the County believes would not be in the best interest of the Project.

Digital copies of the PROPOSAL DOCUMENTS may be obtained at the Purchasing office at no charge by visiting www.co.newton.ga.us or contacting Randi Fincher at 678-625-1237 or rfincher@co.newton.ga.us. Hard copies of the PROPOSAL DOCUMENTS may be obtained upon a non-refundable payment of \$25.00 for each set. The County is not obligated to consider the contractor's proposal if they are not on record with the issuing office as having received complete Proposal Documents.

November 30, 2023  
Newton County Board of Commissioners

**PUBLIC NOTICE #600664**  
**11/26**

The City of Covington is accepting bids from approved manufacturers, for the purchase of two (2), 2500 KVA Padmount Transformer as specified in exhibit "A" of the bid packet. Sealed bids must be received by the Purchasing Department, Attn: Scott Cromer in City Hall by Tuesday, December 5th, 2023 at 10:00 AM. Bids will be opened at 10:30am.

Request for Bids and additional information may be obtained at City Hall or by accessing the request for proposals on the City's website at <http://www.cityofcovington.org/Business/Bids>.

**PUBLIC NOTICE #600683**  
**11/26-12/3**

### Citations

#### CITATION

ALFREDA V. KNOX has petitioned to be appointed Administrator of the Estate of BENJAMIN KNOX,

SR 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 DECEMBER 4, 2023, 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 #600566**  
**11/5,12,19,26**

### CITATION

ANTHONY LEE JORDAN has petitioned to be appointed Administrator of the Estate of REGINALD LONG JORDAN 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 DECEMBER 4, 2023, 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 #600504**  
**11/5,12,19,26**

### CITATION

BARBARA PETERS has petitioned to be appointed Administrator of the Estate of MARY JANE OSBORN 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 DECEMBER 4, 2023, 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 #600565**  
**11/5,12,19,26**











**POWER GEORGIA, NEWTON COUNTY**

By virtue of a Power of Sale contained in that certain Security Deed dated June 13, 2017, filed and recorded June 15, 2017 in Deed Book 3575, Page 512, Newton County, Georgia records, (as amended, modified or revised from time to time, collectively, the "Security Deed"), from **Bonner-Eubanks Properties, LLC** to Branch Bank and Trust Company, now known as Truist Bank, a North Carolina banking corporation ("Truist Bank"); conveying the after described property to secure that certain Promissory Note dated June 13, 2017 in the original principal amount of TWO HUNDRED SIXTY FIVE THOUSAND THIRTY EIGHT AND 00/100TH DOLLARS (\$265,038.00) (as amended, modified or revised from time to time, the "Note"), 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 for sale on the first Tuesday in December, 2023 (the "Sale"), all property described in said Security Deed, including, but not limited to, declarant's rights, if any, and, without limitation, the following described property (or so much thereof as has not, as of said first Tuesday, been previously released from the lien of the Security Deed by duly executed and recorded instrument):

All that tract or parcel of land lying and being in Land Lot 255 of the 9th District in the City of Covington, Newton County, Georgia and being Units 101, 201, 102 and 202 of the Mill Street Commons Condominium, a Condominium, as shown on a plat of survey dated June 6, 2003, prepared by Patrick & Associates, Inc. recorded in Condominium Plat Book 1, Page 20, Newton County, Georgia Deed Records, and in Condominium Floor Plans Cabinet 1, Folder 4, Newton County, Georgia Deed Records, together with all right, title and interest in said condominium subject to the Declaration of Condominium and Covenants and Restrictions for Mill Street Commons Condominium recorded in Deed Book 1671, Page 565, Newton County, Georgia Records, which plat, plans and Declarations and any recorded Amendments thereto, are incorporated herein and made a part hereof by reference for a more complete and accurate description, together with an undivided interest for each unit in the common areas as shown on the above referenced plats and as set forth in the Declaration of Condominium of Mill Street Commons Condominium.

This conveyance is made subject to all the provisions in said Declaration and the Georgia Condominium Act, O.C.G.A. 44-3-70, et seq.

The sums due under said Security Deed (collectively, the "Indebtedness") have been, and are hereby, declared due because of default under the terms of said Security Deed and the Note, including, but not limited to, the nonpayment of the Indebtedness as and when due.

The Indebtedness remaining in default, this Sale will be made for the purpose of applying the proceeds thereof to the payment of the Indebtedness secured by the Security Deed and the Note, accrued interest and expenses of sale, and all other payments provided for under the Security Deed and the Note, notice of intention to collect attorneys' fees having been given as provided by law, and the remainder, if any, shall be applied by law.

The property will be sold as property of the Grantor. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Bonner-Eubanks Properties, LLC or tenant(s).

The property will be sold "as is", without express or implied warranties of any kind, subject to (i) all zoning ordinances; (ii) all matters which would be disclosed by an accurate survey or by inspection of the property; (iii) any and all unpaid real and personal property ad valorem taxes, special assessments and governmental assessments; (iv) any and all prior restrictions, rights of way, and assessments of record, if any, appearing of record prior to the date of the Security Deed; (v) any and all restrictions, rights of way, and assessments of record appearing of record after the date of the Security Deed and consented to of record by the original lender or holder, as applicable; and (vi) all outstanding bills for public utilities that constitute liens upon said property.

The undersigned is not required by law to negotiate, amend, or modify the terms of the Note or the Security Deed. The individual with full authority to negotiate, amend and modify the terms of the Note and the Security Deed is as follows: Kraig M. Moormann, Senior Vice President, 2520 Northwinds Parkway, Suite 400, MC 800-40-04-20, Alpharetta, Georgia 30009; (770) 379-8686.

