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\$1.00 • Volume 156, No. 31

hhjonline.com

Wednesday, April 8, 2026

DOJ reaches \$3 million settlement for alleged violations of Servicemembers Civil Relief Act

By **OWEN JONES**
HHJ Staff Writer
owen@hhjonline.com

ATLANTA — The United States Justice Department announced on Tuesday it entered into an agreement with 42 Georgia boards to resolve allegations they did not recognize the Servicemembers Civil Relief Act (SCRA).

The settlement is up to \$3 million and could impact families working on Robins Air Force Base.

According to a media release from the United States Attorney's Office, the settlement money will serve as compensation to servicemembers and military spouses whose applications

for licenses were denied or delayed improperly. The release said the settlement also requires these Boards to "adopt new policies that comply with the SCRA and provide a streamlined application process for servicemembers and military spouses who are already licensed in another state".

U.S. Attorney for the Middle District of Georgia William Keyes said he was a U.S. Army veteran and reservist, and that it was an honor that servicemembers are receiving full protections under the SCRA.

"I am grateful for our strong partnership with state officials in reaching this resolution, which

ensures that servicemembers and their spouses with professional licenses can relocate to Georgia and continue their careers and lives here more smoothly," he said.

The release said an investigation was led by the Civil Rights Division and U.S. Attorney's Office for the Northern District of Georgia with assistance from U.S. Attorney's Offices for the Middle and Southern Districts of Georgia.

These judicial circuits revealed multiple complaints from servicemembers regarding the Georgia Boards' "previous refusal to recognize out-of-state

See **SETTLEMENT** pg 2A



Easter excitement in Perry Order of the Eastern Star hosts community egg hunt



Brieanna Smith/HHJ

On Saturday, the community came together for an Easter egg hunt at Creekwood Park in Perry. Guests were joined by city leaders for fellowship and a cookout, while children smashed piñatas and searched for the elusive golden egg. A bike giveaway rounded out the festivities. The event is proudly hosted by the Eastern Star Eve Chapter 735 and the Masonic Adam Lodge 734. See more from the event on page 8A and hhjonline.com.

Jon Nichols hopes to continue his calling by serving on the Board of Education

By **OWEN JONES**
HHJ Staff Writer
owen@hhjonline.com

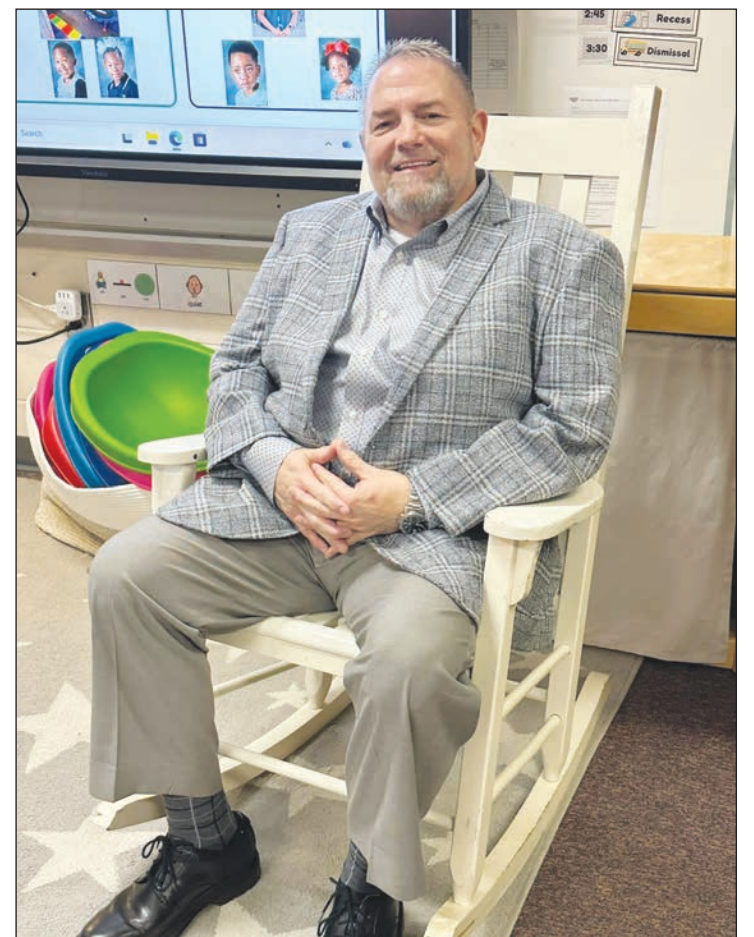
HOUSTON COUNTY — Life-long Houston County resident Jon Nichols is seeking reelection to serve on the Houston County Board of Education Post 4. Nichols attended several schools in the area and graduated from Northside High School in 1982.

After graduating, he moved away from Houston County for a few years. Nichols came back in 1989 and has been in the area ever since. He married his wife, Laura, in 1992 and they have two sons, Zachary and Cory. Both graduated from Northside High School.

Nichols' public service journey started in 1996. He said Northside High School Football Coach at the time, Conrad Nix, asked Nichols to join the Executive Committee of the Booster Club for the high school. Nichols is in his third term as Booster Club President and is going on his fourth year as Booster Club President for the Northside High School Football Team. He also served on the high school's school council for seven years.

Recently, Nichols was also inducted into the Class of 2026 Northside High School Hall of Fame for his dedication to the school and community as a whole.

When he's not serving on the Board, Nichols has worked as the Service Center Manager at Bughouse Pest Control for the past 14 years.



Nichols

Nichols' inspiration to serve goes way back. Back in the fifth grade, he was the Optimist Student of the Month and said he got to sit in Henrietta McIntyre's seat on the City of Warner Robins City Council.

"[That moment] gave me the want to to serve my community, [Warner Robins] which I love greatly and Houston County," he said. "I'm a servant at heart and most people call me a servant leader."

Nichols took that servant leadership and served on

the Centerville City Council from 2012 to 2016. He said he worked very hard for the city and learned a great deal from his experience on the council. Nichols then ran for the Warner Robins City Council twice, unsuccessfully, which he said was God telling him the City of Warner Robins was not where he needed to serve.

Around late 2020, a friend of Nichols told him a group of people wanted to encourage him to run for the

See **NICHOLS** page 2A



PERIODICAL

Mom's Club hosting yard sale to help local girl with rare disorder

By **SANDRA HERNANDEZ**
HHJ Staff Writer
sandra@hhjonline.com

WARNER ROBINS — Each year, the Mom's Club of Warner Robins hosts a benefit yard sale to support local charities and children. This

year, the sale is dedicated to supporting eight-year-old Ellie Graff, a local girl facing significant medical challenges.

Shortly after she was born, she was diagnosed with a rare

See **SALE** page 8A



Courtesy: Misty Reynolds

Administrative Vice President Misty Reynolds (left) and other members of the Mom's Club prepare for their Annual Benefit Yard Sale.

Word of the Day

By this we know that we abide in Him, and He in us, because He has given us of His Spirit. — 1 John 4:13 (NKJV)

Inside

Opinion, 4A
• Viewpoints
• Jim Balletto

Lifestyle & Faith, 5A
• Lewis Kiger
• Tim Lewis

Entertainment, 6A
• Jack Bagley
• Puzzle

Sports, 7A
Legals, 1B-8B

THE INSIDE

Georgia Republicans push through last-minute income, property tax cuts



Rep. Shaw Blackmon, R-Bonaire, presents an amended version of House Bill 1116 on crossover day on Friday, March 6, 2026, at the Georgia State Capitol Building.

By **TYTAGAMI**
Bureau Chief
Capitol Beat News Service

ATLANTA — Georgia House and Senate Republicans with competing agendas managed to push through income and property tax cuts as the curtain closed on the 2026 Georgia legislative session after midnight Friday.

The Senate did not get its elimination of income taxes. The House did not get its elimination of property taxes.

But both taxes would become smaller if Gov. Brian Kemp signs the two bills into law.

Owing to the late hour, Senate Republicans had to repurpose a hemp farming bill to send a property tax cut to the House.

The measure would basically shift money from homeowners' right pocket to their left: the property taxes on their homes could be reduced by the income from a new penny sales tax.

It also would suppress the increase in valuations of owner-occupied homes, limiting the rise of those "homesteaded" properties for tax purposes to the rate of inflation.

Commercial properties — and renters — would not benefit from either provision.

The state House had had a similar idea, but it ran afoul of the state Constitution. A two-thirds vote was required for adoption, and Democrats opposed it, denying passage of House Bill 1116 in early March.

So the Senate came up with a legal workaround that would allow local legislative delegations to call for such changes, making it politically easier to get the necessary two-thirds vote for each of Georgia's 159 counties. The new sales tax would then go to voters in a referendum.

That income tax revenue would bypass government and go straight to homeowners.

"We think there are about 110 counties and all the cities within those 110 counties that could pretty much eliminate their homestead property taxes for county and city with that one-time sales tax," said Clint Mueller, deputy director of ACCG, the association for Georgia's county commissioners.

Local governments would see revenue growth constrained by the inflation cap on home values. But when a property changes hands, or when there is new construction, the value would reset to

the current market. So fast-growing jurisdictions and those with a higher proportion of their tax base comprising properties that are not occupied by homeowners would be less affected.

Cities and counties could also raise their property tax rates. So could school districts, although, unlike cities and counties, nearly all of them are limited by law to a maximum rate of 20 mills, Mueller said. (A mill equals a dollar for every thousand dollars of assessed value.)

Sen. Blake Tillery, R-Vidalia, presented Senate Bill 33, formerly the hemp bill and now containing a mutation of HB 1116, on the Senate floor less than half an hour before midnight Thursday.

It passed despite firm opposition from Democrats, the minority party.

In the House, as the clock ticked toward 1 a.m., Rep. Shaw Blackmon, R-Bonaire, who'd been leading the charge on the House's primary agenda of property tax reduction, acknowledged that the cut would pass by hitchhiking, allowing senators to take the credit.

He recounted a line from a favorite Marvel movie, involving the character Dr. Strange: "it's not about you," Blackmon said. "And we're going to do what's best for the taxpayer."

House Republicans sent the bill to Kemp, overriding opposition from Democrats, also in the minority in that chamber.

Later, House Speaker Jon Burns, R-Newington, expressed mixed emotions about the outcome.

"The bill that came back to us was not strong enough," he said. "There were several different initiatives we had in our property tax bill that would have been more meaningful for our property taxpayers." But it was still a "robust" tax cut, he said, vowing to push further next year.

If Kemp signs House Bill

See **CUTS** page 8A

Two hospitalized after Easter morning shooting

By **BRIANNA SMITH**
HHJ Managing Editor
brianna@hhjonline.com

WARNER ROBINS — A shooting this weekend in Warner Robins sent two people to the hospital on Easter Sunday.

According to a press release, on April 5, close to 3 a.m., officers responded to a fight with

shots fired at the 600 block of Clemson Drive.

On scene, officers located one victim, 45-year-old Tiffany Bailey, with a gunshot wound to the leg. She was taken to a local hospital for treatment.

A second victim, 25-year-old Lucas Dexter, arrived later to the hospital that day with a gunshot wound to the leg

from the same incident.

The Criminal Investigations and Identification Criminalistics divisions responded to process the scene and investigate.

Anyone with more information is encouraged to contact Det. Elizabeth Smith at (478) 302-5380 or Macon Regional Crimestoppers: 1-877-68CRIME.

NICHOLS

From page 1A

Board of Education. He said the Board of Education just updated its district mapping. Before, he was in Dr. Rick Unruh's district.

He and his wife talked and prayed about running, and on the last day of qualification, he put his name in the hat to serve on the Houston County Board of Education. He ran unopposed.

"I want to serve because I love Warner Robins, Centerville, Perry, Houston County, Georgia and Middle Georgia," he said. "I really care because people cared about me. I want to give back and let everyone in Houston County know there are people who truly care, love and want them to succeed just like I have had the opportunity."

Nichols still believes he is not done serving on the Board and that it should continue.

"Dr. Ricky Rogers has come in now and has taken the bull by the horns, and we really have a great Board of Education and school district," he said. "I believe we can still be the best in the state and we're striving to get there. Together, we do that

and work hard to make sure we do the right things for Houston County, Georgia."

If reelected, Nichols wants to make sure the legacy schools in the district are protected, including Miller, Parkwood and Westside Elementary; Warner Robins and Northside High Schools; and Huntington Middle and Pearl Stephens Elementary. He said Houston County would not be where it is today without those schools.

"I'm that guy that is going to make sure that those [schools] are not forgotten," he said. "I'm going to make sure not only Veterans and Houston County High School get the best of the best, but also that Warner Robins and Northside High School get the best of the best and Perry of course. For the county itself, we have the best five high schools in the State of Georgia."

Nichols' leadership style may have changed in recent years; however, Nichols said he listens well and takes every decision seriously.

"I pray about it, think about it and figure out what's best for where we are right now," he said. "My leadership style is to do it the right way, make sure we're doing it as effi-

ciently as possible and make sure we're all on the same page as it's not about [me]."

Nichols hopes to keep doing what he's doing if reelected to the Board of Education for the last three and a half years.

"I'm going to be that person that asks the hard questions and makes sure if I don't know something I'm gonna ask that question," he said. "I have to answer to God, my wife, my boys then everybody else. If I don't answer in that direction then I'm doing it all wrong, and that's what's made me the leader I am today."

Nichols described himself as "your next door neighbor" and someone who will stand up for you and always take care of everyone, not just himself.

"I'm the guy that's going to listen," he said. "They should vote for me because if they want the guy that's going to take care of them and their family, then [I'm] the one to vote for."

Jon Nichols is running for the Houston County Board of Education Post 4 and will be going up against Sheila Ashley. The General Primary Election is May 19.

SETTLEMENT

From page 1A

professional licenses". This resulted in spouses being unable to work and provide for their families after relocating to Georgia for military purposes.

The release said the U.S. estimated that up to 5,000 servicemembers and

military spouses may be entitled to compensation from this \$3 million settlement. The occupations covered by the settlement include: teachers, nurses, electricians, plumbers, cosmetologists, barbers, opticians, massage therapists, physical, occupational, and speech therapists, pharmacists and social workers.

The DOJ said that those who applied for a professional license from one of these Boards as early as January 2023 and were wrongfully denied can contact the United States Attorney's Office for the Northern District of Georgia at USAGAN.CivilRights@usdoj.gov or call (404) 581-4626.



SAVE the DATE

Join us Saturday, April 18, 2026!

The HALO Group's Celebration and Vision Dinner

Registration is open now through April 10th!

- Guest speaker S. Michael Craven (Colson Fellowship)
 - Live music
- Silent Auctions, Raffles, Door Prizes
 - Delicious catered dinner

\$75 per person
Come GROW with us!

















CALENDAR

FVSU Ham and Egg Legislative Breakfast

April 9 | 7:30 a.m.
1005 State University Dr,
Fort Valley

Fort Valley State University's (FVSU) Cooperative Extension Program will host the 44th Ham and Egg Legislative Breakfast in the C.W. Pettigrew Farm and Community Life Center on FVSU's campus. Doors will open at 7 a.m.

U.S. Rep. Sanford D. Bishop Jr. of Georgia's 2nd Congressional District will preside over the event.

The Ham & Egg Breakfast provides an opportunity for farmers, agricultural stakeholders and elected officials to come together and discuss agricultural operations and concerns.

Other legislators scheduled to appear include Georgia State Sen. Russ Goodman of the 8th District and State Reps. Robert Dickey (District 134) and Patty Marie Stinson (District 150).

Tyler Harper, Georgia's agriculture commissioner, is also scheduled to give updates.

The Ham and Egg Breakfast stems from the original "Ham and Egg Show," created by former

FVSU agricultural instructor Otis O'Neal, which ran from 1916 to 1966.

To register online for the breakfast, visit fvsu.ag/hamandegg2026reg.

For more information, contact Cynthia Willis, director of the FVSU Agricultural Technology Conference Center, at (478) 827-3977 or (478) 827-3113 or by email at Willisc01@fvsu.edu.

Houston County Celebrates Earth Day

April 18 | 10 a.m. - 2 p.m.
2030 Kings Chapel Road,
Perry

Houston County will celebrate Earth Day at the Houston County Extension Pavilion. This free family event will offer learning stations, craft projects, educational exhibits, face painting, and more.

Two exhibitors will bring wildlife and be available to answer questions. Vendors will also be onsite to offer a variety of items for sale, including plants.

Earth Day has been observed since 1970 to promote protecting the environment and raise awareness about preserving Earth's resources.

For more information, call the extension office at (478) 987-2028. To learn more about the UGA Extension office, visit www.extension.uga.edu.

Hometown Heroes: Celebrating Military Kids Food Truck Roundup

April 16 | 6 - 9 p.m.
105 Mulberry Court,
Warner Robins

In recognition of the Month of the Military Child, this Food Truck Roundup will celebrate the strength and resilience of children in military families. The event will feature food trucks, music, and activities for all ages at Perkins Field.

21st Annual Old Book Sale

April 23 - April 25
Thu. & Fri. 9 a.m. - 7 p.m.
Sat. 9 a.m. - 3 p.m.
401 Golden Isles Pkwy,
Perry

Houston County Friends of the Library is hosting the 21st annual Old Book Sale at the GA National Fairgrounds in the Georgia Grown/Baby Barn Building.

Over 90,000 books in 60 categories will be in the building ready for sale.

Admission will be \$10 on Thursday from 9 a.m. to noon and \$5 from noon to 7 p.m.

Admission will be free on Friday and Saturday. All items half price on Saturday! Cash, check, credit, and debit all accepted. Convenience fee for electronic transactions.

For more information, please email: hocofriendsoftthelibrary@gmail.com or, visit houpl.org, click "Support the Library, click "Friends of the Library".

Find us on Facebook: Houston County Friends of the Library.

PHS Class of 76 Fish Fry

May 2, 2026
1101 WF Ragin Dr, Perry

Police Week Observance

May 10 - May 16
Various locations, Warner Robins

During National Police Week, the Warner Robins Police Department will host several events to honor law enforcement officers who have lost their lives in the line of duty and to recognize the dedication and service of officers who continue to protect the community.

Night of Blue Lights Food Truck Roundup

May 14 | 6 - 9 p.m.
105 Mulberry Court,
Warner Robins

This special edition of the Food Truck Roundup coincides with Police Week and highlights the work of local law enforcement and first responders. Residents are encouraged to come out, enjoy great food, and show their support for those who serve.

TSgt. James Austin Wallace, USAF (Ret.)

TSgt. James Austin Wallace, USAF (Ret.), 93, entered into rest on Saturday, March 28, 2026.

Born on August 11, 1932, in Pitts, Georgia, James was the son of the late Harold and Marjorie Parkinson Wallace. A proud patriot, he honorably served his country in the United States Air Force for twenty years, retiring with the rank of Technical Sergeant. Following his military career, he continued his dedication to service as a civilian at Robins Air Force Base for more than twenty-five years, retiring a second time and final time.