The Sale will be conducted subject (1) to confirmation that

the Sale is not prohibited under the United States Bankruptcy Code; (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed; and (3) subject to the provisions of O.C.G.A. § 9-13-172.1 which permits rescission of judicial and non-judicial sales in the State of Georgia in limited circumstances. **TRUIST Bank** as Attorney-in-Fact for **BONNER-EUBANKS PROPERTIES, LLC**

Contact: Alec N. Sedki, Esq.  
Adams and Reese LLP  
3424 Peachtree Road, NE,  
Suite 1600  
Atlanta, Georgia 30326  
(470) 427-3700

**PUBLIC NOTICE #600530  
11/5,12,19,26****NOTICE OF SALE UNDER  
POWER  
GEORGIA, NEWTON  
COUNTY**

Under and by virtue of the Power of Sale contained in a Security Deed given by **Arlene C Heard** to Pine State Mortgage Corporation, dated February 27, 2007, recorded in Deed Book 2375, Page 230, Newton County, Georgia Records, as last transferred to First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FFC, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee by assignment recorded in Deed Book 4487, Page 184, Newton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY-SEVEN THOUSAND NINETY-EIGHT AND 0/100 DOLLARS (\$37,098.00), 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 December, 2023, 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.

First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FFC, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Arlene C Heard or a tenant or tenants and said property is more commonly known as **305 Timberlake Terrace, 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.

First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FFC, U.S. Bank National Association, as Trustee, successor in interest to Bank

of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee as Attorney in Fact for Arlene C Heard 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 119 OF THE 10TH DISTRICT OF NEWTON COUNTY, GEORGIA, BEING LOT 113, THE LEGENDS OF ELLINGTON, AS PER PLAT RECORDED IN PLAT BOOK 42, PAGES 80-95, NEWTON COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.

SUBJECT TO THAT CERTAIN SECURITY DEED FROM ARLENE C HEARD TO PINE STATE MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, DATED JANUARY 12, 2007, AND RECORDED IN DEED BOOK 2375, PAGE 214, NEWTON COUNTY, GEORGIA RECORDS.

MR/J.d 12/5/23  
Our file no. 22-09112GA - FT7

**PUBLIC NOTICE #600526  
11/5,12,19,26****NOTICE OF SALE UNDER  
POWER  
GEORGIA, NEWTON  
COUNTY**

Under and by virtue of the Power of Sale contained in a Security Deed given by **David Johnson** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Broker Solutions, Inc.dba New American Funding., its successors and assigns, dated February 16, 2021, recorded in Deed Book 4145, Page 154, Newton County, Georgia Records, as last transferred to New American Funding, LLC by assignment recorded in Deed Book 4543, Page 453, Newton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWENTY-SEVEN THOUSAND ONE HUNDRED SEVENTY-SIX AND 0/100 DOLLARS (\$227,176.00), 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 December, 2023, 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.

New American Funding, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is David Johnson and Estate of David Johnson or a tenant or tenants and said property is more commonly known as **110 Brittney Lane, 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.

New American Funding, LLC as Attorney in Fact for David Johnson 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 38 of the 8th District of Newton County, Georgia, being Lot 10, of Brittney Trace Subdivision, as shown on Final Plat recorded in Plat Book 46, Pages 5-7, Newton County, Georgia Records, which plat is incorporated herein and made a part hereof.

Parcel# 0032E00000010000  
MR/mac 12/5/23  
Our file no. 23-12633GA - FT17

**PUBLIC NOTICE #600423  
10/22,29-11/5,12,19,26****NOTICE OF SALE UNDER  
POWER  
GEORGIA, NEWTON  
COUNTY**

Under and by virtue of the Power of Sale contained in a Security Deed given by **Quandaly Lucas** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Broker Solutions, Inc., dba New American Funding, its successors and assigns, dated November 19, 2021, recorded in Deed Book 4305, Page 559, Newton County, Georgia Records, as last transferred to New American Funding, LLC F/K/A Broker Solutions, Inc., D/B/A New American Funding by assignment recorded in Deed Book 4504, Page 90, Newton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED TWENTY-EIGHT THOUSAND FIVE HUNDRED TEN AND 0/100 DOLLARS (\$328,510.00), 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 January, 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.

New American Funding, 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: New American Funding, 8201 North FM 620, Suite 120, Austin, TX 78726, 800-893-5304.

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 Quandaly Lucas or a tenant or tenants and said property is more commonly known as **125 Edinburgh Ln, 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.

New American Funding, LLC as Attorney in Fact for Quandaly Lucas 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 12 of the 8th District, Newton County Georgia, being Lot 71 of Coldwater Creek Subdivision, Unit Two, as per plat recorded in Plat Book 43, Pages 67-71, in the Office of the Clerk of Superior Court of Newton County, Georgia records, said plat is referred to for a more complete description.

Parcel No. 0008A 00000 071 000

Known as: **125 Edinburgh Lane, Covington, GA**  
MR/ca 1/2/24

Our file no. 23-11575GA - FT17

**PUBLIC NOTICE #600649  
11/19,26,12/3,10,17,24****NOTICE OF SALE UNDER  
POWER  
GEORGIA, NEWTON  
COUNTY**

Under and by virtue of the Power of Sale contained in a Security Deed given by **Stanley B Cooper** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTurst Mortgage, Inc. d/b/a Sun America Mortgage, its successors and assigns, dated April 26, 2006, recorded in Deed Book 2180, Page 8, Newton County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 4264, Page 456, 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 in Deed Book 3294, Page 81, Newton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-TWO THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$172,600.00), 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 December, 2023, 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.