James shared a lifelong love with his late wife, Melba, his childhood sweetheart. Together, they built a life full of cherished memories, they enjoyed adventuring across the country, especially while Coachman Camping and fishing side by side. He was a devoted father and grandfather who deeply loved his family. A man of strong character, James was known for his kind heart, sharp mind, and fierce loyalty.

He took great pride in his home and yard, always tending to them with care. In his leisure time, he enjoyed cheering on the Atlanta Braves and the Georgia Bulldogs. His legacy of service and dedication extended to his family, as all four of his sons proudly served in the military.

James will be remembered as a loving husband, devoted father and grandfather, and a proud and honorable veteran whose life was marked by service, strength, and unwavering commitment to those he loved.

In addition to his parents, James was preceded in death by his devoted



wife of 73 years, Wilhemia Melba Wallace; and his beloved son, Dwain Marcus Wallace.

He leaves behind a legacy of love and cherished memories, lovingly carried on by his sons, James Austin Wallace, Jr., Dexter Lynn Wallace (Judy) of Covington, and Dwight Anthony Wallace of Raleigh, North Carolina; his grandchildren, James Austin Wallace III, Tiffany Whittington, Donnie Wallace, Ashley Wallace, Austin Wallace, Amber Stallings, Haley Rybarczyk, and Brett Wallace; his twelve great-grandchildren.

Visitation will be Thursday April 2, 2026, from 10:00 a.m. until 11:00 a.m. at McCullough Funeral Home. A funeral service will be held at 11:00 a.m. in the chapel of McCullough Funeral Home. Afterward, TSgt. James Austin Wallace, USAF (Ret.) will be laid to rest in Magnolia Park Cemetery.

For friends unable to attend at this time, the service will be streamed live at <https://www.youtube.com/@McCulloughFuneralHome> via the McCullough Funeral Home's YouTube page.

McCullough Funeral Home and Crematory has the privilege of being entrusted with these arrangements.

Community Calendar

Email your information to: brianna@hhjonline.com

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Perry, GA 31069

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VIEWPOINTS

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DuBose Porter
Executive Director

Pam Burney
General Manager

Don Moncrief
Publisher
publisher@hhjonline.com

Brianna Smith
Managing Editor
brianna@hhjonline.com

Lori Kovarovic
Advertising Director/Sales
lori@hhjonline.com

Anna Carter
Diana Busby
Legals, Classifieds & Circulation
anna@hhjonline.com

Clay Brown
Sports Editor
clay@hhjonline.com

Our Goal

The Houston Home Journal is published for the citizens of Houston and surrounding counties by a division of The Georgia Trust for Local News. Our goal is to produce quality, profitable, community-oriented newspapers that you, our readers, are proud of. We will reach that goal through hard work, teamwork, loyalty and a strong dedication towards printing the truth.

The Houston Home Journal is a periodical, mailed (ISSN 471) in Perry and is published Wednesday and Saturday by Houston Home Journal P.O. Box 1910, Perry, GA 31069; 478-987-1823
POSTMASTER: Send address changes to: P.O. Box 1910, Perry, GA 31069.

Subscription Rates:
In county - \$88
Senior Citizen (60) - \$78
Out of County or State - \$98
Online Access only - \$58

Share Your Viewpoint

There are three ways to submit a Letter to the Editor: Email it to brianna@hhjonline.com, mail it to Houston Home Journal at 1210 Washington St., Perry, GA 31069, or drop it off at the same location between 8:30 a.m. and 5 p.m. Monday-Friday. Letters must include the writer's name, address and telephone number (the last two not to be printed). The newspaper reserves the right to edit or reject letters for reasons of grammar, punctuation, taste and brevity.

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Were my coworkers hip with the slang?

THE EDITOR'S EXPERIENCE

BRIANNA SMITH



Could you define "delulu" under pressure? Language is ever evolving, and what was once cool to say when I was a teen is now "unc," as the kids call it. Every generation has its own terms, so to bridge the gap, I wanted to see how much we really knew about each other. So, I, a millennial who thinks they are pretty cultured, challenged my coworkers to "The Generational Slang Showdown." The premise is simple: participants from each generation (Baby Boomers, Gen X, Millennials, and Gen Z) were challenged to correctly define slang terms and creatively use them in a sentence. Nine of my coworkers threw their hats in the ring:
Team Boomer (1946-1964):
• Don Moncrief - Publisher, Houston Home Journal
• Jack Bagley - Editor, The Star-Mercury Vindicator
Team Millennial (1981-1996):
• Kayley Trischan - Graphic Designer, Houston Home Journal
Team Gen Z (1997-2012):
• Sandra Hernandez - Staff Writer, Houston Home Journal
• Owen Jones - Staff Writer, Houston Home Journal
• Evelyn Davidson - Features Editor, The Macon Melody
• Alaysia Ezzard - Community Reporter, The Macon Melody
• Casey Choung -

Community Reporter, The Macon Melody
• Micah Johnston - Sports & Newsletter Editor, The Macon Melody
It was a nail-biter of a competition (I think. We did the quiz over email.) After patiently waiting, the results were in... The winning team... (drumroll, please) was Gen Z!
Gen Z, first of all, showed up in more numbers than their older counterparts. (Probably because they're more tech-savvy.) And out of the Gen Zs, five of them had perfect scores.
To give credit where credit is due, however, one of the Boomers got a perfect score (Don), and so did Kayley, our resident Millennial.
With that in mind, here were some of the more memorable responses to our slang terms.
Groovy (Baby Boomer), meaning "cool or awesome":
• "Jason's mustache is real groovy." - Casey
• "Your poodle's haircut looks real groovy!" - Kayley
• "Bell bottoms. A VW bus. He was about as groovy as it gets." - Don
Square (Boomer), meaning "boring or unconventional."
• "People have called me square my entire life." - Jack
• "Don't be such a square Barbara, we're just going on a double date." - Owen
• "Come to the concert, don't be a square!" - Micah
See SMITH page 5A

Professionalism in college athletics

Dear Readers, "March Madness" used to be one of my favorite times of year. College programs did battle every two (2) or three (3) years with the same players, and Hall of Fame coaches slowly melded core players into a seasoned group. The work that Tom Izzo did with upper-class guard corps, making a deep run almost every Tournament was inspiring. As much as the upstart, usually senior-laden starting lineup, mid-Major upsets of the Blue Bloods.

Major basketball and football programs have garnered colleges millions, if not billions, of dollars, chewing up student-athletes in the process. We love the competition. This, in turn, exploded the cost of television broadcast rights. The pious excuse for this soullessness is that those broadcast profits floated unprofitable sports like gymnastics, swimming, lacrosse, and field hockey.

The seedy side was a Kevin Ross. A four-year graduate of Creighton University, a mid-sized competitive basketball program, he couldn't read. He had a solid NCAA career, but was not NBA material. He toiled for his alma mater without financial compensation and received a worthless parchment as his only reward.

Those days are gone. Ed O'Bannon was a star basketball player at UCLA, scoring 30 points and pulling down 17 rebounds in leading his squad to winning a national championship in 1995. He never quite made it professionally, but he was a big deal in college.

When his professional career flamed out, he sued the NCAA in U.S. District Court for antitrust violations on behalf of a class of all basketball and football student-athletes. In 2014, District Court Judge Claudia Wilken ruled that the NCAA unlawfully restricted graduates from profiting from their own likenesses; the 9th Circuit affirmed her decision in 2015, though the Supreme Court declined to weigh in.

A half-decade later, the NCAA voluntarily went even further, adopting a policy that permits its scholar-athletes to license their likenesses. Name, Image, and Likeness (NIL) became the coin of the realm by which students sold themselves to the highest bidder. With transfer rules also loosened by COVID, each year has become a mad dash to the transfer portal - the University of Indiana's National Champion Hoosiers a shining example.

Oddly, NIL has slowed

THE LAW MAN

JIM ROCKEFELLER



the parade of underclassmen going professional. In some cases, staying an extra year or two and collecting millions in NIL allows athletes to be more selective about when they are ready for the rigors of playing against men. NIL has also helped some students in participating in less glamorous sports, like gymnastics and swimming, to profit from their amateur status.

Amari Bailey is the countervailing trend. He was a major basketball recruit at UCLA. He played only one year collegiately and declared for the 2023 NBA draft, hiring an agent in the process. He was drafted in the second round that year by the Charlotte Hornets, played all of 10 NBA games in his rookie season on a 2-way contract, and toiled mostly in the G League for 2 years.

He wants to go back to school after failing in the G League. The NCAA is refusing to let him have a "do over." The 2nd-round NBA contract he signed paid him only \$565,000, far less than a major college NIL contract.

Precedent may not be on the NCAA's side. Charles Bediako successfully obtained an injunction in state court, allowing him to play last year for the Alabama Crimson Tide after 2 years in the G League.

The NCAA may be losing its grip on students. It cannot allow undergraduates to maintain their United States amateur status after playing professionally at an international level. It tried to adopt an "actual and necessary expenses" exception in 2010 to allow colleges competing abroad to open up to international students. This excep-

tion portends a flood blurring the professional/amateur lines.

The reality of "pay for play" may also be changing, and Judge Claudia Wilken is once again prime and center. Grant House, a former Arizona State Sun Devil swimmer, successfully sued the NCAA over revenue-sharing restrictions capping NIL payments.

The "House settlement" dictates oversight of NIL contracts is now market-driven, policed by an independent auditor (Deloitte) and individual conferences, not the NCAA. The power brokers are a College Football Playoff behemoth outside the NCAA's jurisdiction.

The NCAA's Ivory Tower is crumbling. The financials of free-market profits are loosening their grip on student athletics. March Madness may look very different next year.

Warner Robins attorney Jim Rockefeller is the former Chief Assistant District Attorney for Houston County and a former Assistant State Attorney in Miami. Owner of Rockefeller Law Center, Jim has been in private practice since 2000. E-mail your comments or confidential legal questions to ajr@rockefeller-lawcenter.com.



Artificial intelligence will proceed with or without us

COLUMNIST

CHARLIE HARPER



It's presented as an opportunity to some, but received as an excuse and scapegoat for change by many others. For those looking at current and future careers, it's probably best viewed as an accelerator pedal. It's going to take a lot of current technology's progress arc, and step on the gas.

Change is coming, with or without AI. This is just a truism in life.

Some of us deal with change better than others. When we're constantly told our ability to pay bills or even find a job is at risk, our resistance to that change increases exponentially.

We're now seeing that resistance pop up from the usual suspects who want to tell you not only that we can stop change, but that we should reject what is new (and is thus perceived as dangerous). They have little to stop the development of the software stack or chip designs making great leaps in AI, so they're targeting data centers.

There may be legitimate reasons to block the construction of a data center in a specific location. Zoning laws

do exist, after all. Pretending that slowing down the development of data centers will solve the problems associated with AI will have the same result as pretending suburban sprawl can be stopped with impact fees, building design standards, and random rezoning moratoriums and/or rejections.

Change will still happen. It will just be more disorganized and more expensive. How we individually and as cities, counties, states, and a country prepare for it will determine its impact on our lives and our economy. It's important that we approach the topic not with a view that AI is good or bad, but rather, that it "is."

AI exists. Under the umbrella of this term lies many new technologies that can and will affect the way we work and live. It will affect our vocations and our avocations. Attempts to stop this change by slowing it down will only make the outcomes more disjointed and expensive, while also likely allowing foreign adversaries to take the lead in what and how these technologies are

developed.

So back to the question, "What do you want to be doing now as a grownup?" This is a question we all should be asking ourselves, and it deserves a mature, grownup answer.

Those of us not yet retired need to understand that employers pay us for the value we can create for them. AI will likely replace many tasks we currently perform for our wages.

There are two broad options for those in and those soon to be in the workforce to deal with this. We can learn and use these tools to become more efficient and thus more productive. Alternatively, we can choose jobs and career paths that are harder to replace with technology alone.

There are no easy answers. The truth is, however, there never has been.

Whether in an agrarian economy that was largely dependent on the weather, an industrial revolution that forced changes in labor and pollution standards, or the advent of computers and software, workers have always had the uneasy challenge of figuring out how to adapt to what initially looked like a scary new world.

We can pretend it's not happening and try to hide from what is likely inevitable. Or, we can do what grownups must do, and plan for adjustments now to ultimately ensure we are among those rewarded from change that will happen with or without our participation.

LIFESTYLE & FAITH

Choosing diamonds over dirt

Recently I was doing what I do far too often ... I was sitting in my chair at home in front of the TV, mindlessly doom-scrolling reels on social media. Most of those short videos are just silly or dumb, and lead to little more than brain rot. Yet, many of us still waste an inordinate amount of time doing that very thing.

However that particular evening, an amusing, and somewhat thought-provoking video began to play. In this short clip, a father offered his young son (three or four-years-old I'm guessing) the choice between 10,000 dollars or two Oreos. Read that again: \$10,000 or two Oreos!

Believe it or not, the kid chose the cookies over the cash! Repeatedly, the father asked, "are you sure?" The boy affirmed his choice and delightfully ate his sweet treat. Of course, every adult watching this realizes just how childish was his choice. After all, ten grand can buy a truck load of cookies!

However, seeing that made me wonder; how often do we grown-ups do something very similar? How readily do we behave like this little boy, and exchange something of great value for something that only satisfies for a few moments?

The Old Testament char-



COLUMNIST

PASTOR LEWIS KIGER

acter Esau did this. He came dragging home one day, fatigued and famished following a long and unsuccessful hunting trip, and in a hasty instance of child-like irrationality, he sold his birthright for a bowl of beans (Genesis 25:29-34). Esau traded something of immense spiritual and material worth to satisfy his temporary cravings.

Sure, he was hungry but to exchange an irreplaceable spiritual commodity for something that only brings short-lived satisfaction was not only unwise – it was foolish. I suppose, at that moment, physical gratification meant more to him than God's blessings. But like the kid in the video, Esau made a really dumb decision (to put it bluntly).

Yet, how often are we guilty of the same thing?

There is a question I sometimes ask people; would you be willing to trade a handful of diamonds for a fistful of dirt? The answer of course, is always an emphatic NO!

And yet, spiritually speaking, we do that very thing far too often. We swap diamonds for dirt.

Said another way, we exchange invaluable eternal blessings for transient earthly pleasures. God offers true and lasting delights, and yet we trade that away for silly stuff that never truly satiates the soul. If you view life with eternity in view, you can see how readily men and women, boys and girls do this very thing over and over again.

Let me give you some examples: If we neglect to habitually read our Bibles, but waste time everyday doomscrolling on Facebook, we have chosen dirt over diamonds. If we spend hours in front of the TV, but cannot spend minutes in prayer – we swap precious silver for shifting sand. When we consistently opt out of corporate worship on Sundays to sleep late, go to the lake, or just be lazy – we have chosen a bowl of beans over God's blessings.

I am not trying to be legalistic, but maybe it would be profitable for all of us to examine our own actions and consider how often we (proverbially) chose dirt over diamonds. Are we not all guilty of acting like Esau, and exchanging God's approval for what pleases the flesh?

Do you not see men and women who spend their entire lives in pursuit of earthly goods, at the expense of their own soul? Christians and non-Christians alike, trade away their birthright for a bowl of beans!

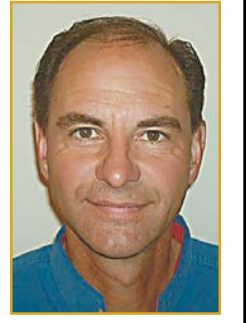
Entertainment, hobbies, and pleasure all have their place – but to value these things over God and His word is to trade diamonds for dirt. When we choose temporal delights over spiritual treasures, it reveals just how immature and worldly-minded we are. More often than we care to admit, we are like the child in the video who chooses cookies over cash.

Dear reader, let me encourage you to value God's diamonds over earth's dirt and you will never be sorry. Treasure Christ above all things! Because one day, all the cash and the cookies and everything else is going to melt with a fervent heat and all that will matter is what we have done for Christ.

More on marigolds

LET'S GARDEN

TIM LEWIS



Last week the marigold was the subject of this space. We said that the ever-popular annual bedding plant comes in many different varieties and in four basic types: African (American), French, triploid, and signet. Today, we will look closer at the latter three and at general marigold culture.

The French marigold, (*Tagetes patula*) is a short marigold with small flowers. Plants range in height from five to 14 inches. Flowers may be single, semi-double, or double, with colors ranging from yellow to orange to bronze and mahogany. Most flower heads are crested, with the center petals standing above the outer petals. The single forms are sometimes called anemones, and are becoming more popular.

Some fine French varieties are Disco Flame, yellow with a mahogany center; Aurora Light Yellow, a semi-double; Janie Primrose Yellow, a double-flowered variety; Bonanza, Safari, Sophia Queen, and many others.

Triploid marigolds (*Tagetes erecta* x *patula*) have the traits of both African and French types—large flowers and a neat growth habit. These hybrids are called triploids because each plant cell has three sets of chromosomes instead of the usual two. Having three sets makes them sterile, like mules.

Even though they bloom they can't produce any seeds, so they direct their energy into flowering—from early in the season until fall. One problem, however, with triploids has been their seed's low viability, which was, until recently, only about 35 percent. Recently, though, breeders have succeeded in developing varieties with germination rates as high as 90%.

Triploid marigolds

range from seven to 14 inches tall. Colors range from yellow to gold to orange, plus combinations of these. Flowers may be semi-double or double.

The least known of the four marigold types is the signet marigold (*Tagetes tenuifolia*). It has very small, single, yellow or gold-colored blossoms about the size of a penny. The foliage is fine-textured and takes on somewhat of a lemony aroma.

Plants are dwarf, growing only eight to 10 inches tall. They are profuse bloomers and are good choices for borders. They, like the French and triploids, are day-neutral plants (not sensitive to day length), so they start blooming early in the season and continue blooming to frost.

Signets are creepers, forming low, spreading mats, and look good in hanging baskets. Some good varieties are Lemon Gem, Tangerine Gem, and Paprika.

Marigolds, during the early stages of growth, generally prefer warm days and cool nights (55 degrees), not-too-rich and not-too-wet soils, and a soil pH of about 6.0 to 7.0. Rich soils encourage lush vegetative growth at the expense of flower production, and wet soils make the plant susceptible to the fungus *Botrytis cinerea*, which causes rotting and discoloring of the petals. The infamous slug also does his best work in wet soils, and can severely damage an otherwise promising marigold crop.

Marigolds are a fine choice for the home gardener. I recommend them highly. Try some!

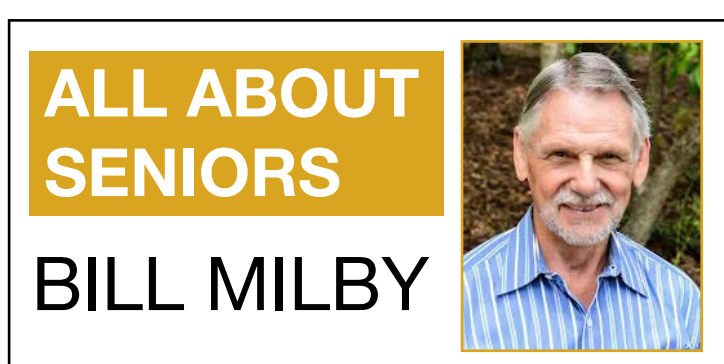
Tim Lewis is a Georgia Green Industry Association Certified Plant Professional, gardening writer, and former Perry High School horticulture instructor. He can be reached at (478) 954-1507 or tmlewis1@windstream.net.

'A Great Awakening' – A great film worth seeing

I don't normally endorse films because there are so few worth watching these days, but every once in a while, one comes along that makes me sit up and take notice. My wife and I saw *A Great Awakening* yesterday, and I walked out of the theater feeling both inspired and hopeful. This isn't just another historical drama—it's a timely story that reminds us where our nation's spiritual and political roots really lie.

The movie tells the true story of an unlikely friendship between the Reverend George Whitefield and Benjamin Franklin. Whitefield started life as a poor young boy in England. Thanks to a scholarship from a generous patron, he received training at Oxford University and was influenced by John and Charles Wesley, the founders of the Methodist Church. What emerged was one of history's most passionate evangelists—a man with a voice that could be heard by huge crowds and a heart on fire for the gospel.

Whitefield first came to America in the 1730s. According to many historians, his open-air preaching



ALL ABOUT SENIORS

BILL MILBY

helped spark what we now call America's First Great Awakening. Thousands upon thousands gathered in fields and town squares to hear him proclaim liberty in Christ. His messages crossed denominational lines and united people in a way that transcended colonial rivalries. That spiritual awakening, the film powerfully suggests, helped give the young colonies the moral courage and unity they needed to declare independence from Britain and ultimately defeat the world's most powerful army and navy.

One of the most fascinating parts of the story is Whitefield's friendship with Benjamin Franklin. Franklin, the clever printer and thinker, saw the commercial value in Whitefield's popularity and published his sermons, which

brought him good profit. Yet Franklin himself never fully embraced the passionate call to personal faith that Whitefield so fervently preached. Still, the two men formed a genuine bond that lasted for years.

Later, when the Continental Congress became bogged down in seemingly hopeless debate over drafting our Constitution in the 1780s, an older Benjamin Franklin rose to speak. Drawing on what he had learned from his friend Whitefield, Franklin made an impassioned plea for prayer and divine guidance. That moment helped turn the tide and get the delegates back on course to create our beloved U.S. Constitution, which we too often take for granted today.

The film does a beautiful job bringing this history to

life. The acting is strong, the production values are excellent, and the story moves at a pace that keeps you engaged from beginning to end. Best of all, it doesn't shy away from the spiritual heart of the matter—how a genuine awakening in the hearts of the people laid the foundation for American liberty.

I highly recommend you go see *A Great Awakening* while it's still in theaters. Released on April 3, 2026, in honor of America's 250th anniversary, it's playing on screens across the country right now. And when you go, take your grandkids with you. For many of them, U.S. history class can feel dry and distant. This movie makes it come alive—showing that real people, with real faith and real disagreements, shaped the nation we inherited.

Who knows? Watching it together might do more than teach history. It might plant a seed. Maybe, just maybe, it could help spark another Great Awakening in our land—one that reminds us that true liberty isn't found only in laws written on paper, but in hearts changed by the gospel of

SMITH

From page 4A

Bread (Boomer), meaning "money."

"Need some bread to buy some bread, man!" - Jack

"After working at the factory for two years, I finally have enough bread to go on that overseas trip." - Owen

Take a chill pill (Gen X), meaning "calm down."

"He's always wired! I wish he would just take a chill pill." - Don

Sike (Gen X), meaning "just kidding."

"Faked a sucker punch at him, then laughed and said, 'sike.'" - Don

Bogus (Gen X), meaning "fake or unfair."

"Some of the 'sales' at Sam's Club are totally bogus — Costco is better." - Evelyn

"The Braves lost the

wild card game against the Cardinals on a bad infield fly rule? That's bogus!" - Micah

Bae (Millennial), meaning "romantic partner."

"Pedro Pascal's my bae 🍷" - Sandra

"Bae and I are going to Mykonos for our anniversary." - Owen

Throw shade (Millennial), meaning "insult someone."

"I'm going to throw shade at her outfit later." - Sandra

"They love to throw shade when no one's around." - Alaysia

Adulthood (Millennial), meaning "handling adult responsibilities."

"I made enchiladas last night, so I've had enough adulthood for the rest of the month." - Evelyn

"I have given up on adulthood and have decided to be a Beanie Baby rancher in Utah." - Kayley

"I just paid my bills, I'm adulting!" - Sandra

No cap (Gen Z), meaning "honestly or not lying."

"The time change has messed with my sleep schedule, no cap." - Alaysia

"I just hit the sickest kickflip, no cap." - Casey

It's giving (Gen Z), meaning "it reminds me of."

"The tornado sirens have been going off in Georgia, it's giving purge." - Evelyn

"It's giving Applebee's vibes." - Casey

"I love the Macon Melody... it's giving journalistic integrity." - Micah

Delulu (Gen Z), meaning "acting delusional."

"You're delulu if you think I'm going to go along with that." - Jack

"You're delulu if you think Beyonce's Act III will be anything but rock." - Alaysia

"David is so delulu if he

thinks he could be Pedro Pascal's long lost twin brother." - Kayley

In the end, although times change and newer generations express themselves differently, these connections show we may be more alike than we realize.

For an added bonus, I'm curious if we can get Gen Alpha (2013-present) slang correct.

If you'd like to try the mini-challenge, simply choose your generation, attempt to define the Gen Alpha slang terms, and use each one in a creative sentence. Then, email your answers and generation to brianna@hhjonline.com.

1. 67
2. Big back
3. Rizz
4. Ohio
5. Sigma

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ENTERTAINMENT

Did You Know...



by Jack Bagley

Did a baseball star and the actor who played him have a connection?

So, how did you do? Last week was the annual April Fool edition of this silly column, wherein I set three items that were totally false, and you had to figure out which ones they were. You probably said, "He'll just tell me next week," and went on with your day.

You were right; I will tell you. The incorrect ones were:

1. The liter was not named after a person. The story about Claude Émile Jean-Baptiste Litre was created in 1978 by a student at the University of Waterloo – to justify using a capital "L" to denote the unit of measurement.

2. Bagpipes are not a Scottish invention. Instruments similar to the pipes have been recorded in Middle Eastern nations during the earliest part of the modern era, long before they arrived in Scotland.

3. The Morse code for "SOS" does not mean anything specific. It's simply three dots, three dashes, and three dots, and very quick

and easy to send repeatedly. And yes, as silly as it sounds, the one about Pistols 'n Petticoats is a real item, not a gag.

I hope you got them all! Now get this ...

Did you know ...

... why fishermen in the Gulf of Mexico were upset with McDonald's™? Up until 1984, the popular restaurant chain offered straws for beverages in yellow and red. That year, they changed the color scheme to yellow and brown, and that's what upset the fishermen. The older colors made great bait for Spanish mackerel. According to Mental Floss, fishermen noted that a single straw could last for three lures, and could catch five times as many fish as any other tool. (It helps if they use a Filet-O-Fish™ as bait.)

... you might have created a paraph? At least once, anyway. A paraph is a flourish at the end of your signature. It is said that they originated as a check against forgery. (And they looked really keen, too!)

... many performers

insure parts of their bodies? For example, actress Julia Roberts (born 1967) has insured her smile for \$30 million. Singer Mariah Carey (born 1970) has her legs insured for \$35 million. Dolly Parton (born 1946) has had her bosom insured for \$600,000. And it's not a new practice, either. Bette Davis (1908-1989) had her waist insured for \$28,000; Jimmy Durante (1893-1980) had his famous nose insured for \$50,000; and Jennifer Lopez (born 1969) has had her backside insured for \$300 million. (I'd love to know what the premiums on such policies are, wouldn't you?)

... a baseball star and the actor who played him in a movie had a previous connection in their lives? In 1925, New York Yankees baseball star Babe Ruth (1895-1948) became ill with a stomach condition that many believed at the time was caused by an excessive consumption of hot dogs and soda, provided mainly by the team's batboy, William Bendix (1906-1964). Rumor had it that Bendix brought

Ruth 30 hot dogs and 12 bottles of soda, rendering him unable to play that day – or any day for several weeks. The Yankees fired Bendix as a batboy after Ruth took ill, but today it is known that Ruth had an intestinal abscess, and that was what kept him out of the lineup.

Twenty-three years later, Bendix - who went on to become an award-winning actor - would portray Ruth in the movie *The Babe* Ruth Story. Additional trivia note: At the time the movie premiered, Ruth - who had wanted to star in it himself - was dying of cancer. He reportedly saw the movie but became uncomfortable and left before it was over. Bendix' portrayal of Ruth was variously called "dreadful," "amateurish" and "wrong from start to finish."

... the composer of the Confederacy's "song" was from the North? Daniel Decatur Emmett (1815-1904) composed the song "Dixie" - or to use its full title, "Dixie's Land" - in 1859. Emmett was born and raised in Mount Vernon,

Ohio, which remained loyal to the Union during the Civil War. It was said that the songwriter was disgusted by the popularity of the song in the Confederacy. (You would think he'd have been happy about the royalties, though.)

... none of the members of the Beatles could read music? All four - John Lennon (1940-1980), Paul McCartney (born 1942), George Harrison (1943-2001) and Ringo Starr (born 1940) - were able to play guitar, piano and drums very well, but never learned to read music. (But they loved you, yeah yeah yeah.)

... timing really is everything? Actor and rapper Will Smith (born 1968) was in debt to the Internal Revenue Service for some \$2.8 million and was on the verge of declaring bankruptcy when he was signed to star in a new comedy series, *The Fresh Prince of Bel Air*, for NBC. Smith had already had many of his possessions taken by the IRS and what income he was making from his rap music was being gar-

nished when the 1990 deal to star in the series was reached.

... the person who would be Emperor of Korea had a very menial job? Yi Won (born 1962) is the great-grandson of Gojong (1852-1919), the first Emperor of Korea, and is head of the Imperial House of Yi. Until 2005, Yi was general manager of Hyundai Home Shopping in Seoul. Active in the drive to restore at least a constitutional monarchy in Korea, Yi would be Emperor of both North and South Korea if the effort is successful, though the North Koreans would not recognize his position. The actual Korean Empire was abolished in 1910 when Korea was basically annexed by Japan. (Good luck, Your Majesty!)

... croissants are not from France? True, the name "croissant" means crescent in French, and the rolls are shaped like crescents, but the flaky roll actually was invented in Vienna, Austria. (How nice!)

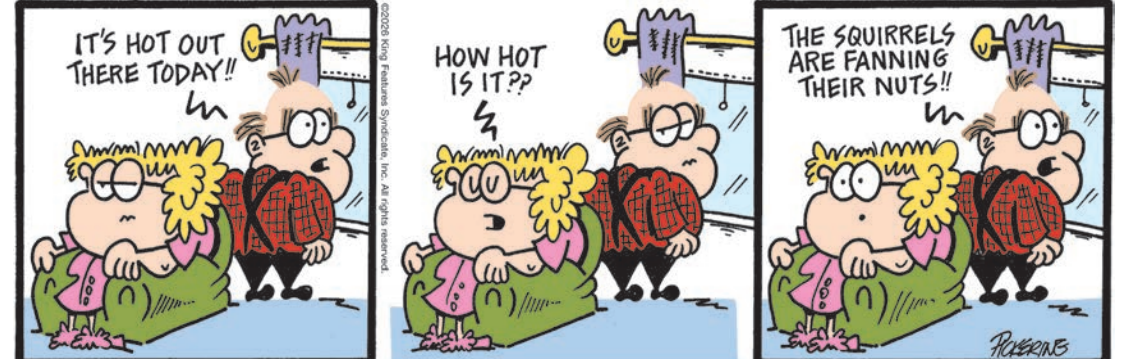
Now ... you know!

Amber Waves



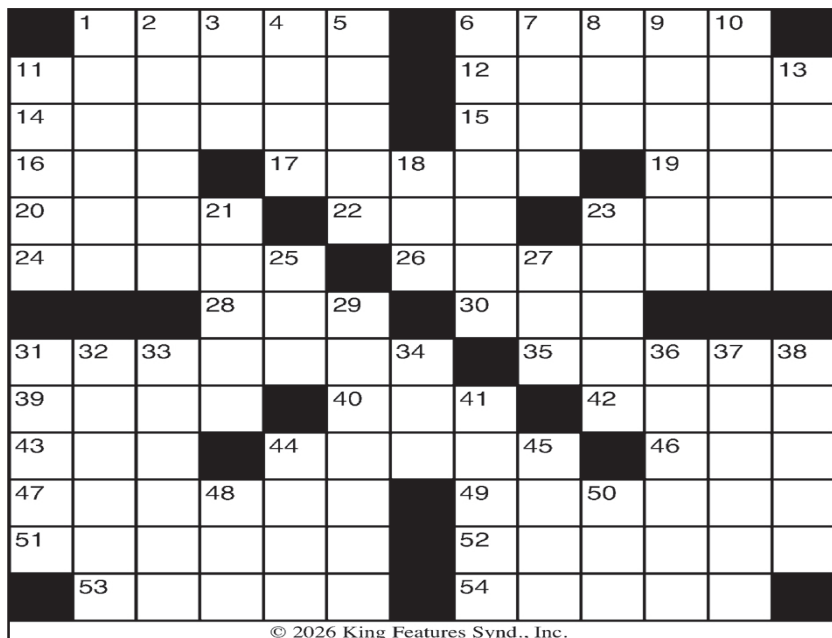
by Dave T. Phipps

The Spats



by Jeff Pickering

CROSSWORD 4-8-26



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CLUES ACROSS

- 1 -- Ark
- 6 Con games
- 11 French novelist
- 12 Heckler's weapon
- 14 "Delta Wedding" author Welty
- 15 Defeated in a footrace
- 16 Govt. stipend
- 17 Roly-poly
- 19 Roast VIPs
- 20 Golf pegs
- 22 Docs' org.
- 23 Lap dog, for short
- 24 Former First Daughter
- 26 Most sore
- 28 401(k) alternative
- 30 Med. plan
- 31 Popeye's veggie
- 35 Muslim legal expert
- 39 Centers
- 40 Possesses
- 42 Uttered
- 43 Before
- 44 "Graceland" singer Paul

- 46 The Browns, on scoreboards
- 47 Chew out
- 49 Tex-Mex treat
- 51 "I, Robot" author
- 52 Leg joints
- 53 Hosiery shade
- 54 Repaired shoes

CLUES DOWN

- 1 Mal de mer
- 2 "Golden" tunes
- 3 Dye type
- 4 Angelic instrument
- 5 Milan's La --
- 6 Tolerate
- 7 Brilliant stroke
- 8 Invoice fig.
- 9 "Little Women" matriarch
- 10 Pancake towers
- 11 Defeats
- 13 Start
- 18 Hollywood's Thurman
- 21 Tibia settings
- 23 Reverent
- 25 Altar in the sky
- 27 "Let me think ..."
- 29 Reach
- 31 Biblical realm
- 32 Least spoiled
- 33 Portugal's place
- 34 Sandwich meat
- 36 Glib
- 37 Inclined
- 38 Concepts
- 41 Remote locations?
- 44 Halt
- 45 iPod model
- 48 Asia's -- Darya river
- 50 Keypad trio



SUDOKU


					2				
				7	6			9	
6		8	2					3	
9	7		5					2	
3			6	8					
		5				3	7		
5	8		2	9				4	
	2	4		8				5	3
	3	9				5	8		

Here's How It Works: Sudoku puzzles are formatted as a 9x9 grid, broken down into nine 3x3 boxes. To solve a sudoku, the numbers 1 through 9 must fill each row, column and box. Each number can appear only once in each row, column and box. You can figure out the order in which the numbers will appear by using the numeric clues already provided in the boxes. The more numbers you name, the easier it gets to solve the puzzle!

2	9	8	5	1	4	6	3	7
3	5	6	7	8	9	4	2	1
7	4	1	3	6	2	9	8	5
1	7	3	2	4	6	5	9	8
4	6	5	8	9	7	2	1	3
8	2	9	1	5	3	7	4	6
5	3	7	4	7	1	8	2	6
6	8	4	8	2	1	3	5	2
6	9	7	6	4	1	7	3	2
9	6	1	9	3	5	8	7	4

Sudoku answer featured above. Crossword answer featured to the left.

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'Fuego' leads Veterans' senior night shutout of ACE

By **CLAY BROWN**
HHJ Sports Editor
clay@hhjonline.com

KATHLEEN — Brandon Fuller, nicknamed "Fuego" by his teammates, is many things.

A future pilot, a budding photographer — and on Thursday night — one of two seniors celebrated on Veterans' senior night.

Fuller went the full seven innings and threw 102 pitches in the Warhawks' 2-0 shutout of the Academy for Classical Education. His two strikeouts don't pop off the page, but in person his ability to keep the ball in the strike zone was dazzling.

He threw 77 strikes (75% of his pitches) and his entire arsenal kept the Gryphons behind in the count all night. ACE only managed six hits and half of those came in the first three innings.

"It was a great feeling. Obviously my family was here so it was great to see that, show out to my friends," Fuller said. "I don't want to take too much credit, my infield did so much. I don't even know how many strikeouts I had, it wasn't that much. But I know my infield was absolutely amazing, and my outfield had so much range."

The defense made Fuller's job an easy one. Their errors were kept at a minimum and they made



Veterans' Brandon "Fuego" Fuller pitched all seven innings of a 2-0 shutout of ACE.

Clay Brown/HHJ

some spectacular plays.

Steven Hafeychuck received a throw from the outfield and just grazed a runner to complete the double play in the third inning. He made a diving catch in the fourth and barely got a tag on second base for the final out.

Trey Byrd tipped what could have been a double and ended up tossing the

first out of the sixth to Fuller at first base. Byrd handled a laser at-em ball during the next at-bat for the second out.

As a pitcher there are times when you can't completely trust your defense. But Fuller had no such struggles against ACE.

"There's some moments where you're like, 'I don't know if [my defense is]

going to be able to do this.' When it came down to tonight...I felt so comfortable every single time I went up to the mound. I was like, 'If I just throw strikes, they're gonna get the balls,'" Fuller said.

This kind of cohesion is only possible because of time spent and the closeness of the team, something head coach Jeff Sans

has seen grow first hand.

"I think even from the last four years that I've been here this group is the closest that I've seen," Sans said. "They have fun together, they play hard together and they're growing together. A lot of young kids."