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST 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: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034.

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 Stanley B Cooper or a tenant or tenants and said property is more commonly known as **40 Oak Terrace 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.

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 Stanley B Cooper 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 156, 10th District, Newton County, Georgia, being Lot 74, Oakwood Manor Subdivision, Unit 1, as per plat recorded in Plat Book 43, Page 154-160, said plat being incorporated herein by reference.

MR/chr 12/5/23  
Our file no. 52535307 - FT18

**PUBLIC NOTICE #600607  
11/5,12,19,26****NOTICE OF SALE UNDER  
POWER  
GEORGIA, NEWTON  
COUNTY**

Under and by virtue of the Power of Sale contained in a Security Deed given by **Tina Williams** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Bank, N.A., its successors and assigns., dated January 22, 2007, recorded in Deed Book 2381, Page 570, Newton County, Georgia Records, as last transferred to The Bank of New York Mellon f/k/a The Bank of New York as Indenture trustee for CWHEQ Revolving Home Equity Loan Trust, Series 2007-B by assignment recorded in Deed Book 3020, Page 138, Newton County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FORTY-THREE THOUSAND AND 0/100 DOLLARS (\$43,000.00), 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 December, 2023, 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.

The Bank of New York Mellon f/k/a The Bank of New York as Indenture trustee for CWHEQ Revolving Home Equity Loan Trust, Series 2007-B is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Tina Williams or a tenant or tenants and said property is more commonly known as **155 Oak Manor 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.

The Bank of New York Mellon f/k/a The Bank of New York as Indenture trustee for CWHEQ Revolving Home Equity Loan Trust, Series 2007-B as Attorney in Fact for



Covington News

Tina Williams  
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 156 OF THE 10TH DISTRICT, NEWTON COUNTY, GEORGIA, BEING LOT 92 OF OAKWOOD MANOR SUBDIVISION, UNIT 1, AS PER PLAT RECORDED AT PLAT BOOK 43, PAGES 154-160, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO ANY RIGHT OF WAY DEEDS OR OTHER EASEMENTS OF RECORD. SUBJECT TO THAT CERTAIN SECURITY DEED FROM TINA WILLIAMS TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR AMERICASS WHOLESALER LENDER, ITS SUCCESSORS AND ASSIGNS, DATED JANUARY 22, 2007, AND RECORDED IN DEED BOOK 2382, PAGE 1, NEWTON COUNTY, GEORGIA RECORDS.

MR/mac 12/5/23  
Our file no. 22-08859GA - FT7

PUBLIC NOTICE #600528  
11/5,12,19,26

NOTICE OF SALE UNDER  
POWER, NEWTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Bessie L. Franklin** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ditech Financial LLC, its successors and assigns dated 1/25/2016 and recorded in Deed Book 3421 Page 521 Newton County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shellpoint Mortgage Servicing, conveying the after-described property to secure a Note in the original principal amount of \$52,500.00, 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 December 5, 2023 (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:

Property: **165 Moss Road, COVINGTON, GA 30016**  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 199 OF THE 9TH LAND DISTRICT, NEWTON COUNTY, GEORGIA, CONTAINING 1.0 ACRE AS PER PLAT OF SURVEY PREPARED FOR JAMES B. NORMAN AND JUDY NORMAN BY GEORGE W. O'NEILL, GEORGIA RLS #1142, DATED JUNE 24, 1976, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCEMENT AT AN IRON PIN OF THE SOUTH SIDE OF MOSS ROAD, SAID POINT BEING LOCATED 1677.6 FEET IN A WESTERLY DIRECTION FROM THE INTERSECTION OF THE SOUTH SIDE OF MOSS ROAD WITH THE CENTERLINE OF FLAT SHOALS ROAD; THENCE RUNNING SOUTH 89 DEGREES 31 MINUTES WEST 28.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 54 MINUTES WEST 132.53 FEET ALONG THE WESTERN SIDE OF A 20-FOOT UNNAMED DRIVEWAY TO AN IRON PIN; THENCE SOUTH 89 DEGREES 30 MINUTES WEST 324.18 FEET TO AN IRON PIN; THENCE NORTH 03 DEGREES 00 MINUTES WEST 132.7 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 31 MINUTES EAST 333.33 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING; TOGETHER WITH RIGHT OF EGRESS AND EGRESS AS SHOWN AT PLAT BOOK 13, PAGE 118.

A.P.N.0066000000054000

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 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 **165 Moss 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): Bessie L. Franklin or tenant or tenants.

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

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

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

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

NewRez LLC d/b/a Shellpoint Mortgage Servicing as agent and Attorney in Fact for Bessie L. Franklin

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1263-2940A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2940A

PUBLIC NOTICE #600605  
11/5,12,19,26

NOTICE OF SALE UNDER  
POWER, NEWTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Edward Jenkins, Jr. and Kimsha Jenkins** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ownit Mortgage Solutions, Inc., its successors and assigns dated 1/30/2006 and recorded in Deed Book 2112 Page 118 and modified at Deed Book 2782 Page 387 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 Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-3, conveying the after-described property to secure a Note in the original principal amount of \$198,720.00, 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 December 5, 2023 (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 Lots 7 and 26 of the 10th District, Newton County, Georgia, being Lot 12 of Mission Pointe Subdivision, as per plat thereof recorded in Plat Book 42, pages 202-206, 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 **40 Mission Pointe 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): Edward Jenkins, Jr. and Kimsha Jenkins 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 as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-3 as agent and Attorney in Fact for Edward Jenkins, Jr. and Kimsha Jenkins

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1017-6471A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-6471A

PUBLIC NOTICE #600524  
11/5,12,19,26

NOTICE OF SALE UNDER  
POWER, NEWTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Farori Powell** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for RBC Bank (Georgia), N.A., its successors and assigns dated 8/17/2022 and recorded in Deed Book 4426 Page 341 Newton County, Georgia records; as last transferred to or acquired by RBC Bank (Georgia), N.A., conveying the after-described property to secure a Note in the original principal amount of \$270,000.00, 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 December 5, 2023 (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 102 OF THE 10TH DISTRICT, NEWTON COUNTY, GEORGIA, BEING LOT 71, CLAREMONT SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 32, PAGE 222-224, NEWTON COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 35 LINSLEY WAY 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 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 **35 Linsley Way, Covington, GA 30016** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Farori Powell or tenant or tenants.

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

DMI Loss Mitigation Department 1 Corporate Center Drive, Suite 360 Lake Zurich, IL 60047 1-866-397-5370 https://loansolutioncenter.com

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.

RBC Bank (Georgia), N.A. as agent and Attorney in Fact for Farori Powell

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1072-568A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1072-568A

PUBLIC NOTICE #600528  
11/5,12,19,26

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 December 5, 2023 (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. 1000-16233A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-16233A

PUBLIC NOTICE #600527  
11/5,12,19,26

NOTICE OF SALE UNDER  
POWER, NEWTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Michael E Slavant and Kenneth F Reid** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Bay Equity, LLC, its successors and assigns dated 1/28/2020 and recorded in Deed Book 3955 Page 617 Newton County, Georgia records; as last transferred to or acquired by Lakeview Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of \$181,717.00, 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 December 5, 2023 (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 238 OF THE 9TH LAND DISTRICT OF NEWTON COUNTY GEORGIA AND BEING SHOWN AS PARTS OF LOTS 45 AND 46, BLOCK F, OF THE MRS. W. D. STOKES SUBDIVISION IN ACCORDANCE WITH THAT PLAT OF SURVEY RECORDED AT PLAT BOOK 3, PAGE 326, AND ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF COVINGTON, LAND LOT 238, 9TH DISTRICT, NEWTON COUNTY, GEORGIA, AND BEING SHOWN ON THAT PLAT OF SURVEY PREPARED FOR TIMOTHY M. THOMPSON BY AMERICAN LAND, AND CERTIFIED BY JOHN M. MASSEY, JR., GEORGIA R.L.S. NO. 2490, DATED OCTOBER 13, 1992, WHICH PLAT BY REFERENCE THERETO INCORPORATED HEREIN AND MADE A PART HEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN LOCATED AT THE POINT WHERE THE SOUTHEASTERN LINE OF THE NORTHWESTERN LEG OF INDIA CREEK CIRCLE INTERSECTS WITH THE SOUTHWESTERN LINE OF THE NORTHEASTERN LEG OF INDIAN CREEK CIRCLE, THENCE SOUTH 46 DEGREES 52 MINUTES EAST 125.0 FEET TO AN IRON

PIN; THENCE SOUTH 42 DEGREES 45 MINUTES WEST 150.0 FEET TO AN IRON PIN; SET; THENCE NORTH 46 DEGREES 52 MINUTES WEST 125.0 FEET TO AN IRON PIN; SET; THENCE NORTH 42 DEGREES 45 MINUTES EAST 150.0 FEET TO AN IRON PIN AND THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.43 ACRES AND BEING IMPROVED PROPERTY HAVING A SINGLE FAMILY DWELLING LOCATED THEREON.

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 **6191 Indian Creek Circle SW, 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): Michael E Slavant and Kenneth F Reid or tenant or tenants.

Nationstar Mortgage LLC d/b/a Mr. Cooper is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432

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.

Lakeview Loan Servicing, LLC as agent and Attorney in Fact for Michael E Slavant and Kenneth F Reid

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1006-3692A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1006-3692A

PUBLIC NOTICE #600550  
11/5,12,19,26

NOTICE OF SALE UNDER  
POWER, NEWTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by **Sophia Burns** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans Inc., its successors and assigns dated 10/10/2012 and recorded in Deed Book 3059 Page 257 and modified at Deed Book 4444 Page 768, Newton County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shellpoint Mortgage Servicing, conveying the after-described property to secure a Note in the original principal amount of \$198,375.00, 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 December 5, 2023 (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:

TAX ID NUMBER(S): 0011A00000047A00



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 201 OF THE 10TH LAND DISTRICT, NEWTON COUNTY, GEORGIA, BEING IDENTIFIED AS LOT 6 AND A PORTION OF LOT 7, BLOCK D, FIELDSTONE SUBDIVISION, ACCORDING TO PLAT OF SURVEY MADE FOR CHARLES AND RUBY BANKS, BY MARK PATRICK, GRLS, NO. 2791; DATED APRIL 19, 2002, FILED FOR RECORD IN PLAT BOOK 37, PAGE 227, NEWTON COUNTY RECORDS, SAID PLAT INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

COMMONLY KNOWN AS: 2580 COUNTRY CLUB DRIVE SE, CONYERS, GA 30013

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 **2580 Country Club Dr SE, Conyers, GA 30013** 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): Sophia Burns or tenant or tenants.