"Just from the beginning of the year you start seeing them believe in them-

selves a little bit," He continued. "I mean that's part of it when they're really young. They're getting a lot of experience and they're growing up through it."

Though the defense performed well it wasn't the offense's best night. Veterans only mustered four hits.

Their first set of at-bats started with an error that let Kason Flowers reach and two walks. But with the bases loaded and no outs the Warhawks' lone score came from a sacrifice fly.

Landin Grant crushed the first pitch he saw in the third inning to bring Ethan Scott home for the final run of the evening.

But they did just enough. For a young team that's still learning sometimes that's all you can ask for.

"I just think they're fighters," Sans said. "They're learning how to practice, they're learning how to win and learning how to win close games. It's exciting."

UP NEXT

Veterans will host Peach County for a doubleheader on April 3 starting at 3 p.m.

ACE returns to region play against Blackly County on April 7.

Soccer Roundup: Perry, Warner Robins, Westfield return from spring break looking to finish region play

By **CLAY BROWN**
HHJ Sports Editor
clay@hhjonline.com

There was no soccer played in Houston County last week, but all 11 teams return to action this week looking to finish out the regular season.

Here's a look ahead:

Houston County Boys

Houston County (9-5, 6-4 Region 2-5A) is part of the only region in the county that has finished their region schedule, so they've only got a few non-region games left.

First is ACE on April 10 and Perry on April 14, both at home, before finishing the regular season at Warner Robins on April 16.

Houston County Girls

The Lady Bears (11-2, 10-0 Region 2-5A) were crowned region champions two weeks ago and have two non-region contests to help warm up for the post-season.

HoCo opens up with ACE on April 10 and finishes with Perry on April 14, each game at home.

Northside Boys

Boys March 6 score against Thomas County Central still unreported.

Northside (3-10, 1-7 Region 2-5A) won't participate in this year's post-season, so these last three non-region games are all that's left for the Eagles.

They finish up the Crosstown Showdown against Warner Robins on April 8 and host Bleckley County on April 13 in the final home game of the season.

Their season finale is on the road against Perry on April 16.

Northside Girls

March 27 score against Thomas County Central

still unreported.

The Lady Eagles (4-10, 2-7 Region 2-5A) come back from spring break eliminated from the playoffs, though they still have three non-region games to play.

They start with the last leg of the Crosstown Showdown against Warner Robins on April 8 before their home finale against Bleckley County on April 13. Their season ends on April 16 against Perry.

Perry Boys

Perry (8-6, 7-2 Region 1-4A) still has something to play for in these last couple of weeks in the regular season. They'll ramp back up with an April 8 road game against Veterans before hosting Warner Robins on April 10 in hopes of securing their region championship.

Their final two games are at Houston County on April 14 and at home against Northside on April 16.

Perry Girls

The Lady Panthers (9-3, 7-0 Region 1-4A) still have a region game left but they secured their region crown two weeks ago with their first victory against Warner Robins.

They begin their post spring break schedule on April 8 at Veterans before playing their final region game against the Demonettes on April 10 at home.

Perry wraps up their last week of the regular season with an away game at Houston County on April 14 and home contest against Northside on April 16.

Veterans Boys

Veterans (12-4, 8-2 Region 2-5A) comes back from spring break looking to warm up for a home game in the postseason.

They start the slate at home against Perry on April 8 before heading to Northside-Columbus on April 10. Their regular season finishes with an April 16 game against Dodge County.

Veterans Girls

The Lady Warhawks (10-6, 8-2 Region 2-5A) start their on-ramp to the playoffs with a home game against Perry on April 8 before traveling to Northside-Columbus (April 10) and Dodge County (April 16) to finish the regular season.

Warner Robins Boys

Warner Robins' (2-9, 1-6 Region 1-4A) season isn't officially over after the regular season, but they'll need a lot to go their way in the final weeks.

Before getting back to region play they face Northside in the final game of the Crosstown Showdown on April 8.

Then they play Perry on the road on April 10, New Hampstead and Ware County at home on April 14 and April 16 respectively.

Warner Robins Girls

The Demonettes (5-4, 2-3 Region 1-4A) begin their last two weeks of the regular season with a two-game road trip at Northside (April 8) and Perry (April 10).

Their last two games are at home against New Hampstead on April 14 and against Ware County on April 16.

Westfield Girls

Westfield (3-5, 1-4 GAAA District 5-4A/3A) looks to get back on track in district play starting with Calvary Christian, the only team in their district they've beaten, on April 7.

They host St. Anne-Pacelli on April 9 to finish out the week.

Baseball Roundup: Houston County teams emerge from spring break ready to wrap up region play

By **CLAY BROWN**
HHJ Sports Editor
clay@hhjonline.com

There wasn't a lot of baseball last week, but there was enough to keep most Houston County teams warmed up and ready for their final region series.

Here's a roundup of last week's baseball:

Houston County

Houston County (18-5, 10-2 Region 2-5A) took a trip down to Tallahassee, Florida for spring break and came away with one win and a loss.

The win, a 7-6 final against Lincoln, saw the Bears hold on in the final two innings after an attempted comeback by the Trojans.

The second game was a 7-5 loss to Chiles who doled out seven strikeouts and blasted two home runs.

HoCo's final region series is against Lee County, and that starts at home on April 7. The doubleheader will be in Leesburg on April 10.

Northside

Northside (11-12, 2-10 Region 2-5A) didn't have any games last week. They will begin their final region series against Thomas County Central on April 7 on the road. The doubleheader is in Warner Robins on April 10.

Perry

Perry (7-14, 2-7 Region 1-4A) had no games on the schedule last week and will start region play back up at home against New Hampstead on April 7. The doubleheader will be on the road on April 10.

Veterans

Veterans (12-10, 6-6 Region 2-5A) was one of two Houston County teams who played games at home last week.

The first was a defensive clinic on senior night — a 2-0 victory against ACE with a stellar showing from senior Brandon "Fuego" Fuller.

The second was a 6-2 loss to Peach County in the first game of a shortened (by weather) doubleheader on Friday.

The Warhawks' last region

series against Coffee begins at home on April 7; the doubleheader will be on the road on April 10.

Warner Robins

Warner Robins (8-11, 2-7 Region 1-4A) enters their last leg of region play looking to hold on to a playoff spot, which will begin against Wayne County at home on April 6. The doubleheader will be on the road on April 9.

Westfield

Westfield (9-7, 3-3 GAAA District 5-4A/3A) was another team affected by Friday's rainstorm, cancelling their matchup against Stratford Academy.

The game the Hornets did finish last week was a 12-1 loss to Pinewood Christian in five innings.

Westfield still has two more district series to go, but first they play an away game at Southland Academy on April 4 (after the time of writing). Their district series against Brookstone starts on April 7 at home. The doubleheader is April 9 on the road.

Andrew Moore, Agent



478-987-1224

onemooreinsurance.com

**1001 Washington St
Perry,
GA 31069**

State Farm®

More scenes from the Community Easter Egg Hunt, photos by Brianna Smith



SALE

From page 1A

genetic brain disorder called Pontocerebellar Hypoplasia, type 2a.

Administrative Vice President of the Mom's Club, Misty Reynolds, shared that Graff is wheelchair bound and has many medications and therapies. Her development is the equivalent of a three-month-old child, meaning she is nonverbal, tube-fed and has sleep apnea.

However, she is described as very inquisitive and as loving the world around her. Graff enjoys music, water, Cocomelon and all things children enjoy.

Reynolds said her condition requires a lot of medical expenses, especially with therapies and equipment for feeding her.

"The medical bills add up. One of the biggest goals for our yard sale is helping [her parents] with her ongoing needs and expenses for her medical stuff. They travel quarterly for her medical appointments that would help with that," she said.

Reynolds also shared that her parents are aiming to

build a wheelchair ramp at their home because, as she gets older, she is getting heavier. This makes it harder for them to get her in and out of the house; a wheelchair ramp would make it more accessible.

Mom's Club of Warner Robins, a local chapter of an international non-profit, focuses on supporting local moms and the community through service.

Every year since 2017, the club has chosen a beneficiary—this year, focusing on Ellie Graff. In previous years, they have supported local individuals in need, charities, and local non-profits. The club hosts the yard sale and raises as much money as possible for the chosen recipient.

"It's a way that we can come together and give back to the community but the focus also has to be on moms, children or a charity that benefits moms and children," she said.

This year, the club added an extra day due to high demand for the yard sale. Reynolds said they also extended their hours to see if more people would stop by. Every year, the event is

hosted at different locations, and this year they will be at The Well at Centerville.

The yard sale will start on Thursday, April 16, with a pre-sale starting at 2 p.m. to 7 p.m. A donation ticket is available for those who donate before the sale or drop off two non-perishable items; the items will go to their community pantries. The event will continue on Friday, April 17, from 8 a.m. to 5 p.m.

A new addition this year, Family Fun Day, takes place Saturday, April 18, from 7 a.m. to 2 p.m., with family activities beginning at 10 a.m. Bearcat, the Houston County Sheriff's Response Team, Centerville Fire Department, face painting, food trucks, and crafts will be available.

"All of those things are going to be free activities to try and bring in families so hopefully we can get more bodies in there that are finding treasures and helping raise more money," she said. "That's definitely a growth but it's something that, every year, the mom's club members show up and they show out."

Members work week

after week to collect donations, then organize them, Reynolds shared. She said they have noticed growth not just in community participation but in the club. With new members joining, there are more helping hands to make the event even bigger.

Helping the community is the basis on which the Mom's Club was founded, and it is what the local chapter aims to uphold. Throughout the year, the club helps local organizations, mothers and children by volunteering or maintaining their community properties, but the yard sale is a project they look forward to tackling every year.

"We do like to focus the yard sale specifically for the basis of what our group stands for," she said.

The Annual Benefit Yard Sale runs Thursday, April 16, through Saturday, April 18, at The Well at Centerville, 600 North Houston Lake Boulevard. Both cash and digital payments will be accepted.

To keep up with the Mom's Club of Warner Robins, visit their Facebook page: <https://www.facebook.com/momsclubwarnerrobins>.

CUTS

From page 2A

463 into law, Georgians will also pay less for income taxes.

The measure approved by lawmakers would drop the rate to 4.99% from the current 5.19%. It would continue falling over eight years to 3.99% if state revenues remain strong. Income tax deductions would rise, as well, over eight years, from the current \$12,000 for single filers, to \$18,000. The amounts would double for married couples. Dependent deductions also would rise by \$1,000 over eight years from the current \$4,000.

And the state income tax on overtime pay and cash tips would be waived on the first \$1,750.

HB 463 would offset the cuts by eliminating a handful of tax breaks for items like electrical vehicle chargers and the manufacture of cigarettes for export.

Democrats complained that Georgia's top earners would get the most back, and Blackmon responded that they put the most in.

He called it "real, meaningful tax relief."

But Sen. Josh McLaurin,

D-Sandy Springs, said the tax credits being eliminated to pay for the income tax cut would not come close to making up for the lost revenue.

"It's a completely fiscally irresponsible bill," he said, adding that the tax exemption for overtime pay and tips was "a handful of peanuts that we're throwing back" at Georgians.

Sen. Harold Jones, II, D-Augusta, the Senate minority leader, called the income tax legislation, which passed the Senate around 10 p.m., a "cynical attempt at electoral politics," in a year when affordability had become a central talking point.

Tillery, who, like McLaurin, is a candidate for lieutenant governor, admitted the income tax cut was not as big as what Senate Republicans had wanted. They had previously pushed a measure to eliminate state income taxes altogether.

"But it moves the ball forward," he said.

This article and photograph are available through a partnership with Capitol Beat News Service, a project of the Georgia Press Association's nonprofit, tax-exempt Educational Foundation.

**HOMETOWN HEROES:
CELEBRATING MILITARY KIDS
FOOD TRUCK
ROUNDUP**



**APRIL 16, 2026
6:00 - 9:00PM**



**PERKINS FIELD
105 MULBERRY ST.**



Legals

The Houston Home Journal

WEDNESDAY
APRIL 8, 2026

Legal Advertising Information

Legal advertisements are published each Wednesday in The Houston Home Journal newspaper, the designated legal organ of Houston County and the City of Perry, City of Warner Robins and City of Centerville. For information concerning rates, please contact the Houston Home Journal at (478)-987-1823. Notices cancelled after noon on Thursday will be booked for insertion in that edition. Legal ads may be sent via email to hhjlegals@gmail.com. Many legal notices are charged at the rate of \$15.00 per 100 words or a portion thereof for each insertion for the first four insertions. Some specific types of ads, such as divorce, articles of incorporation, articles of merger, petition to adopt, name changes and DUI notices have fees set based on the number of times the notice is inserted. All rates are set by the Georgia General Assembly. For cost, every word shall be counted as one word including words such as: the, of, etc. Numbers shall be counted as one word.

Legal Advertisements: E-Mail: hhjlegals@gmail.com E-Mail Attachments: Text Format Legal Fax: 478-988-9193
AD DEADLINES: Due to print schedules deadlines for legal notices and classified ads have been moved up to Thursdays by noon and Monday by 9 a.m.

Legal Billing Fees: Past Deadline Fee \$50 Affidavit Fee \$10

Information concerning legals call: 478-987-1823

Debtors & Creditors Notice

26-483 NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of Esther Marie Ann Stephens late of Houston County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.

26-399 "NOTICE TO DEBTORS AND CREDITORS"
STATE OF GEORGIA
COUNTY OF HOUSTON
IN RE: MARY ANNE MIGUEL, DECEASED
All creditors of the estate of Mary Anne Miguel, deceased, late of Houston County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.

26-388 NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF HOUSTON
All creditors of the estate of RONALD JOSEPH LEWIS, deceased, late of Houston County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.

26-457 NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF HOUSTON
IN RE: RAYMON R. PATE, SR.
All creditors of the Estate of Raymon R. Pate, Sr., deceased, late of Houston County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.



DUI
26-448
Defendant's Name: Christopher Michael Todt
Address:
Date of Arrest: 11/01/2025
Time of Arrest: 3:54 AM
Place of Arrest: Russell Parkway
Arresting Agency: Warner Robins Police Department

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. Rocket Mortgage, LLC as agent and Attorney in Fact for Olivia Elise Green Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1006-1589A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1006-1589A

26-424 GEORGIA, HOUSTON COUNTY NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of JAMES PATRICK BEAM, deceased, of Houston County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.

26-378 NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF HOUSTON
IN RE: ESTATE OF DONALD R. HANSON
All creditors of the estate of Donald R. Hanson, deceased, late of Houston County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.

26-371 NOTICE TO DEBTORS AND CREDITORS
COUNTY OF HOUSTON
All creditors of the estate Kary Benton Shumate, Jr. Estate No. 2025-ES-458, late of Houston County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.

26-338 NOTICE TO DEBTORS AND CREDITORS
State of Georgia
County of Houston
IN RE: ESTATE OF Ronald C. Whittaker
All Creditors of the estate of Ronald C. Whittaker, late of Houston County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.

57215 4/8
Disposition: 12 mths probation, risk reduction program, ignition interlock, clinical evaluation, 30 days electronic monitoring and \$1,730.00 fine.

26-386 STATE OF GEORGIA COUNTY OF HOUSTON NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by JOHN S. ROSS to WACHOVIA BANK, NATIONAL ASSOCIATION in the original principal amount of \$68,700.00 dated August 15, 2005, and recorded in Deed Book 3538, Page 256, Houston County records, said Security Deed being last transferred to WELLS FARGO BANK, N.A. via merger, 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 5/5/2026, the property in said Security Deed and described as follows:

26-398 NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF HOUSTON
IN RE: GARY KEITH VARNADOE
All creditors of the Estate of Gary Keith Varnadoe, deceased, late of Houston County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.

26-390 NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF JOE ALLEN RILEY, All creditors of the estate of JOE ALLEN RILEY, late of Houston County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.

26-450 NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of Edward D. Smith, deceased, late of Houston County, Georgia, are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment.

26-379 "NOTICE TO DEBTORS AND CREDITORS"
STATE OF GEORGIA
COUNTY OF HOUSTON
IN RE: ESTATE OF DONALD L. POTTER, SR.
All creditors of the estate of Donald L. Potter, Sr., deceased, late of Houston County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.



57249 4/8
Date of Arrest: 01/15/23
Time of Arrest: 1:37 am
Place of Arrest: Russell Pkwy & Wellborn Rd
Arresting Agency: Warner Robins Police Dept
Disposition: 12 mos Probation, Clinical Evaluation, 240 hrs Community Service, 30 days jail, 60 days Electronic Monitoring, Risk Reduction Program, Ignition Interlock, and \$1,720.00 fine.

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

26-409 GEORGIA, HOUSTON COUNTY NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of BENJAMIN A. ABEYTA, JR., deceased, of Houston County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.

26-408 NOTICE TO DEBTORS AND CREDITORS
GEORGIA, HOUSTON COUNTY
IN RE: ESTATE OF PHYLLIS HARRIS
All creditors of the Estate of Phyllis Harris, deceased, late of Houston County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.

26-456 NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF HOUSTON
All creditors of the estate of RICHARD L. MOODY, deceased, late of Houston County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.

26-461 NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF HOUSTON
IN RE: ESTATE OF LINDA SUE TABB SMITH, DECEASED
All creditors of the Estate of Linda Sue Tabb Smith, deceased, late of Houston County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.

Foreclosures

26-415 NOTICE OF SALE UNDER POWER, HOUSTON COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Olivia Elise Green to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for USAA Federal Savings Bank, its successors and assigns dated 6/28/2013 and recorded in Deed Book 6299 Page 145 Houston County, Georgia records; as last transferred to or acquired by Rocket Mortgage, LLC, conveying the afterdescribed property to secure a Note in the original principal amount of \$209,305.00, 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 Houston County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 5, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land, situate, lying and being in Land Lot 94 of the Tenth (10th) Land District, Houston County, Georgia, being known and designated as Lot 3, Block "C", Phase 1, Carlton Ridge Subdivision, according to a plat of survey recorded in Plat Book 66, Page 125-27, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated by reference for all purposes. Subject to all easements, covenants, conditions, restrictions and rights-of-way of record, if any Address under current system of numbering: 104 Downshire Way, Warner Robins, Georgia 31088 Deed Reference: Deed book 4541, Page 111, said Clerk's Office. 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 104 Downshire Way, Warner Robins, GA 31088 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): Olivia Elise Green 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, whether or 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

26-467 NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF HOUSTON
IN RE: ESTATE OF Beverly Birkholz Butler, DECEASED
All creditors of the Estate of Beverly Birkholz Butler, deceased, late of Houston County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.

26-341 NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF HOUSTON
IN RE: ESTATE OF James Norman Braswell, DECEASED
All creditors of the Estate of James Norman Braswell, deceased, late of Houston County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.