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

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

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

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

NewRez LLC d/b/a Shellpoint Mortgage Servicing as agent and Attorney in Fact for Sophia Burns  
Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1263-3299A

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

1263-3299A

**PUBLIC NOTICE #600551**  
**11/5,12,19,26**

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

Pursuant to the Power of Sale contained in a Security Deed given by **Wendell J Beal Jr** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Cross-Country Mortgage, LLC., its successors and assigns dated 6/27/2022 and recorded in Deed Book 4409 Page 67 Newton County, Georgia records; as last transferred to or acquired by Nexbank, conveying the after-described property to secure a Note in the original principal amount of \$261,900.00, 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 December 5, 2023 (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 184 OF THE 10TH DISTRICT, NEWTON COUNTY, GEORGIA, BEING LOT 62 LAKEWOOD ESTATES SUBDIVISION, PHASE 1, AS PER PLAT RECORDED IN PLAT BOOK 37, PAGES 23-37, NEWTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. FOR INFORMATIONAL PURPOSES ONLY PROPERTY ADDRESS IS: 240 LAKEVIEW TRL, COVINGTON, GA 30016 PARCEL 0012000000532000

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 **240 Lakeview Trl, 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): Wendell J Beal Jr or tenant or tenants.

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

DMI Loss Mitigation Department 1 Corporate Center Drive, Suite 360 Lake Zurich, IL 60047 1-866-397-5370 <https://loansolutioncenter.com>

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.

Nexbank as agent and Attorney in Fact for Wendell J Beal Jr  
Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1072-578A

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

1072-578A

**PUBLIC NOTICE #600525**  
**11/5,12,19,26**

**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 **JONATHAN HUNTER WILLIAMS** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR HOMESTAR FINANCIAL CORP. ITS SUCCESSORS AND ASSIGNS, dated 02/12/2021, and Recorded on 02/16/2021 as Book No. 4144 and Page No. 440 452, NEWTON County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$167,676.00, 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 December,

2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 212, FIRST LAND DISTRICT NEWTON COUNTY, GEORGIA, BEING A PART OF THAT PROPERTY CONVEYED BY MRS. CAROLYN H. PHARR, ET.AL., TO T.H. BAILEY BY THAT DEED DATED JUNE 1, 1973 RECORDED IN DEED BOOK 126, PAGES 165 6, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF NEWTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTHWESTERN LINE OF THE RIGHT OF WAY OF DIXIE ROAD (50 FOOT R/W) AT A POINT 665 FEET, AS MEASURED IN A SOUTHWESTERN DIRECTION ALONG THE NORTHWESTERN LINE OF THE RIGHT OF WAY OF SAID DIXIE ROAD, FROM ITS INTERSECTION WITH THE SOUTHERN LINE OF THE RIGHT OF WAY OF GEORGIA HIGHWAY NO. 142; THENCE SOUTH 29 DEGREES 25 MINUTES 30 SECONDS WEST ALONG THE NORTHWESTERN LINE OF THE RIGHT OF WAY OF SAID DIXIE ROAD A DISTANCE OF 200.0 FEET; THENCE NORTH 46 DEGREES 45 MINUTES WEST 506.0 FEET; THENCE NORTH 33 DEGREES 30 MINUTES EAST 200.00 FEET; THENCE SOUTH 46 DEGREES 02 MINUTES 30 SECONDS EAST 205.1 FEET; AND THENCE SOUTH 46 DEGREES 40 MINUTES 30 SECONDS EAST 287.0 FEET TO THE POINT OF BEGINNING; AND BEING IMPROVED PROPERTY, CONTAINING 2.28 ACRES, WITH A FRAME DWELLING HOUSE SITUATED THEREON. 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).

PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (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, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. 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 **1000 DIXIE ROAD, COVINGTON, GEORGIA 30014** is/are: JONATHAN HUNTER WILLIAMS 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. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for JONATHAN HUNTER WILLIAMS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

0000009942772 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

**PUBLIC NOTICE #600615**  
**11/12,19,26-12/3**

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

Because of a default under the terms of the Security Deed executed by **Mario J. Castillo** to Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Quicken Loans Inc. dated December 8, 2014, and recorded in Deed Book 3286, Page 385, Newton County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. securing a Note in the original principal amount of \$83,500.00, 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, December 5, 2023, 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:

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 123, 10TH DISTRICT, NEWTON COUNTY, GEORGIA, BEING SHOWN AS LOT 8, PINEVIEW SUBDIVISION, ON A PLAT OF SURVEY PREPARED BY ROBERT M. BUHLER, GA. R.L.S., DATED SEPTEMBER 7, 1977, RECORDED IN PLAT BOOK 14, PAGE 28, NEWTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF, BEING KNOWN AS 25 MCGIBONEY COURT, COVINGTON, GEORGIA ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN NEWTON COUNTY, GEORGIA.

Commonly known as: **25 McGiboney Ct , Covington, GA 30016**

Said property is known as 25 McGiboney Ct, Covington, GA 30016, 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 Mario J. Castillo, successor in interest or tenant(s).