26-410 NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF HOUSTON
TO: THE DEBTORS AND CREDITORS OF RUBY ELLEN LASHLEY WILSON, DECEASED:
All creditors of the Estate of Ruby Ellen Lashley Wilson, deceased, late of Houston County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.

26-462 NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF HOUSTON
All creditors of the estate of SCOTTY LYNN GREEN, deceased, late of Houston County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to the undersigned.

26-365 GEORGIA, HOUSTON COUNTY NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of PATRICIA G. UPSHAW, deceased, late of Houston County, Georgia, are hereby notified to render in their demands to the undersigned, according to law, and all persons indebted to said estate are required to make immediate payment.

26-459 GEORGIA, HOUSTON COUNTY NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of JANE MALONE GORDON, deceased, of Houston County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.

26-353 NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF HOUSTON
All creditors of the estate of NAOMI LEE JOHNSON a/k/a LEE DANIEL JOHNSON, deceased, late of Houston County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to the undersigned.

26-381 GEORGIA, BIBB COUNTY NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of Timothy Dewayne Varnedore, deceased, late of Bibb County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.

26-365 GEORGIA, HOUSTON COUNTY NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of PATRICIA G. UPSHAW, deceased, late of Houston County, Georgia, are hereby notified to render in their demands to the undersigned, according to law, and all persons indebted to said estate are required to make immediate payment.

26-411 GEORGIA, HOUSTON COUNTY NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of ERVIN LEROY YOUNG, deceased, of Houston County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.

26-374 IN THE SUPERIOR COURT OF HOUSTON COUNTY STATE OF GEORGIA
Vantressa Ezell Plaintiff, v. Osiris Ezell Defendant
Civil Action File No. 2026V0133802
NOTICE OF SUMMONS-SERVICE BY PUBLICATION
TO: Osiris Ezell, Defendant Named Above: You are hereby notified that the above-styled action seeking a divorce was filed against you in said court on February 5, 2026, and that by reason of an order for service of summons by publication entered by the court on March 4, 2026, you are hereby commanded and required to file with the clerk of said court and serve upon the Plaintiff, whose address is 108 Tommy Terrace, Warner Robins, GA, 31088, an answer to the complaint within sixty (60) days of the date of the order for service by publication. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint. Witness the Honorable Amy Smith, Judge of said Court. This is the 5 day of March, 2026. Terri L. Childers CLERK, Superior Court Houston Judicial Circuit 56678 3/25-4/15

26-374 IN THE SUPERIOR COURT OF HOUSTON COUNTY STATE OF GEORGIA
Vantressa Ezell Plaintiff, v. Osiris Ezell Defendant
Civil Action File No. 2026V0133802
NOTICE OF SUMMONS-SERVICE BY PUBLICATION
TO: Osiris Ezell, Defendant Named Above: You are hereby notified that the above-styled action seeking a divorce was filed against you in said court on February 5, 2026, and that by reason of an order for service of summons by publication entered by the court on March 4, 2026, you are hereby commanded and required to file with the clerk of said court and serve upon the Plaintiff, whose address is 108 Tommy Terrace, Warner Robins, GA, 31088, an answer to the complaint within sixty (60) days of the date of the order for service by publication. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint. Witness the Honorable Amy Smith, Judge of said Court. This is the 5 day of March, 2026. Terri L. Childers CLERK, Superior Court Houston Judicial Circuit 56678 3/25-4/15

26-377 "NOTICE TO DEBTORS AND CREDITORS"
STATE OF GEORGIA
COUNTY OF HOUSTON
IN RE: ESTATE OF ALGERINE WYNN
All creditors of the estate of Algerine Wynn, deceased, late of Houston County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.

26-407 NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF HOUSTON
All creditors of the estate of RICHARD T. KELLEY, JR., deceased, late of Houston County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.

26-397 NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF HOUSTON
IN RE: PATRICIA A. MOORE-RELEFORD
All creditors of the Estate of Patricia A. Moore-Relford, deceased, late of Houston County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.

26-374 IN THE SUPERIOR COURT OF HOUSTON COUNTY STATE OF GEORGIA
Vantressa Ezell Plaintiff, v. Osiris Ezell Defendant
Civil Action File No. 2026V0133802
NOTICE OF SUMMONS-SERVICE BY PUBLICATION
TO: Osiris Ezell, Defendant Named Above: You are hereby notified that the above-styled action seeking a divorce was filed against you in said court on February 5, 2026, and that by reason of an order for service of summons by publication entered by the court on March 4, 2026, you are hereby commanded and required to file with the clerk of said court and serve upon the Plaintiff, whose address is 108 Tommy Terrace, Warner Robins, GA, 31088, an answer to the complaint within sixty (60) days of the date of the order for service by publication. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint. Witness the Honorable Amy Smith, Judge of said Court. This is the 5 day of March, 2026. Terri L. Childers CLERK, Superior Court Houston Judicial Circuit 56678 3/25-4/15

Divorce

26-422 NOTICE OF SALE UNDER POWER GEORGIA, HOUSTON COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Tara M Johnson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Market Street Mortgage Corporation, its successors and assigns dated May 25, 2007, recorded in Deed Book 4300, Page 141, Houston County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 7863, Page 143, Houston County, Georgia Records, as last transferred to U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2021-E, Mortgage-Backed Securities, Series 2021-E by assignment recorded in Deed Book 9386, Page 328, Houston County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-EIGHT THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$128,600.00), 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 Houston 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 May, 2026, the following described property:

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

The debt secured by said Security Deed has been and is hereby declared due 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 pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence. U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2021-E, Mortgage-Backed Securities, Series 2021-E 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: NewRez, LLC d/b/a Shellpoint Mortgage Servicing, 75 Beattie Place, Suite 300, Greenville, SC 29601, (800) 365-7107.

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

Upon information and belief, said property is more commonly known as **315 Madison Place Parkway, Byron, GA 31008**. Should a conflict arise between the property address and the legal description, the legal description shall control.

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258.

U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2021-E, Mortgage-Backed Securities, Series 2021-E as Attorney in Fact for

Tara M. Johnson
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosureheadline.net

EXHIBIT "A"
All that tract or parcel of land situate, lying and being in Land Lot 70 of the Fifth (5th) Land District of Houston County, Georgia, being known and designated as Lot 24, Block "A", Phase No. 1, Madison Place Subdivision, according to a revised plat of survey being of record in Plat Book 67, Pages 64-65, Clerk's Office, Houston Superior Court. Said plat and the record thereof are incorporated herein by reference for all purposes.
MR / MA May 5, 2026
Our file no. 26-22112GA-FT18
26-22112GA
57073 4/8-4/29

26-445
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA,
COUNTY OF HOUSTON

By virtue of a Power of Sale contained in that certain Security Deed from Bernard G. Palin, Sr. to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR SYNOVUS MORTGAGE CORP., dated August 16, 2016 and recorded on August 18, 2016 in Deed Book 7255, Page 301, in the Office of the Clerk of Superior Court of Houston County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Twenty-Three Thousand Five Hundred and 00/100 dollars (\$123,500.00) with interest thereon as provided therein, as last transferred to Lakeview Loan Servicing, LLC, recorded in Deed Book 10790, Page 359, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Houston County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2026, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 94 OF THE FIFTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 13, BLOCK "C", SECTION 2, PHASE 2, OF A SUBDIVISION KNOWN AS HIDDEN OAKS, ACCORDING TO A PLAT OF SURVEY OF RECORD IN PLAT BOOK 37, PAGE 110, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE INCORPORATED HEREIN BY REFERENCE THERETO FOR ALL PURPOSES. THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO PROTECTIVE COVENANTS OF RECORD IN DEED BOOK 816, PAGES 388-395, CLERK'S OFFICE, HOUSTON SUPERIOR COURT; ALSO SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC ROADS AND UTILITIES AS THEY NOW EXIST, BUILDING LINES AND OTHER MATTERS SHOWN ON THE AFORESAID RECORDED PLAT OF SURVEY.

Said property may more commonly be known as **306 Bowen Drive, Warner Robins, GA 31088**.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, 1-800-274-9900.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Bernard G. Palin, Sr. and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code, 2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and 3) any legal impediments to the undertaking and completion of sale.

The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically, to the FinCEN Real Estate Report located in the forms bank thereof. Lakeview Loan Servicing, LLC as Attorney-in-Fact for Bernard G. Palin, Sr.

Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
25-018657

Ad Run Dates: 04/08/2026 ,04/15/2026 ,04/22/2026 ,04/29/2026 ;
57212 4/8-4/29

26-451

STATE OF GEORGIA
COUNTY OF HOUSTON
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by MATTHEW ACA TEAL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR MACON MORTGAGE, INC. in the original principal amount of \$57,000.00 dated April 19, 2007, and recorded in Deed Book 4261, Page 96, Houston County records, said Security Deed being last transferred to ROCKET MORTGAGE, LLC in Deed Book 6429, Page 80, Houston 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 5/5/2026, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 202 OF THE 5TH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS TRACT 2, CONTAINING 0.428 ACRES, ACCORDING TO A PLAT OF SURVEY DATED OCTOBER 4, 1983, A COPY BEING OF RECORD IN PLAT BOOK 26, PAGE 91, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO FOR ALL PURPOSES. SAID PROPERTY IS KNOWN UNDER THE CURRENT SYSTEM OF NUMBERING AS 733 NORTH DAVIS DRIVE, WARNER ROBINS, GEORGIA, 31093.

DEED REFERENCE: DEED BOOK 3499, PAGE 305, SAID RECORDS.
Said property being known as **733 NORTH DAVIS DRIVE, WARNER ROBINS, GA 31093**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are MATTHEW ACA TEAL or tenant(s).

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

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

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

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.
ROCKET MORTGAGE, LLC,
as Attorney-in-Fact for
MATTHEW ACA TEAL
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 25-369990
57222 4/8-4/29

26-224

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
HOUSTON COUNTY

WHEREAS, Amanda Jean Smith and Diana Penuel Smith joint tenancy with right of survivorship, as borrower(s), executed a SECURITY DEED to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for New American Funding, LLC, Lender which was dated 8/15/2024, and recorded on 8/15/2024, in Book 10521, Page 668, securing the payment of a Note in the amount of \$230,743.00 in Houston County, Georgia Register of Deeds. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and authority vested in it, will on 5/5/2026 sell at public outcry to the highest bidder for cash during the legal hours of sale before the door of the courthouse of Houston County, Georgia of Houston, the following described property situated in Houston County, Georgia, to wit: ALL THAT TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN LAND LOT 231 OF THE THIRTEENTH (13TH) LAND DISTRICT, HOUSTON COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 8, BLOCK "B", BRENDALE SUBDIVISION, SECTION NO. 2, ACCORDING TO A PLAT OF SURVEY OF RECORD IN PLAT BOOK 56, PAGE 109, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE INCORPORATED BY REFERENCE FOR ALL PURPOSES. SUBJECT TO ALL EASEMENTS, ORDINANCES, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD, IF ANY, ADDRESS UNDER CURRENT SYSTEM OF NUMBERING: 102 QUINELLE DRIVE, PERRY, GEORGIA. Tax Parcel ID: 0P45C0099000 Being real property commonly known as **102 QUINELLE DR PERRY, GA 31069** The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given). Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower. Except to the extent that the Holder may bind and obligate Mortgageors to warrant title to the Property under the terms of the Security Deed, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are "as is", "where is". The entire purchase price is due and payable at the conclusion of the auction in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is being sold with express reservation that the sale is subject to confirmation by lender or Substitute Trustee. Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: Carrington Mortgage Services, LLC, 500 N. State College Blvd., Suite 1300 Orange, CA 92868, Telephone No.: 800-561-4567 The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Carrington Mortgage Services, LLC to negotiate, amend, or modify the terms of the Security Deed described herein. Carrington Mortgage Services, LLC as Attorney in Fact for Amanda Jean Smith and Diana Penuel Smith Attorney Contact: Tromberg, Miller, Morris & Partners, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071 Phone: 404-793-1447 Fax: 404-738-1558 TS #26-38588 THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

55601 2/25-4/29

26-225

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
HOUSTON COUNTY

WHEREAS, Janis A. Kaleta being one in the same person as Janice A. Cannon, as borrower(s), executed a SECURITY DEED to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Synovus Mortgage Corp., Lender which was dated 2/18/2009, and recorded on 3/18/2009, in Book 4884, Page 19, securing the payment of a Note in the amount of \$144,027.00 in Houston County, Georgia Register of Deeds. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and authority vested in it, will on 5/5/2026 sell at public outcry to the highest bidder for cash during the legal hours of sale before the door of the courthouse of Houston County, Georgia of Houston, the following described property situated in Houston County, Georgia, to wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 114 OF THE TENTH (10TH) LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 24, BLOCK "A", PHASE 1, SUGARLOAF SUBDIVISION, ACCORDING TO A PLAT OF SAID SUBDIVISION OF RECORD IN PLAT BOOK 65, PAGES 40-41, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES. Tax Parcel ID: 0P052-0-026-000 Being real property commonly known as **402 SUGARLOAF PARKWAY PERRY, GA 31069** The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given). Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower. Except to the extent that the Holder may bind and obligate Mortgageors to warrant title to the Property under the terms of the Security Deed, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

55601 2/25-4/29

26-441

TS # 2026-21635-GA
NOTICE OF SALE UNDER POWER

Georgia, Houston County Under and by virtue of the Power of Sale contained in that certain Security Deed given by Clay Edward Barnett, An Unmarried Man, And Caleb Dylan Stith, An Unmarried Man to Mortgage Electronic Registration Systems, Inc., as Grantor as nominee for FBC Mortgage, LLC., its successors and assigns, dated 3/29/2024, and recorded on 4/1/2024, in Instrument No.: --, Deed Book 10384, Page 102, Houston County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 8/15/2024 in Instrument No.: -- Deed Book 10521, Page 452, conveying the after-described property to secure a Note in the original principal amount of \$339,683.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Houston County, Georgia, within the legal hours of sale on 5/5/2026, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 116 Of The 5th District, Houston County, Georgia, Being Lot 95, Of David's Place Subdivision, Phase 1, Section 2, As Per Plat Recorded In Plat Book 84, Page 74, Houston County, Georgia Records, Said Plat Is Incorporated Herein And Made A Part Hereof For A More Complete Description. Said property is commonly known as **107 Martin Anderson St Warner Robins, GA 31088**. The indebtedness secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 11988 EXIT 5 PKWY BLDG 4 FISHERS IN 46037-7939, Telephone No.: (855) 690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accurate

survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above. Notice To Bidders: Please be advised that the Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/irre-faqs#D_5. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Clay Edward Barnett, An Unmarried Man, And Caleb Dylan Stith, An Unmarried Man or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Clay Edward Barnett, An Unmarried Man, And Caleb Dylan Stith, An Unmarried Man. Nestor Solutions, LLC 214 5th Street, Suite 205, Huntington Beach, California 92648, (888) 403-4115, TS # 2026-21635-GA. For sale information, visit: <https://www.nestortrustee.com/sales-information> or call (888) 902-3989.
57161 4/1-4/29

26-225

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
HOUSTON COUNTY

WHEREAS, Janis A. Kaleta being one in the same person as Janice A. Cannon, as borrower(s), executed a SECURITY DEED to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Synovus Mortgage Corp., Lender which was dated 2/18/2009, and recorded on 3/18/2009, in Book 4884, Page 19, securing the payment of a Note in the amount of \$144,027.00 in Houston County, Georgia Register of Deeds. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and authority vested in it, will on 5/5/2026 sell at public outcry to the highest bidder for cash during the legal hours of sale before the door of the courthouse of Houston County, Georgia of Houston, the following described property situated in Houston County, Georgia, to wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 114 OF THE TENTH (10TH) LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 24, BLOCK "A", PHASE 1, SUGARLOAF SUBDIVISION, ACCORDING TO A PLAT OF SAID SUBDIVISION OF RECORD IN PLAT BOOK 65, PAGES 40-41, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES. Tax Parcel ID: 0P052-0-026-000 Being real property commonly known as **402 SUGARLOAF PARKWAY PERRY, GA 31069** The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given). Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower. Except to the extent that the Holder may bind and obligate Mortgageors to warrant title to the Property under the terms of the Security Deed, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

55601 2/25-4/29

26-441

TS # 2026-21635-GA
NOTICE OF SALE UNDER POWER

Georgia, Houston County Under and by virtue of the Power of Sale contained in that certain Security Deed given by Clay Edward Barnett, An Unmarried Man, And Caleb Dylan Stith, An Unmarried Man to Mortgage Electronic Registration Systems, Inc., as Grantor as nominee for FBC Mortgage, LLC., its successors and assigns, dated 3/29/2024, and recorded on 4/1/2024, in Instrument No.: --, Deed Book 10384, Page 102, Houston County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 8/15/2024 in Instrument No.: -- Deed Book 10521, Page 452, conveying the after-described property to secure a Note in the original principal amount of \$339,683.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Houston County, Georgia, within the legal hours of sale on 5/5/2026, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 116 Of The 5th District, Houston County, Georgia, Being Lot 95, Of David's Place Subdivision, Phase 1, Section 2, As Per Plat Recorded In Plat Book 84, Page 74, Houston County, Georgia Records, Said Plat Is Incorporated Herein And Made A Part Hereof For A More Complete Description. Said property is commonly known as **107 Martin Anderson St Warner Robins, GA 31088**. The indebtedness secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 11988 EXIT 5 PKWY BLDG 4 FISHERS IN 46037-7939, Telephone No.: (855) 690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require Carrington Mortgage Services, LLC to negotiate, amend, or modify the terms of the Security Deed described herein. Carrington Mortgage Services, LLC as Attorney in Fact for Janis A. Kaleta and Janice A. Cannon Attorney Contact: Tromberg, Miller, Morris & Partners, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071 Phone: 404-793-1447 Fax: 404-738-1558 TS # 26-38518 THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
55603 2/25-4/29

26-414

NOTICE OF SALE UNDER POWER
GEORGIA, HOUSTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Johnny K Elliott to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns dated February 21, 2025, recorded in Deed Book 10611, Page 215, Houston County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 10770, Page 15, Houston County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-EIGHT THOUSAND ONE HUNDRED TWENTY AND 0/100 DOLLARS (\$168,120.00), 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 Houston 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 May, 2026, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due 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. Prospective bidders must perform their own due diligence. Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank, One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.

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

Upon information and belief, said property is more commonly known as **107 Lake Pointe Dr, Warner Robins, GA 31088**. Should a conflict arise between the property address and the legal description, the legal description shall control.

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258.

Lakeview Loan Servicing, LLC as Attorney in Fact for

Johnny K Elliott
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosureheadline.net

EXHIBIT "A"
All that tract or parcel of land situate, lying and being in Land Lot 195 of the Fifth Land District, Houston County, Georgia, being known and designated as Lot 14, Block "B", Phase No. 1, Lake Pointe Villas Subdivision, according to a plat of survey of record in Plat Book 29, Page 43, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated by reference for all purposes.