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Mario J. Castillo

File no. 22-078788

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 #600532**  
**10/29-11/5,12,19,26**

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

Because of a default under the terms of the Security Deed executed by **Nicholas T Eubanks** to Mortgage Electronic Registration Systems, Inc. as nominee for USAA Federal Savings Bank dated August 2, 2019, and recorded in Deed Book 3877, Page 566, 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 \$179,900.00, 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, January 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 the City of Covington, Newton County, Georgia, more particularly described as follows: Beginning at a point on the East line of Emory Street 792 feet Southwardly (measured along said street) from the Northern City Limits of Covington and running thence North 68 degrees East 150 feet; thence South 24 degrees 05 minutes East 75 feet; thence South 68 degrees West 150 feet to the East line of North Emory Street, thence Northerly along the East line of said street 75 feet to the Point of Beginning, having thereon one frame dwelling of seven rooms known as 5186 (formerly 1030) North Emory Street with backyard of said lot enclosed by chain fence.

Said property is known as **5186 Emory St Nw, 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 Nicholas T Eubanks, successor in interest or tenant(s).

Lakeview Loan Servicing, LLC as Attorney-in-Fact for Nicholas T Eubanks

File no. 23-081164

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 #600523**  
**11/26-12/3,10,17,24**

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

Pursuant to the power of sale contained in the Security Deed executed by **SARAH F. CORBELL** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR HOMESTAR FINANCIAL CORP. in the original principal amount of \$37,824.00 dated October 14, 2011, and recorded in Deed Book 2946, Page 384, Newton County records, said Security Deed being last transferred to NATIONSTAR MORTGAGE LLC in Deed Book 4557, Page 509, Newton County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on December 05, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 89 OF THE 10TH DISTRICT, NEWTON COUNTY, GEORGIA (PART OF THE PROPERTY SHOWN AT PLAT BOOK 30, PAGE 189, RECORDS OF NEWTON COUNTY GEORGIA, BEING PART OF LOT 12 AND PART OF LOT 11, UNIT 4, THE PINES SUBDIVISION AS SHOWN ON SUCH PLAT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT AN IRON PIN SET ON THE NORTHEASTERN SIDE OF THE RIGHT OF WAY OF COWAN ROAD, A 60 FOOT RIGHT OF WAY, SAW POINT BEING 1,408.30 FEET SOUTHEASTERLY ALONG SAW SIDE RIGHT OF WAY FROM THE INTERSECTION OF SAID SIDE OF SAID RIGHT OF WAY AND THE EAST LINE OF LAND LOT 89; RUN THENCE NORTH 63 DEGREES 34 MINUTES 09 SECONDS EAST A DISTANCE OF 162.03 FEET TO AN IRON PIN SET; RUN THENCE NORTH 43 DEGREE 36 MINUTES 21 SECONDS EAST A DISTANCE OF 578.79 FEET TO A IRON PIN FOUND; RUN THENCE SOUTH 01 DEGREE 52 MINUTES 00 SECONDS EAST A DISTANCE OF 503.88 FEET TO A IRON PIN FOUND; RUN THENCE SOUTH 72 DEGREES 24 MINUTES 32 SECONDS WEST A DISTANCE OF 237.95 FEET TO A IRON PIN SET; RUN THENCE NORTH 44 DEGREES 53 MINUTES 16 SECONDS WEST A DISTANCE OF 209.90 FEET TO A IRON PIN; RUN THENCE SOUTH 63 DEGREES 34 MINUTES 13 SECONDS WEST A DISTANCE OF 195.44 FEET TO A IRON PIN FOUND ON THE NORTHEASTERN SIDE OF THE RIGHT OF WAY OF COWAN ROAD; RUN THENCE ALONG THE NORTHEASTERN SIDE OF THE RIGHT OF WAY OF COWAN ROAD NORTH 25 DEGREES 24 MINUTES 47 SECONDS WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, BEING SHOWN

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

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

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

NEWREZ LLC D/B/A Shellpoint Mortgage Servicing

75 Beattie Place, Suite 300

Greenville , SC 29601

866-825-2174

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

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

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

as Attorney-in-Fact for

SARAH F. CORBELL

Robertson, Anschutz,

Schneid, Crane & Partners, PLLC

13010 Morris Rd.

Suite 450

Alpharetta, GA 30004

Phone: 470.321.7112

Firm File No. 23-155752 - LIV

**PUBLIC NOTICE #600529**  
**11/5,12,19,26**

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

Pursuant to the power of sale contained in the Security Deed executed by **SHERRY LYNN CARTLEDGE** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR HOMESTAR FINANCIAL CORP. in the original principal amount of \$37,824.00 dated October 14, 2011, and recorded in Deed Book 2946, Page 384, Newton County records, said Security Deed being last transferred to NATIONSTAR MORTGAGE LLC in Deed Book 4557, Page 509, Newton County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on December 05, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 89 OF THE 10TH DISTRICT, NEWTON COUNTY, GEORGIA (PART OF THE PROPERTY SHOWN AT PLAT BOOK 30, PAGE 189, RECORDS OF NEWTON COUNTY GEORGIA, BEING PART OF LOT 12 AND PART OF LOT 11, UNIT 4, THE PINES SUBDIVISION AS SHOWN ON SUCH PLAT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT AN IRON PIN SET ON THE NORTHEASTERN SIDE OF THE RIGHT OF WAY OF COWAN ROAD, A 60 FOOT RIGHT OF WAY, SAW POINT BEING 1,408.30 FEET SOUTHEASTERLY ALONG SAW SIDE RIGHT OF WAY FROM THE INTERSECTION OF SAID SIDE OF SAID RIGHT OF WAY AND THE EAST LINE OF LAND LOT 89; RUN THENCE NORTH 63 DEGREES 34 MINUTES 09 SECONDS EAST A DISTANCE OF 162.03 FEET TO AN IRON PIN SET; RUN THENCE NORTH 43 DEGREE 36 MINUTES 21 SECONDS EAST A DISTANCE OF 578.79 FEET TO A IRON PIN FOUND; RUN THENCE SOUTH 01 DEGREE 52 MINUTES 00 SECONDS EAST A DISTANCE OF 503.88 FEET TO A IRON PIN FOUND; RUN THENCE SOUTH 72 DEGREES 24 MINUTES 32 SECONDS WEST A DISTANCE OF 237.95 FEET TO A IRON PIN SET; RUN THENCE NORTH 44 DEGREES 53 MINUTES 16 SECONDS WEST A DISTANCE OF 209.90 FEET TO A IRON PIN; RUN THENCE SOUTH 63 DEGREES 34 MINUTES 13 SECONDS WEST A DISTANCE OF 195.44 FEET TO A IRON PIN FOUND ON THE NORTHEASTERN SIDE OF THE RIGHT OF WAY OF COWAN ROAD; RUN THENCE ALONG THE NORTHEASTERN SIDE OF THE RIGHT OF WAY OF COWAN ROAD NORTH 25 DEGREES 24 MINUTES 47 SECONDS WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, BEING SHOWN