Subject to all easements, ordinances, covenants, conditions, restrictions and rights-of-way of record, if any, Address under current system of numbering: 107 Lake Pointe Drive, Warner Robins, Georgia.

MR / MA May 5, 2026
Our file no. 26-21816GA-FT5
26-21816GA
57065 4/8-4/29

26-416

STATE OF GEORGIA
COUNTY OF HOUSTON
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by CHRISTOPHER LEE WINNETT to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ATLANTIC BAY MORTGAGE GROUP LLC in the original principal amount of \$284,900.00 dated April 28, 2022, and recorded in Deed Book 9682, Page 63, Houston County records, said Security Deed being last transferred to ATLANTIC BAY MORTGAGE GROUP, LLC in Deed Book 10590, Page 343, Houston 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 5/5/2026, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 184 OF THE TENTH (10TH) LAND DISTRICT, HOUSTON COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 58, PHASE V, SECTION "C",

26-325

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

Under and by virtue of the Power of Sale contained in a Security Deed executed by Brittany Phillips and Montrell S. Phillips, Sr., wife and husband, in favor of Mortgage Electronic Registration Systems, Inc., as Grantee, as nominee for Towne Mortgage Company, its successors and assigns, said security instrument being recorded in the Office of the Clerk of Superior Court of Houston County, Georgia on March 26, 2019 in Book 8126 at Page 166 as Instrument Number 015550560014, and subsequently modified on November 18, 2021, and said modification being recorded on March 16, 2022 at Book 9618, at Page 248, and subsequently modified on November 18, 2021, and said modification being recorded on March 28, 2022 at Book 9635, at Page 34, and aforesaid security deed conveying the after-described property to secure a Note in the original principal amount of \$106,534.00, 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 Houston County, Georgia within the legal hours of sale on the first Tuesday in May, 2026, the following described property:

All that tract or parcel of land situate, lying and being in Land Lot 172 of the Fifth Land District, Houston County, Georgia, being known and designated as Lot 5, Block "C", Section No. 1, Club Estates Subdivision, according to a plat of survey of record in Plat Book 6, Page 6, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated by reference for all purposes. Subject to all easements, ordinances, covenants, conditions, restrictions and rights-of-way of record, if any.

There is excepted from this conveyance so much of said lot as lies outside the arc of a curve with a radius of twenty-five feet (25') used in rounding the corner of Randall Drive and Michele Terrace.

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

Towne Mortgage Company can be contacted at 800-979-9977 or by writing to 888 W. Big Beaver Rd, Suite 310, Troy, MI 48084, to discuss possible alternatives to foreclosure.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Brittany Phillips and Montrell S. Phillips, Sr. or a tenant or tenants and said property is more commonly known as **203 Randall Dr, Warner Robins, GA 31088**. 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. THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Towne Mortgage Company, the current lender as attorney in fact for Brittany Phillips and Montrell S. Phillips, Sr., wife and husband
Halliday, Watkins & Mann, P.C.
244 Inverness Center Drive, Suite 200
Birmingham, AL 35242
Phone: (801) 355-2886
Fax: (801) 328-9714
www.hmwlawfirm.com
56257 3/11-4/29

26-473

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

By virtue of a Power of Sale contained in that certain Security Deed from MARK JOSEPH COSNER and AMANDA J COSNER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR 360 MORTGAGE GROUP, LLC, dated February 5, 2015, recorded March 2, 2015, in Deed Book 6781, Page 103-121, Houston County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Nineteen Thousand One Hundred Twenty and 00/100 Dollars (\$219,120.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NEWREZ LLC, there will be sold at public outcry to the highest bidder for cash at the Houston County Courthouse, within the legal hours of sale on the first Tuesday in June, 2026, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 94 OF THE TENTH (10TH) LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 24, BLOCK "E", SECTION NO. 3, PHASE NO. 2, OF A SUBDIVISION KNOWN AS THE TERRACES AT CARLTON RIDGE, ACCORDING TO A PLAT OF SURVEY PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, RECORDED ON NOVEMBER 2, 2011, A COPY OF WHICH IS OF RECORD IN PLAT BOOK 74, PAGE 166, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO FOR ALL PURPOSES. THE ABOVE-DESCRIBED PROPERTY IS CONVEYED TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN INSTRUMENT OF RECORD IN DEED BOOK 3782, PAGES 102-111; CLERK'S OFFICE, HOUSTON SUPERIOR COURT; ALSO, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC ROADS AND UTILITIES AS THEY NOW EXIST, AND MATTERS SHOWN ON THE AFORESAID RECORDED PLAT OF SURVEY.

Said legal description being controlling, however the property is more commonly known as **77 GLEN ARBOR LN, WARNER ROBINS, GA 31088**.

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

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the

title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MARK JOSEPH COSNER, AMANDA J COSNER, or tenants(s).

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

The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

NEWREZ LLC

as Attorney in Fact for
MARK JOSEPH COSNER, AMANDA J COSNER

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

Attorney Contact: Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100,
Peachtree Corners, GA 30071

Telephone Number: (877) 813-0992
Case No. SHP-26-01379-1

Ad Run Dates: 04/08/2026, 05/06/2026,
05/13/2026, 05/20/2026, 05/27/2026

riselaw.com/property-listing

57439 4/8-5/27

26-420

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

Pursuant to the power of sale contained in the Security Deed executed by ANNIE ELEANOR DEFORE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR FAIRFIELD FINANCIAL SERVICES, INC., in the original principal amount of \$203,600.00 dated August 30, 2006, and recorded in Deed Book 3978, Page 269, Houston County records, said Security Deed being last transferred to FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3 in Deed Book 8514, Page 253, Houston 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 5/5/2026, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 25 OF THE 11TH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT B, CONTAINING 0.764 ACRES, OF A RESUBDIVISION OF LOTS 1, 2, 11, 12 & 13, BRYAN SUBDIVISION, ACCORDING TO A PLAT OF SURVEY PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, GEORGIA REGISTERED LAND SURVEYOR NO. 924, DATED JANUARY 16, 1996, A COPY OF WHICH IS OF RECORD IN PLAT BOOK 48, PAGE 65, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE INCORPORATED HEREIN BY REFERENCE THERETO FOR ALL PURPOSES.

NOTE: ABOVE LEGAL CONVEYS 0.764 ACRES. (A RESUBDIVISION OF LOTS 1,2,11,12,13)
Said property being known as: **98 WHEELUS STREET, KATHLEEN, GA 31047**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are ANNIE ELEANOR DEFORE or tenant(s).

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

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

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:
Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119
800-635-9698

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.
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3, as Attorney-in-Fact for ANNIE ELEANOR DEFORE
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 25-346633

57071 4/8-4/29

26-481

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Sherri E Lawson, Jessica R Miller to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Morris Bank, its successors and assigns dated September 17, 2021, recorded in Deed Book 9383, Page 81, Houston County, Georgia Records, as last transferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing by assignment recorded in Deed Book 10773, Page 633, Houston County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWENTY-SIX THOUSAND FOUR HUNDRED AND 0/100 DOLLARS (\$226,400.00), 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 Houston 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 May, 2026, the following described property:

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

The debt secured by said Security Deed has been and is hereby declared due and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is not limited to, attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence. NewRez LLC d/b/a Shellpoint Mortgage Servicing 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: NewRez, LLC d/b/a Shellpoint Mortgage Servicing, 75 Beattie Place, Suite 300, Greenville, SC 29601, (800) 365-7107.

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

Upon information and belief, said property is more commonly known as **108 Rose Hill Drive, Warner Robins, GA 31088**. Should a conflict arise between the property address and the legal description, the legal description shall control.

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. If applicable, as part of this Rule, buyers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

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

NewRez LLC d/b/a Shellpoint Mortgage Servicing
as Attorney in Fact for
Sherri E Lawson, Jessica R Miller
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www foreclosurehotline.net
EXHIBIT "A"

All that tract or parcel of land, situate, lying and being in Land Lot 95 of the Tenth (10th) Land District, Houston County, Georgia, being known and designated as Lot 5, Block "E", Section No. 1, Rose Hill Plantation at Sandy Creek Plantation Subdivision, according to Plat of survey recorded in Plat Book 58, Pages 130-31, Clerk's Office, Houston Superior Court. Said Plat and the recorded copy thereof are incorporated by reference for all purposes.

Subject to all easements, ordinances, covenants, conditions, restrictions and rights-of-way of record, if any.
Address under current system of numbering: 108 Rose Hill Drive, Warner Robins, Georgia.

MR / MA May 5, 2026
Our file no. 26-22238GA-FT18
26-22238GA

57452 4/8-4/29

26-367

**NOTICE OF FORECLOSURE
OF RIGHT OF REDEMPTION**

[REF O.C.G.A. § 48-4-45 et seq.: 48-4-45 & 48-4-46]

TO: Taxpayer and Defendant in Fieri Facias Susan M. Styler f/k/a Clarissa S. May and Estate of Cary Webb, Sr., known and unknown heirs; all persons known and unknown having of record in Houston County any right, title interest in, or lien upon all and only that parcel of land designated as Tax Parcel 00094A 084000, lying and being in the City of Warner Robins, Houston County, Georgia, described in Deed Book 1171, Pages 232-236. Being the same property conveyed to Rebecca J. Hamilton and James O. Hamilton, Jr., Grantees, from Tax Commissioner and Ex Officio Sheriff of Houston County, Grantor, by Tax Deed recorded May 15, 2018 in Book 7849, Page 120, Clerk's Office, Houston County Superior Court, designated as Houston County Tax ID 00094A 084000, physical address **610 Sullivan Road, Warner Robins, Georgia**; all creditors of any of the foregoing; and All the World. Take notice that: The right to redeem the following

described property, to-wit: All that tract or parcel of land, lying and being in Land Lot 159, Fifth Land District of Houston County, Georgia, being known and designated as Lot 6, Block "B", Addition to Extension No. 1, Pike Acres, according to a plat of survey prepared by Waddle & Company, dated November 1, 1988, of record in Plat Book 36, Page 43, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are included herein by reference for all purposes, will expire and be forever foreclosed and barred on and after the 21st day of April, 2026 or within thirty (30) days after legal service of the Notice pursuant to O.C.G.A. § 48-4-45 et seq., whichever date is later. The tax deed to which this notice relates is dated May 4, 2018 and is recorded in the office of the Clerk of the Superior Court of Houston County, Georgia, in Deed Book 7849 at Page 120. The property may be redeemed at any time before the 21st day of April, 2026 by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Rebecca J. Hamilton and James O. Hamilton, Jr., c/o Jordan L. Reab, Attorney at Law, Walker, Hulbert, Gray & Moore, LLP, P.O. Box 1770, Perry, GA 31069 Please be governed accordingly.
56554 3/25-4/15

26-446

**NOTICE OF SALE UNDER POWER
STATE OF GEORGIA,
COUNTY OF HOUSTON**

By virtue of a Power of Sale contained in that certain Security Deed from Stephanie English, single woman to Mortgage Electronic Registration Systems, Inc., as nominee for Angel Oak Home Loans LLC, its successor and assigns, dated December 30, 2020 and recorded on January 5, 2021 in Deed Book 8946, Page 179, in the Office of the Clerk of Superior Court of Houston County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Ninety-Five Thousand One Hundred Forty-Four and 00/100 dollars (\$95,144.00), with interest thereon as provided therein, as last transferred to PennyMac Loan Services, LLC, its successors and assigns, recorded in Deed Book 10447, Page 247, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Houston County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2026, all property described in said Security Deed including but not limited to the following described property:

All that certain real property situate in Houston County, State of Georgia described as follows:

All that tract or parcel of land situate, lying and being in Land Lot 274 of the Thirteenth Land District, Houston County, Georgia and in the City of Perry, being known and designated as Lot 20, Block "B", Oak Grove Subdivision, according to a plat of survey of record in Plat Book 42, Page 129, Clerk's Office, Houston Superior Court. SAID PLAT and the recorded copy thereof are incorporated by reference for all purposes.

Said property may more commonly be known as **101 Oak Ct, Perry, GA 31069**. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361 818-224-7442.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Stephanie English and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code, 2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and 3) any legal impediments to the undertaking and completion of sale. The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically, to the FinCEN Real Estate Report located in the forms bank hereof. PennyMac Loan Services, LLC as Attorney-in-Fact for Stephanie English, single woman

Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
26-003926
Ad Run Dates: 04/08/2026 ,04/15/2026 ,04/22/2026 ,04/29/2026 ;

57213 4/8-4/29

26-384

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

By virtue of a Power of Sale contained in that certain Security Deed from SYLVESTER NORTHCUT and JADA H. NORTHCUT to BANCFINANCIAL SERVICES CORP., dated March 19, 2001, recorded March 26, 2001, in Deed Book 1710, Page 10-23, Houston County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Twenty-Nine Thousand Six Hundred and 00/100 dollars (\$129,600.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust IX-B, there will be sold at public outcry to the highest bidder for cash at the Houston County Courthouse, within the legal hours of sale on the first Tuesday in May, 2026, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 53 OF THE FOURTEENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA AND BEING KNOWN AND DESIGNATED AS LOT 15, BLOCK A, JOSHUA TREE, COMPRISING 1.00

ACRES, AS IS MORE PARTICULARLY SHOWN ON A SUBDIVISION PLAT OF JOSHUA TREE PREPARED BY RICHARD L. JONES, SURVEYOR, ON DECEMBER 15, 1988, A COPY OF SAID PLAT BEING OF RECORD IN PLAT BOOK 42, PAGE 68-69, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO. Said legal description being controlling, however the property is more commonly known as **201 JOSHUA STREET, PERRY, GA 31069**.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is SYLVESTER NORTHCUT, JADA H. NORTHCUT, or tenant(s).

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

The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: American Mortgage Investment Partners Management LLC, Loss Mitigation Dept., 3020 Old Ranch Parkway Ste 180, Seal Beach, CA 90740, Telephone Number: 562-735-6555 x100. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-B
as Attorney in Fact for
SYLVESTER NORTHCUT, JADA H. NORTHCUT

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

Attorney Contact: Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100,
Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992
Case No. AML-26-00040-2
Ad Run Dates: 04/08/2026, 04/15/2026,
04/22/2026, 04/29/2026
riselaw.com/property-listing

56736 4/8-4/29

26-413

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Charles Percy Maddern III to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Broker Solutions, Inc, dba New American Funding, its successors and assigns dated April 21, 2022, recorded in Deed Book 9676, Page 75-92, Houston County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 10632, Page 176, Houston 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 10787, Page 456, Houston County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-TWO THOUSAND AND 0/100 DOLLARS (\$152,000.00), 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 Houston 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 May, 2026, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due 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 matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence. 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, LLC, 8201 North FM 620, Suite 1200, Austin, TX 78726, 8008935304.

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

Upon information and belief, said property is more commonly known as **>402 Scarborough Rd, Warner Robins, GA 31093**. Should a conflict arise between the property address and the legal description, the legal description shall control.

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private

financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you

26-482

NOTICE OF FORECLOSURE SALE UNDER POWER HOUSTON COUNTY, GEORGIA

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Albert Cooks and Carolyn Thorpe to Mortgage Electronic Registration Systems, Inc. as grantee, as nominee for America's Wholesale Lender dated November 22, 2006 and recorded on November 29, 2006 in Deed Book 4088, Page 108, Houston County, Georgia Records, modified by Loan Modification recorded on October 17, 2019 in Deed Book 8358, Page 315, Houston County, Georgia Records, and later assigned to U.S. Bank Trust National Association, as Trustee for BMCF-EG Gunyah Series II Trust by Assignment of Security Deed recorded on March 13, 2025 in Deed Book 16620, Page 471, Houston County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Thirty-Four Thousand Nine Hundred And 00/100 Dollars (\$134,900.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Houston County, Georgia, within the legal hours of sale on May 5, 2026 the following described property:

All that Tract or parcel of land lying and being in Land Lot 177, 5th Land District, Houston County, Georgia, being known and designated as Lot 21, Block A, Section No. 1, Bel Air Subdivision, according to a plat of survey recorded in Plat Book 62, Page 90, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby incorporated for all purposes. Tax ID #: 0W44E0 021000

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

Your mortgage servicer, SN Servicing Corporation, as servicer for U.S. Bank Trust National Association, as Trustee for BMCF-EG Gunyah Series II Trust, can be contacted at 800-603-0836 or by writing to 323 Fifth Street, Eureka, CA 95501, to discuss possible alternatives to avoid foreclosure.

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

To the best knowledge and belief of the undersigned, the parties in possession of the property are Albert Cooks and Carolyn Thorpe or tenant(s); and said property is more commonly known as **110 Santangelo Court, Warner Robins, GA 31093**. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. U.S. Bank Trust National Association, as Trustee for BMCF-EG Gunyah Series II Trust as Attorney in Fact for Albert Cooks and Carolyn Thorpe
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
404-474-7149
MTG File No.: GA2026-00295

57459 4/8-4/29

26-357

STATE OF GEORGIA COUNTY OF HOUSTON NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by David G. Ellgass and Sherri Ellgass to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans Inc., its successors and assigns dated April 2, 2015, and recorded in Deed Book 6825, Page 174, Houston County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Quicken Loans Inc. securing a Note in the original principal amount of \$152,150.00, 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, May 5, 2026, 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 SITUATE, LYING AND BEING IN LAND LOT 224 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 3, BLOCK "E", SECTION NO. 2, PHASE NO. 2, SOUTH OAKS SUBDIVISION, ACCORDING TO A PLAT OF SURVEY OF RECORD IN PLAT BOOK 26, PAGE 21, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE INCORPORATED HEREIN BY REFERENCE THERETO FOR ALL PURPOSES.

Said property is known as **134 Shenandoah Trail, Warner Robins, GA 31088**, 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 Sherri Ellgass and David G. Ellgass, 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 David G. Ellgass and Sherri Ellgass
File no. 25-083231
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
1050 Crown Pointe Parkway, Suite 500
Atlanta, GA 30338
(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.

56435 3/25-4/29

26-406

STATE OF GEORGIA COUNTY OF HOUSTON NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by John W. Schmick and Vicki B. Schmick to Mortgage Electronic Registration Systems, Inc. USA Federal Savings Bank, its successors and assigns dated September 26, 2016, and recorded in Deed Book 7301, Page 345, Houston County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Rocket Mortgage, LLC, securing a Note in the original principal amount of \$60,900.00, 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, May 5, 2026, 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: SITUATED IN HOUSTON COUNTY, STATE OF GEORGIA, TO-WIT: ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 15 OF THE ELEVENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOT 12, BLOCK "A", SECTION NO. 4, OF A SUBDIVISION KNOWN AS ENCHANTED OAKS, ACCORDING TO A PLAT OF SURVEY PREPARED BY JOHN J. BROXTON, GEORGIA REGISTERED LAND SURVEYOR NO. 1492, DATED AUGUST 29, 1983, LAST REVISED SEPTEMBER 25, 1985. A COPY OF WHICH IS OF RECORD IN MAP BOOK 30, PAGE 10, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO FOR ALL PURPOSES.

Said property is known as **121 Enchanted Oaks, Bonaire, GA 31005**, 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 Estate of John W. Schmick and Vicki B. Schmick, successor in interest or tenant(s). Rocket Mortgage, LLC as Attorney-in-Fact for John W. Schmick and Vicki B. Schmick
File no. 26-083900
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
1050 Crown Pointe Parkway, Suite 500
Atlanta, GA 30338
(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.

56975 4/8-4/29

26-460

TS # 2026-21711-GA NOTICE OF SALE UNDER POWER GEORGIA, HOUSTON COUNTY

Under and by virtue of the Power of Sale contained in that certain Security Deed given by Timothy James Hackett, A Married Man to Mortgage Electronic Registration Systems, Inc., as Grantor, as nominee for FBC Mortgage, LLC., its successors and assigns, dated 2/28/2024, and recorded on 3/1/2024, in Instrument No.: --, Deed Book 10351, Page 210, Houston County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 5/19/2025 in Instrument No.: -- Deed Book 10653, Page 517, conveying the after-described property to secure a Note in the original principal amount of \$279,935.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Houston County, Georgia, within the legal hours of sale on 5/5/2026, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 83 Of The 5th District, Houston County, Georgia, Being Lot 13, Of Old Stone Crossing Subdivision, Phase 5B As Per Plat Recorded In Plat Book 84, Page 70, Houston County, Georgia Records, Said Plat Is Incorporated Herein And Made A Part Hereof For A More Complete Description. Said property is commonly known as **156 Red Birch Lane Warner Robins, GA 31093**. The indebtedness secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

The entity having full authority to negotiate, amend or modify the terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 11988 EXIT 5 PKWY BLDG 4 FISHERS IN 46037-7939, Telephone No.: (855) 690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above. Notice To Bidders: Please be advised that the Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FINCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. Additional information regarding these regulations and the required transferee information and certifications can be found at: https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/re-laqsmD_5. To the best knowledge and belief of the undersigned, the parties in possession of the property is (are) Timothy James Hackett, A Married Man or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Timothy James Hackett, A Married Man, Nestor Solutions, LLC 214 5th Street, Suite 205, Huntington Beach, California 92648, (888) 403-4115, TS # 2026-21711-GA. For sale information, visit: https://www.nestortrustee.com/sales-information/ or call (888) 902-3989.

57306 4/8-4/29

26-419

NOTICE OF SALE UNDER POWER, HOUSTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Hilliard Calvin Arline IV and Shana Arlene Arline to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for LendUs, LLC, its successors and assigns dated 6/24/2020 and recorded in Deed Book 8776 Page 246 Houston County, Georgia records; as last transferred to or acquired by MSR Asset Vehicle LLC., conveying the after-described property to secure a Note in the original principal amount of \$347,800.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Houston County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 5, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land, situate, lying and being in Land Lot 160 of the Tenth (10th) Land District, Houston County, Georgia, being known and designated as Lot 12, Block "E", Mill Pond Plantation Subdivision, Phase No. 4, according to a plat of survey recorded in Plat Book 56, Page 180, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated by reference for all purposes. Subject to all easements, ordinances, covenants, conditions, restrictions and rights-of-way of record, if any. Address under current system of numbering: 225 Steeplechase Run, Warner Robins, 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 **225 Steeplechase Run, Warner Robins, GA 31088** 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): Hilliard Calvin Arline IV and Estate and/or Shana Arlene Arline 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. MSR Asset Vehicle LLC as agent and Attorney in Fact for Hilliard Calvin Arline IV and Shana Arlene Arline Aldridge Pite, LLP, 35 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1017-7986A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-7986A

57070 4/8-4/29

26-402

NOTICE OF SALE UNDER POWER GEORGIA, HOUSTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Jacob D Smith to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns dated July 30, 2021, recorded in Deed Book 9292, Page 265, Houston County, Georgia Records, as last transferred to Mortgage Research Center, LLC dba Veterans United Home Loans by assignment recorded in Deed Book 10810, Page 215, Houston County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-FIVE THOUSAND AND 0/100 DOLLARS (\$125,000.00), 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 Houston 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 May, 2026, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. The debt secured by said Security Deed has been and is hereby declared due 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. Prospective bidders must perform their own due diligence. Mortgage Research Center, LLC dba Veterans United Home Loans is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: LoanCare, LLC, 3637 Sentara Way, Suite 303, Virginia Beach, VA 23452, 800-909-9525. Note, however, that such entity is not re-

quired by law to negotiate, amend or modify the terms of the loan. Upon information and belief, said property is more commonly known as **414 Kimberly Rd, Warner Robins, GA 31088**. Should a conflict arise between the property address and the legal description, the legal description shall control.

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258.

Mortgage Research Center, LLC dba Veterans United Home Loans as Attorney in Fact for Jacob D Smith
McCalla Rayerm Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"

All that tract or parcel of land, situate, lying and being in Land Lot 171 of the Fifth Land District, Houston County, Georgia, being known and designated as Lot 20, Block "I", Country Club Hills Subdivision, Section No. 2, Phase No. 1, according to a revised plat of survey recorded in Plat Book 11, Page 96, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated by reference for all purposes. Subject to all easements, ordinances, covenants, conditions, restrictions, and rights-of-way of record, if any. MR / GW May 5, 2026
Our file no. 25-21131GA-F77
25-21131GA
56962 4/1-4/29

26-465

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF HOUSTON

Under and by virtue of the Power of Sale contained in a Security Deed given by Lisa Kendrick to Coffee Cup-Red Barn Vineyards, Inc. (the Secured Creditor), dated March 9, 2017, and recorded on March 13, 2017, in Deed Book 7444, Pages 35-42, Clerk's Office, Houston Superior Court, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$57,600.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Houston County Courthouse within the legal hours of sale on the first Tuesday in May 2026, the following described property, to wit: All that tract or parcel of land situate, lying and being in Land Lot 198 of the Fifth (5th) Land District of Houston County, Georgia, being known and designated as Lot 11, Block "B", Extension 1, Hudson Heights Subdivision, according to a plat of survey being of record in Plat Book 7, Page 227, Clerk's Office, Houston Superior Court. Said plat and the record thereof are incorporated herein by reference for all purposes. Tax ID: 0W03D0 001000

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees, as provided in the Security Deed and by law. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Coffee Cup-Red Barn Vineyards, Inc. holds the duly endorsed Note and the members have the full authority to negotiate, amend, and modify all terms of the loan. Michael J. Daley, as the President of the Coffee Cup-Red Barn Vineyards, Inc., may be contacted at P.O. Box 8962, Warner Robins, Georgia 31095, or by telephone at (478) 955-0601. 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 **108 Hudson Drive, Warner Robins, Georgia 31008** is/are: Lisa Kendrick 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, any 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. Notice has been given of intention to collect attorney's fees in accordance with the terms of the note secured by said deed. Notice has also been given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a). Coffee Cup-Red Barn Vineyards, Inc. as Attorney in Fact for Lisa Kendrick. Any information obtained on this matter may be used by the debt collector to collect the debt. Varner & Peacock, LLC, 1719 Russell Parkway, Building 200, Warner Robins, GA 31088 (478-922-3010) File: 26-0003

57381 4/8-4/29

26-462

NOTICE OF FORECLOSURE SALE UNDER POWER OF SALE NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF HOUSTON

Pursuant to a power of sale contained in a certain security deed executed by DASHAA THARPE, hereinafter referred to as Grantor, to The United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture, its successors and assigns, dated November 29, 2009, and recorded on November 25, 2009 in Deed Book 5102, beginning at page 44, of the deed records of the Clerk of the Superior Court of Houston County, Georgia, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at public outcry before the door of the courthouse in Houston County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale, for cash, to the highest bidder on the first Tuesday in May, 2026, all property described in said security deed including but not limited to the following described property: All that tract or parcel of land situate, lying and being in Land Lot 120 of the Tenth Land District of Houston County, Georgia and being known and designated as Lot 10, Block "D" Lake Joy Village Subdivision, as shown on plat of survey dated October 4, 2001 prepared by Lee R. Jones, Surveyor and recorded in Plat Book 58, Page 96, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes. Said property may more commonly be known as **119 Sunnybrook Drive, Perry, GA 31069** Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.  Dawson Management is the entity with full authority to negotiate, amend and modify the terms of the Note and Security Deed, and it may be contacted at: Address: 3775 Venture Drive, Duluth, GA 30096Phone: 770-962-4981To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be DASHA A THARPE, or tenant(s), United States of America, acting through the Rural Housing Service, its successors and assigns, United States Department of Agriculture, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Please note that if any borrower or obligor has received a discharge in a bankruptcy case filed under Title 11 of the United States Code, no personal liability will arise from this foreclosure action against that individual. This foreclosure action is being pursued solely against the real property to enforce the lien created by the Security Instrument. Respectfully, Marinosci Law Group, P.C. 16415 Addison Road, Suite 725 Addison, TX 75001 (401) 234-9200 (401) 398-2594 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE A-4870725 04/08/2026, 04/15/2026, 04/22/2026, 04/29/2026

57359 4/8-4/29

26-418

NOTICE OF SALE UNDER POWER GEORGIA, HOUSTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Richard Jenkins Jr, Tamika Jenkins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for U Mortgage LLC, its successors and assigns dated December 13, 2024, recorded in Deed Book 10583, Page 276, Houston County, Georgia Records, as last transferred to CrossCountry Mortgage, LLC by assignment recorded in Deed Book 10805, Page 314, Houston County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY THOUSAND AND 0/100 DOLLARS (\$280,000.00), 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 Houston 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 May, 2026, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due 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. Prospective bidders must perform their own due diligence. CrossCountry Mortgage, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC s/b/m NationStar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. Upon information and belief, said property is more commonly known as **501 Dunbar Road, Warner Robins, GA 31093**. Should a conflict arise between the property address and the legal description, the legal description shall control.

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions

(including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258.

CrossCountry Mortgage, LLC as Attorney in Fact for Richard Jenkins Jr, Tamika Jenkins
McCalla Rayerm Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"

All that tract or parcel of land, situate, lying and being in Land Lot 152 of the 5th Land District, Houston County, Georgia, being known and designated as Lot 2, Block "C", Killarney Subdivision, Section No. 1, according to a plat of survey recorded in Plat Book 10, Page 275, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated by reference for all purposes. Subject to all easements, ordinances, covenants, conditions, restrictions and rights-of-way of record, if any. Address under current system of numbering: 501 Dunbar Road, Warner Robins, Georgia.
MR / JD May 5, 2026
Our file no. 26-21546GA-F72
26-21546GA

57069 4/8-4/29

26-475

NOTICE OF SALE UNDER POWER, HOUSTON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Patsy M Bassham and Leonard G Bassham to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Branch Banking and Trust Company, its successors and assigns dated 4/9/2008 and recorded in Deed Book 4622 Page 260 Houston County, Georgia records; as last transferred to or acquired by Truist Bank, conveying the after-described property to secure a Note in the original principal amount of \$114,000.00, 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 Houston County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 5, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 162 OF THE FIFTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 5, BLOCK "D", NORTHWOODS SUBDIVISION, ACCORDING TO A PLAT OF SURVEY PREPARED BY WADDLE & CO., DATED JANUARY 2, 1975, REVISED OCTOBER 22, 1975 AND RECORDED IN PLAT BOOK 18, PAGE 235, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE HEREBY MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO FOR ALL PURPOSES. 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 **106 Haag Drive, Warner Robins, GA 31093** 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): Deborah Anderson or tenant or tenants. Tr

26-280

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Arailiux L Kingdom to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for New American Funding, LLC, its successors and assigns dated July 18, 2023, recorded in Deed Book 10140, Page 150-163, Houston County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 10650, Page 220, Houston 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 10576, Page 606, Houston County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED NINETY-SEVEN THOUSAND ONE HUNDRED NINETY-TWO AND 0/100 DOLLARS (\$297,192.00), 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 Houston 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 May, 2026, the following described property:

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

The debt secured by said Security Deed has been and is hereby declared due 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. Prospective bidders must perform their own due diligence. Broker Solutions Inc. dba New American Funding 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, LLC, 8201 North FM 320, Suite 120, Austin, TX 78726, 8008935304.

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

Upon information and belief, said property is more commonly known as **>313 Ruder Pl, Kathleen, GA 31047**. Should a conflict arise between the property address and the legal description, the legal description shall control.

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258.

Broker Solutions Inc. dba New American Funding as Attorney in Fact for Arailiux L Kingdom

McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosureonline.net

EXHIBIT "A"
ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 154 OF THE TENTH (10TH) LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 87, BLOCK "C", SECTION 3, HUNT PLACE SUBDIVISION, ACCORDING TO A PLAT OF SURVEY BEING OF RECORD IN PLAT BOOK 83, PAGE 268, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES.

MR / CA May 5, 2026
Our file no. 26-21858GA-F17
26-21858GA

55978 3/4-4/29**NOTICE OF SALE UNDER POWER
STATE OF GEORGIA,
COUNTY OF HOUSTON**

By virtue of a Power of Sale contained in that certain Subject Mortgage from Britany Brown to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, dated June 8, 2023 and recorded on June 8, 2023 in Deed Book 10103, Page 291, in the Office of the Clerk of Superior Court of Houston County, Georgia, said Subject Mortgage having been given to secure a Note of even date, in the original principal amount of One Hundred Seventy-Seven Thousand and 00/100 dollars (\$177,000.00) with interest thereon as provided therein, as last transferred to PennyMac Loan Services, LLC, recorded in Deed Book 10377, Page 193, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Houston County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2026, all property described in said Subject Mortgage including but not limited to the following described property:

All that tract or parcel of land, situate, lying and being in Land Lot 150 of the Fifth (5th)

Land District, Houston County, Georgia, being known and designated as Lot 21, Block "D", Section III, Camelot Subdivision, according to a plat of survey recorded in Plat Book 15, Page 4, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated by reference for all purposes.

Subject to all easements, ordinances, covenants, conditions, restrictions and rights-of-way of record, if any. Said property may more commonly be known as **102 Modred Ct, Warner Robins, GA 31093**.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361 818-224-7442.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Subject Mortgage. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Britany Brown and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code, 2) final confirmation and audit of the status of the loan with the holder of the Subject Mortgage, and 3) any legal impediments to the undertaking and completion of sale. The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically, to the FinCEN Real Estate Report located in the forms bank thereof. PennyMac Loan Services, LLC as Attorney-in-Fact for Britany Brown.

Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520

Ad Run Dates: 04/08/2026, 04/15/2026, 04/22/2026, 04/29/2026;

57214 4/8-4/29

26-421

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

Pursuant to the Power of Sale contained in a Security Deed given by Calanda Jones and Betty M. Jones to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for GMAC Mortgage, LLC f/k/a GMAC Mortgage Corporation, its successors and assigns dated 5/31/2007 and recorded in Deed Book 4308 Page 246 Houston County, Georgia records; as last transferred to or acquired by Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2023-1, conveying the after-described property to secure a Note in the original principal amount of \$182,900.00, 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 Houston County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 5, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land, situate, lying and being in Land Lot 164 of the Tenth (10th) Land District of Houston County, Georgia, being known and designated as Lot 630, Phase III, Mayberry Subdivision, according to a plat of survey of record in Plat Book 67, Page 151, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference thereto for all purposes. 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 **106 Mount Pilot Ct, Warner Robins, GA 31088** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best of the knowledge and belief of the undersigned, the party or parties in possession of the subject property is (are): Calanda Jones and Betty M. Jones 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. Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2023-1 as agent and Attorney in Fact for Calanda Jones and Betty M. Jones Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1263-5352A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

1263-5352A

57072 4/8-4/29

26-443

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

By virtue of a Power of Sale contained in that certain Security Deed from JONATHAN SYBERT to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR ATLANTIC BAY MORTGAGE GROUP LLC, dated March 10, 2023, recorded March 14, 2023, in Deed Book 10018, Page 153, Houston County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Ninety-Four Thousand Two Hundred Sixty-Seven and 00/100 dollars (\$194,267.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Houston County Courthouse, within the legal hours of sale on the first Tuesday in May, 2026, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN LAND LOT 168 OF THE FIFTH (5TH) LAND DISTRICT, HOUSTON COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 3, BLOCK "S", SECTION NO. 5, SHIRLEY HILLS ESTATES SUBDIVISION, ACCORDING TO A PLAT OF SURVEY RECORDED IN PLAT BOOK 6, PAGE 290, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORDED COPY THEREOF ARE INCORPORATED BY REFERENCE FOR ALL PURPOSES. SUBJECT TO ALL EASEMENTS, ORDINANCES, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

Said legal description being controlling, however the property is more commonly known as **102 BELMONT DR, WARNER ROBINS, GA 31088**.

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

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

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JONATHAN SYBERT, ESTATE AND/OR HEIRS-AT-LAW OF JONATHAN SYBERT, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) purchaser's tendering to Ruben Lublin, LLC, anti-money laundering information as required pursuant to the FinCEN Real Estate Report Rule. Failure to provide information, could result in rescission of the sale.

The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361. Telephone Number: 1-866-549-3583. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for JONATHAN SYBERT

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

Attorney Contact: Ruben Lublin, LLC

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

Telephone Number: (877) 813-0992 Case No. PNY-26-01017-1

Ad Run Dates: 04/08/2026, 04/15/2026, 04/22/2026, 04/29/2026

rselaw.com/property-listing

57202 4/8-4/29

26-444

**NOTICE OF SALE UNDER POWER
STATE OF GEORGIA,
COUNTY OF HOUSTON**

By virtue of a Power of Sale contained in that certain Security Deed from Timothy Lee Richardson and Jacqueline Athena Richardson to Mortgage Electronic Registration Systems, Inc., as nominee for PennyMac Loan Services, LLC, dated June 30, 2021, and recorded, on July 12, 2021, in Deed Book 9248, at Page 345, in the Office of the Clerk of Superior Court of Houston County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Sixty-Four Thousand, Five Hundred Forty-Eight and no/100 dollars (\$164,548.00), with interest thereon as provided therein, as last transferred to PennyMac Loan Services, LLC, recorded in Deed Book 10728, at Page 432, in aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Houston County, Georgia, or at such place as has been or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2026, all property described in said Security Deed including, but not limited to, the following described property:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 171 OF THE FIFTH (5TH) LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 3, BLOCK "B", OF A SUBDIVISION KNOWN AS KING FOREST, ACCORDING TO A PLAT OF SURVEY, PREPARED BY WADDLE & COMPANY, CERTIFIED BY WALTER G. CLEMENTS, GEORGIA REGISTERED LAND SURVEYOR NO. 1967, DATED DECEMBER 18, 1978. A COPY OF WHICH IS OF RECORD IN PLAT BOOK 21, PAGE 221, CLERK'S OFFICE, HOUSTON SUPERIOR COURT. SAID PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES.