Description of Property: 8,050 (6,642 heated) sq. ft. Single Family Residence built in 2007 situated on 0.2 acre more commonly known as 5102 Park St., Covington, GA 30014. Parcel No. C035000070049000. In addition to the real property, contents and personal property located inside the home will also be auctioned immediately after the real property auction. Personal property includes, but is not limited to, furniture, rugs, home gym equipment, flat screen TVs, and household décor. There is no minimum bid set for the personal property to be sold.

Property may be inspected on November 28, 2023 from 11:00 AM- 3:00 PM and on November 29, 2023 from 9:00-10:00 AM. Registration will take place during all open house hours. Minimum Bid for real property known as 5102 Park St., Covington, GA 30014: \$600,000.00

TERMS AND CONDITIONS OF SALE: No bid (except for bids made by the United States) shall be accepted by the IRS, unless the same is accompanied by a certified check or cashier's check, in the minimum amount of \$120,000.00 (20% of minimum bid) made payable to the United States District Court for the Northern District of Georgia. No bids will be received from any person who has not presented proof that, if he or she is the successful bidder, he or she can make the deposit required by the Order.

The successful bidder shall tender the balance of the purchase price, in certified funds payable to the United States District Court for the Northern District of Georgia, at the office of the IRS on or before 4:30 PM, within forty-five (45) days following the date of sale (January 12, 2024).

In the event the successful bidder defaults on any of the terms contained in the Order, the sale shall be treated as null and void, and the deposit shall be forfeited as damages and retained as part of the proceeds of sale, and the real property shall again be offered for sale under the terms and conditions of the Order of Sale.

The United States may bid as a creditor against its judgments without tender of cash.

The sale of the property shall be subject to confirmation by the Court. Upon confirmation of the sale, the IRS shall execute and deliver to the purchaser a deed conveying the real property to the purchaser. Upon confirmation of the sale, all interests in, liens against, or claims to the real property that are or may be

asserted by any of the parties to this action are discharged and extinguished.

The United States reserves the right to reject any and all bids and to withdraw the property from sale. The sale shall be subject to building lines if established, all laws, ordinances, and governmental regulation (including building and zoning ordinances), affecting the premises, and easements and restrictions of record, if any. There is no right to redeem the property after the judicial sale. The property is offered for sale "where is" and "as is" and without recourse against the United States. The United States makes no guaranty or warranty of the condition of the property, or its fitness for any purpose. The United States will not consider any claim for allowance or adjustment or for the rescission of the sale based on failure of the property to comply with any expressed or implied representation.

IMPORTANT INFORMATION This is not an advertisement of a sale of administratively seized property. This is an information notice only regarding a sale being conducted by the Internal Revenue Service as a result of the foreclosure of an Internal Revenue Service Federal Tax Lien by the Department of Justice. Additional information can be found at <http://www.treas.gov/auctions/irs>. It is important that any interested purchaser contact Property Appraisal and Liquidation Specialist Paul Reed at (770) 826-1271 for more information regarding this sale.

CNS-3747908#

PUBLIC NOTICE #600675  
11/26

PUBLIC NOTICE

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

1. Amendment to Table 2.3.1 of the City of Social Circle's Unified Development Code.
2. Amendment to Section 5.1.1.B of the City of Social Circle's Unified Development Code.
3. Jeff Vonic has requested a variance from Section 3.7.2.1 of the Unified Development Code to increase the size of an accessory structure to more than 50% of the gross square footage of the principal structure and larger

than 1,000 square feet. The City of Social Circle Mayor & Council will hold a Public Hearing on January 16, 2024, at 6:30 pm at the Social Circle Community Room, 138 E Hightower Trail. Applications & specific description of properties are available for viewing online at [www.socialcirclega.gov](http://www.socialcirclega.gov) or 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 #600703  
11/26-12/3, 10, 17, 24, 31-1/7, 14

PUBLIC NOTICE

ANNOUNCEMENT OF INTENT TO DESTROY SPECIAL EDUCATION RECORDS The Special Education Department of Newton County School System will destroy records that have been collected, maintained, and/or used in providing special education services. This activity is in compliance with federal, state, and local policy. The destruction of data policy provides that records may be destroyed when they are no longer needed for educational planning purposes. This destruction policy only applies to STUDENTS RECEIVING SPECIAL EDUCATION SERVICES BORN JAN. 1, 2001 – JUNE 30, 2001

TO OBTAIN THESE EDUCATIONAL RECORDS REQUESTS FOR RECORDS MUST BE MADE PRIOR TO JAN 10, 2024. Contact the Office of Special Education at Newton County Schools Board of Education, 2109 Newton Dr. N.E. Covington, GA 30014 or by phone: (770)787-1330, Ext. 1221.

The Special Education Department will also destroy special education records at the end of the 2023-2024 school year for students born from July 1st – December 31st, 2001. Records will be provided only to a former student who is 18 years of age or older or the legal guardian. We will notify the individual by phone when the requested records are prepared. The records should be picked up at the Board of Education. Anyone obtaining records will be required to produce identification that contains both picture and signature.

PUBLIC NOTICE #600645  
11/19,26-12/3,10

Public Sales Auctions

PUBLIC AUCTION

In accordance with GA law 40-11-19 the following described vehicles have been abandoned and are presently stored at Chancey's Wrecker Service 4199 Old Atlanta Hwy. Covington Ga 30014. If not claimed these vehicles will be sold at public auction on TUESDAY, DECEMBER 12TH at 12:00pm at the following address: 539 Mcdaniel Mill Rd SW Conyers Ga 30012.  
2015 Nissan LEAF White 1N4AZ0CP0FC321973  
2010 Chevrolet Aveo Red KL1TD5DE4AB078136  
2007 Toyota Camry Teal 4T1BE46K87U584088  
2007 Nissan Maxima Silver 1N4BA41E37C861033  
2004 Buick Park Avenue Tan 1G4CW54K444114467  
2005 Mitsubishi Lancer Silver JA3AJ26E75U043085  
2007 Chevrolet Cobalt Burgundy 1G1AL15F177301157  
1991 Chevrolet C/K 1500 Series White 2 G C E - C19K8M1224988  
2003 Mitsubishi Lancer Silver JA3AJ26E83U000999  
DIRT BIKE moto 125cc Orange L98B3H4BM1000386  
2000 Honda Accord Beige 1HGGC5647YA013531  
2005 Chevrolet Impala 2G1WH52K059337885

PUBLIC NOTICE #600676  
11/26-12/3

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 12/04/2023 @ 11:00AM  
Sarah Guthrie  
2014  
Boxes, car seat

Yameki Williams  
C01  
Boxes, sofa, totes

Cory Barber  
C13  
Box, clothes

Ricardo Jones  
I03  
tv, chairs, punching bag

Meekles Bridgeman  
L17  
workout equipment, speaker, washer and dryer, mirror, tables, totes

The auction will be listed and advertised on [www.storageasures.com](http://www.storageasures.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 #600627  
11/19,26

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 from 11/22/23 12pm through 11/30/23 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:  
Melissa Avery...unit 439-610, Teresa Wright Johnson unit 704, Asia Travis...unit 305

PUBLIC NOTICE #600666  
11/26-12/3

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](http://www.storageauctions.com) on 12/15/2023 at 1:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Ahmad Jones unit #K13; Michael Smith/Quinch unit #K24; Breana Brewer unit #K33. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.

PUBLIC NOTICE #600667  
11/26-12/3

Trade Names

TRADE NAME REGISTRATION AFFIDAVIT GEORGIA, NEWTON COUNTY

To whom it may concern:

Please be advised that DOUGLAS A. AKINS whose address is 170 MACADAMIA CT, COVINGTON GA 30016 and, whose address is 170 MACADAMIA CT COVINGTON GA 30016 is/ar the owner(s) of the certain business now being

carried on at \_\_\_\_\_ in the following Trade Name, to wit GEOLOGICAL FINOS ROCK SHOP and the nature of said business is SELLING ROCKS, MINERALS, CRYSTALS, FOS-SILS  
This statement is made in conformity with O.C.G.A. §10-1-490 et seq. requiring the filing of such statement with the Clerk of Superior Court of this county.

This 7TH day of NOVEMBER 2023

PUBLIC NOTICE #600650  
11/19,26

TRADE NAME REGISTRATION AFFIDAVIT GEORGIA, NEWTON COUNTY

To whom it may concern: Please be advised that VERNICA CABRERA whose address is 3151 CONYERS ST, SE COVINGTON GA 30014 and, whose address is 3151 CONYERS ST SE COVINGTON GA 30014 is/ar the owner(s) of the certain business now being carried on at \_\_\_\_\_ in the following Trade Name, to wit PRIVATE TUTOR ATLANTA and the nature of said business is TUTORING AND INTERPRETATION SERVICE  
This statement is made in conformity with O.C.G.A. §10-1-490 et seq. requiring the filing of such statement with the Clerk of Superior Court of this county.

This 17TH day of NOVEMBER 2023

PUBLIC NOTICE #600712  
11/26,12/3

TRADE NAME REGISTRATION AFFIDAVIT GEORGIA, NEWTON COUNTY

To whom it may concern: Please be advised that WAGNER SERVICE SOLUTIONS INC whose address is 8386 HAZELBRAND RD, COVINGTON GA 30014 and, whose address is 8386 HAZELBRAND RD COVINGTON GA 30014 is/ar the owner(s) of the certain business now being carried on at \_\_\_\_\_ in the following Trade Name, to wit WAGNER STAFFING and the nature of said business is TEMPORARY STAFFING - PERMANENT PLACEMENT  
This statement is made in conformity with O.C.G.A. §10-1-490 et seq. requiring the filing of such statement with the Clerk of Superior Court of this county.

This 15TH day of NOVEMBER 2023

PUBLIC NOTICE #600662  
11/26,12/3



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