Said property may more commonly be known as **305 Oak Forest Lane, Warner Robins, GA 31088**.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's

fees (notice of intent to collect attorney's fees having been given).

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361; telephone: (818 224-7442).

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Jacqueline Athena Richardson, Timothy Lee Richardson and/or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code, 2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and 3) any legal impediments to the undertaking and completion of sale. The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically, to the FinCEN Real Estate Report located in the forms bank thereof. PennyMac Loan Services, LLC, as Attorney-in-Fact for Timothy Lee Richardson and Jacqueline Athena Richardson.

Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520. Ad Run Dates: 04/08/2026, 04/15/2026, 04/22/2026, 04/29/2026

57211 4/8-4/29**Miscellaneous**

26-433

**IN THE JUVENILE COURT OF
HOUSTON COUNTY, GEORGIA
STATE OF GEORGIA**

IN THE INTEREST OF:
A.H., SEX F, AGE 13, DOB 05/12/2012, CASE #2501625

CHILDREN UNDER 18 YEARS OF AGE TO WHOM IT MAY CONCERN, ANGELICA EATON, mother AND ANYONE ELSE CLAIMING A PARENTAL INTEREST IN THE ABOVE CHILDREN

You are notified that a Petition for Legitimation was filed against you in said court on 01/07/26, an Order for Service by Publication was entered on 02/11/2026

YOU ARE COMMANDED AND REQUIRED TO BE AND APPEAR before Houston County Juvenile Court, held at Houston County Juvenile Court, Warner Robins, Georgia on 05/27/2026 at 8:30 o'clock a.m., for a hearing following service by publication. Serve an answer on Petitioner's Attorney, Kameyan L. Sims, 1217 S. Houston Lake Rd., Suite 2, Warner Robins, GA 31088. You may obtain a copy of the petition by contacting Houston County Juvenile Court Clerk.

WITNESS the Honorable Judges of this court, this 26th day of March 2026
CHRISTINA HARPER
CLERK, HOUSTON CO. JUVENILE COURT

57135 4/1-4/22

26-368

**IN THE JUVENILE COURT OF
HOUSTON COUNTY, GEORGIA
STATE OF GEORGIA**

IN THE INTEREST OF:
A.S., SEX M, AGE 10, DOB 02/22/2016, CASE #2600355

H.S., SEX F, AGE 8, DOB 04/01/2017, CASE #2600356

CHILDREN UNDER 18 YEARS OF AGE TO WHOM IT MAY CONCERN ANY UNKNOWN PUTATIVE FATHER(S), AND ANYONE ELSE CLAIMING A PARENTAL INTEREST IN THE ABOVE CHILDREN BORN TO KATHERINE SCRIMPHER

You are notified that a Petition for Guardianship to Relatives was filed against you in said court on 03/12/26, an Order for Service by Publication was entered on 03/12/26

YOU ARE COMMANDED AND REQUIRED TO BE AND APPEAR before Houston County Juvenile Court, held at Houston County Juvenile Court, Warner Robins, Georgia on 05/27/26 at 8:30 o'clock a.m. for a hearing following service by publication. Serve an answer on Petitioner's Attorney, James E. Patterson, P. O. Box 1006, Forsyth, Georgia 31029. You may obtain a copy of the petition by contacting Houston County Juvenile Court Clerk.

WITNESS the Honorable Judges of this court, this 13th day of March, 2026.
CHRISTINA HARPER, DEPUTY CLERK
HOUSTON CO. JUVENILE COURT

56658 3/25-4/15

26-389

**IN THE JUVENILE COURT OF
HOUSTON COUNTY
STATE OF GEORGIA**

IN THE INTEREST OF:
Z.R. Sex: M Age: 18 years

DOB: 05/18/2007 Case: 2501658

T.R. Sex: F Age: 16 years

DOB: 12/13/2009 Case: 2501655

J.R. Sex: F Age: 14 years

DOB: 07/04/2011 Case: 2501656

D.R. Sex: F Age: 10 years

DOB: 08/22/2015 Case: 2501657

Children Under 18 Years of Age

NOTICE OF SUMMONS

TO WHOM IT MAY CONCERN and to JARUS TAIRON REEZE and anyone who has a parental claim to Z.R.; T.R.; J.R.; D.R. and to any and all known and unknown father, you are hereby notified by publication as provided by law:

On 12/22/2025 a Petition for Termination of Parental Rights, filed by Crystal Lower-Haynes, was transferred from the Houston County Superior Court to the Houston County Juvenile Court for hearing and disposition.

You may obtain a copy of this Petition from the Clerk of the Juvenile Court at the Houston County Juvenile Court Clerk's Office, located at 206 Carl Vinson Pkwy, Warner Robins GA 31088, during regular business hours, Monday through Friday, from 8:00A.M. until 5:00P.M. exclusive of holidays. If you fail to appear, the Court may grant the relief sought in the Petition. If you have any objection to the Petition for Termination of Parental Rights, you must file a written objection setting forth the grounds of any such objection with this Court. A Court hearing for your case has been scheduled for the 3rd day of June 2026 at 9:00A.M., at the Juvenile Court of Houston County.

You may be entitled to an Attorney in the proceedings, and the Court may appoint an Attorney if you are an indigent person. If you have any questions, please contact the Clerk's Office at (478) 542-2060

WITNESS THE HONORABLE MONICAL WILBURN, Judge of said Juvenile Court. This 19 day of March 2026.

Christina Harper
Chief Deputy Clerk of Juvenile Court
Houston County, Georgia

56780 3/25-4/15

26-458

**NOTICE OF PUBLICATION OF
SERVICE**

PETITIONERS: Evonne Holliday, Kenneth Sutton, Bernard L. Sutton, James A. Sutton, Beverly Sutton Young, Calebra Sutton, Thatheria Sutton, Tracie Head, Marvin Sutton, Sr., Bruce Edward Sutton, Freda Sutton Hardaway, Nina Simone Sutton, Patricia A. Ware, Kymyatta C. Oatis, Damion Sneed, Jamie Antoine Sneed, Danyel N. Ware, Dennis James Sowell, Janice E. Sowell Cardwell, Joyce Sowell, John Henry Fairfax, Leon Fairfax, and Christopher Sutton, Fred Sutton, Derrick Lamar Sutton, and Angela Davis,

RESPONDENTS: Unknown Heirs of J.H. Sutton aka John Sutton, Unknown Heirs of Fred E. Sutton, Unknown Heirs of Chester C. Sutton, Ronald Sutton, Terrence Sutton, Delbert Sutton, Jr., Clarence Sutton Jr., Dominique Allen, Sonujia J. Sutton Robinson, Unknown Heirs of Patricia Sutton, Unknown Heirs of Caroline Sutton, James McCoy, Eddie Dean Laidler, Henri Mae Laidler, Beatrice Laidler, Harris Lee Laidler Jr., Dawn M. Laidler, Ayrea D. Laidler, Tamara DeShell Laidler-Fisher, Tabitha Laidler, Jewel Cooley, Julius Laidler, Tony Sowell, Richard Sowell, Steven Sowell, Valerie Sowell Gainey, Lisa Sowell Barnett, Tiffany Sowell Jackson, and Mark Day

HOUSTON COUNTY SUPERIOR COURT,
CIVIL ACTION NO: 2026V0133748

RE: PETITION TO PARTITION PROPERTY BY SALE

Property: All that tract or parcel of land situate lying and being in Land Lot 269 of the 14th Land District of Houston County, Georgia containing 101 and one-half acres, more or less, and being the east half of said Land Lot 269.

Titled: Milus Sutton, J.H. Sutton, Fred E. Sutton and Chester C. Sutton
Address: Whitfield Road, Elko, Houston County, Georgia (Landlocked)
Tax Parcel ID: 000260 002000
DATE PETITION FILED: January 29, 2026
DATE OF ORDER FOR PUBLICATION: March 27, 2026

TO: NAMED RESPONDENTS; and/or ANY AND ALL OTHER INTERESTED PARTIES, KNOWN OR UNKNOWN [The "Respondent(s)"] in the Referenced Action - Petition for Partition Property by Sale]. TAKE NOTICE THAT, Petitioners have caused to be filed, in the Superior Court of Houston County, Georgia, a Petition to Partition Property By Sale, in conjunction with the above referenced parcel of land; under the provisions of the Uniform Partition of Heirs Property Act O.C.G.A., § 44-6-180 et seq. Petitioners are seeking an order to partition the property by sale. For the specifics of such pleas for relief the Parties Respondent must refer to the original petition and all other pleadings filed with the court.

All Respondent(s) are hereby noticed and commanded to be and appear at the court in which this action is pending within 60 days of the date of the Order for service by publication. All named Respondent(s) are to file any response or answer with the Clerk of the Superior Court of the above referenced Court, at the address show below: Clerk, Superior Court of Houston County 201 N Perry Pkwy
Perry, GA 31069

with a copy of such response or answer to be sent to the Attorneys for the Petitioners, Kellye C. Moore and Jordan L. Reab, Walker, Hulbert, Gray & Moore, LLP, 909 Ball Street, Perry, Georgia 31069.

WITNESS the Honorable G.E. "Bo" Adams, Judge, Superior Court of Houston County, BY: /s/ Terri L. Childers, Clerk of Superior Court, Houston County, Georgia

57301 4/8-4/29

26-396

**IN THE JUVENILE COURT OF
HOUSTON COUNTY
STATE OF GEORGIA**

IN THE INTEREST OF:
M. T., SEX F, AGE 1, DOB 07/09/2024, CASE #2600401

CHILD UNDER 18 YEARS OF AGE TO WHOM IT MAY CONCERN, MARANDA TRICE (mother); WILLIE KNIGHTON (father); ANY UNKNOWN PUTATIVE FATHER, AND ANYONE ELSE CLAIMING A PARENTAL INTEREST IN THE ABOVE CHILD

You are notified that a Petition for Guardians

You are hereby notified that the above-referenced action seeking to establish title to the below described property against the world was filed on the 18th day of July, 2025 in the Superior Court of Houston County, Georgia, the Houston Judicial Circuit, you are hereby commanded to be and appear at said Court within thirty days of the date of the Order for Service by Publication to answer said Petition and file pleadings before the Court. The real property which is subject of the civil action is more particularly described as follows:
All that tract or parcel of land, situate, lying and being in Land Lot 48 of the Tenth Land District of Houston County, Georgia, and in the City of Perry, and being approximately 7.68 acres as is more fully shown on a plat of survey by Milton V. Beckham, Surveyor, dated February 4, 1969, and a copy of said plat being recorded in Map Book 12, Page 262, Clerk's Office, Houston Superior Court, and EXCEPTING therefrom Lots 1, 2, 3, 4, 5, and 6, Block "A" of a subdivision for Milton V. Beckham, as is more fully shown on a plat of survey by Richard L. Jones, Surveyor, dated November 5, 1984, and a copy of said plat being recorded in Map Book 27, Page 177, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto. The tract herein conveyed contains approximately 5.632 acres.

56967 4/1-4/22

26-356

IN THE JUVENILE COURT OF HOUSTON COUNTY, GEORGIA STATE OF GEORGIA

IN THE INTEREST OF: M.P., SEX M, AGE <1, DOB 12/11/2025, CASE #2600327 K.R., SEX F, AGE 11, DOB 10/28/2010, CASE #2600328 **CHILDREN UNDER 18 YEARS OF AGE TO WHOM IT MAY CONCERN, CHYNNNA PETERSON (mother); MARCUS PAYTON (father); ANY UNKNOWN PUTATIVE FATHER(S), AND ANYONE ELSE CLAIMING A PARENTAL INTEREST IN THE ABOVE CHILDREN** You are notified that a Dependency Petition was filed against you in said court on 03/05/26, an Order for Service by Publication was entered on 03/10/26 YOU ARE COMMANDED AND REQUIRED TO BE AND APPEAR before Houston County Juvenile Court, held at Houston County Juvenile Court, Warner Robins, Georgia on 05/20/26 at 8:30 o'clock a.m., for a hearing following service by publication. Serve an answer on Petitioner's Attorney, James E. Patterson, P. O. Box 1006, Forsyth, Georgia 31029. You may obtain a copy of the petition by contacting Houston County Juvenile Court Clerk. WITNESS the Honorable Judges of this court, this 10th day of March, 2026. CHRISTINA HARPER, DEPUTY CLERK HOUSTON CO. JUVENILE COURT

56430 3/18-4/8

26-468

AUCTION (Perry Self Storage):

NOTICE OF SALE. NOTICE IS HEREBY GIVEN THAT PERRY SELF STORAGE (518 GENERAL COURTNEY HODGES BLVD. PERRY, GA 31069) INTENDS TO SELL THE PERSONAL PROPERTY DESCRIBED BELOW TO ENFORCE A LIEN ON SAID PROPERTY PURSUANT TO THE GEORGIA CODE SECTIONS 10-4-210 TO 10-4-215. The undersigned will sell at public sale by competitive bidding on Tuesday, April 21st, 2026., 2025 at 10:30 a.m. online at www.StorageTreasures.com, property found in the following units:

Lancaster, Crystal – Unit 180 Various Household Goods

Lancaster, Crystal – Unit 181 Various Household Goods

Merritt, John – Unit 99 Various Household Goods

Poss, Christian – Unit 143 Various Household Goods

Tenants have the right to redeem prior to sale. You can reach us at 478-218-2674. **57419 4/8**

Name Changes

26-348

IN THE SUPERIOR COURT OF HOUSTON COUNTY STATE OF GEORGIA

In Re: Aiden Ham Civil Action File No. 2026V0133946 **NOTICE OF PETITION TO CHANGE NAME** GEORGIA, HOUSTON COUNTY Notice is hereby given that Aiden Ham, the undersigned, filed his petition to the Superior Court of Houston County, Georgia on the 26th day of February, 2026, praying for a change in the name of petitioner from Aiden Karev Ham to Aiden Karew Rich. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 26 day of February, 2026. Aiden Ham Petitioner

56375 3/18-4/8

26-340

IN THE SUPERIOR COURT OF WORTH COUNTY STATE OF GEORGIA

Civil Action File No. 26CV0047 Quanesha Johnson, Plaintiff, v. Demontavious Davis, Defendant

NOTICE OF SUMMONS-SERVICE BY PUBLICATION

TO: Demontavious Davis, Defendant Named Above: You are hereby notified that the above-styled action seeking Minor Name Change was filed against you in said court on March 4th, 2026, and that by reason of an order for service of summons by publication entered by the court on March 4th, 2026, you are hereby commanded and required to file with the clerk of said court and serve upon Quanesha, Plaintiff, whose address is 207 South Ayers St. #B Sylvester, GA, an answer to the complaint within sixty (60) days of the date of the order for service by publication. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint.

Witness the Honorable Judge of said Court. This the 3 day of March, 2026. Candice Graham Deputy Clerk of Superior Court Worth County

56335 3/18-4/8

26-345

NOTICE OF FILING PETITION FOR NAME CHANGE

HOUSTON COUNTY, GEORGIA On March 2, 2026, Petitioner, LESLIE LOFTON SPIVEY, filed a Petition to change her name in the Superior Court of Houston County, to have her name changed to SHELLEY LOFTON SPIVEY. Notice is hereby given pursuant to law to any interested or affected party to appear and file written objections with the Court. Objections must be filed with said Court within thirty (30) days from the date this petition was filed.

This 2 day of March, 2026. Hillary R. Yee Clerk of Court Houston County Superior Court

56369 3/18-4/8

26-346

IN THE SUPERIOR COURT OF HOUSTON COUNTY STATE OF GEORGIA

In Re: Ta Korie Nicole Daniels Minor Child(ren) Civil Action File No. 2026V0133983

NOTICE OF PETITION TO CHANGE NAME

GEORGIA, HOUSTON COUNTY Notice is hereby given that Tyaneck Bryant, the undersigned, filed this petition to the Superior Court of Houston County, Georgia on the 2nd day of March, 2026, praying for a change in the name of minor child(ren) from TaKorie Nicole Daniels to Ta Korie Nicole Bryant. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 2nd day of March, 2026. Tyaneck Bryant Petitioner pro se

56372 3/18-4/8

26-349

IN THE SUPERIOR COURT OF HOUSTON COUNTY STATE OF GEORGIA

In Re: Ruby Hamb Holmes Civil Action File No. 2026V0133981

NOTICE OF PETITION TO CHANGE NAME

GEORGIA, HOUSTON COUNTY Notice is hereby given that Ruby Hamb Holmes, the undersigned, filed his petition to the Superior Court of Houston County, Georgia on the 2nd day of March, 2026, praying for a change in the name of petitioner-er from Ruby Hamb Holmes to Ruby Lane Holmes. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 2nd day of March, 2026. Ruby Hamb Holmes Petitioner

56376 3/18-4/8

26-347

IN THE SUPERIOR COURT OF HOUSTON COUNTY STATE OF GEORGIA

In Re: Kathy Curtis Civil Action File No. 2026V0133958

AMENDED NOTICE OF PETITION TO CHANGE NAME

GEORGIA, HOUSTON COUNTY Notice is hereby given that Kathy Curtis, the undersigned, filed his petition to the Superior Court of Houston County, Georgia on the 2nd day of March, 2026, praying for a change in the name of petitioner from Kathy Curtis to Elizabeth Grace Elliott. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 2nd day of March, 2026. Kathy Curtis Petitioner

56374 3/18-4/8

26-452

IN THE SUPERIOR COURT OF HOUSTON COUNTY STATE OF GEORGIA

In Re: Keylea Nevaeh Grice Civil Action File No. 2026V0134099

NOTICE OF PETITION TO CHANGE NAME

GEORGIA, HOUSTON COUNTY Notice is hereby given that Keylea N. Grice, the undersigned, filed his petition to the Superior Court of Houston County, Georgia on the 17th day of March, 2026, praying for a change in the name of petitioner from Keylea Nevaeh Grice to Konner Joseph Grice. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 17th day of March, 2026. Keylea Grice Petitioner

57225 4/8-4/29

26-453

IN THE SUPERIOR COURT OF HOUSTON COUNTY STATE OF GEORGIA

In Re: Shawndree Marlín Cosby SHAWNDRÉE MARLIN COSBY In re: the Name Change Of: CHIKERE RHEA COSBY, Minor Child, Petitioner. Civil Action File Number: 2026V0134113

NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD

Notice is hereby given that Shawndree Marlín Cosby filed her petition in the Superior Court of Houston County, Georgia, on or about March 18, 2026, praying for a change in the name of a minor child from Chikere Rhea Cosby to Chikere Oluchi Marlín. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of the Petition to Change Name of Minor Child. Respectfully submitted, this 18th day of March, 2026. Daniel Killfoye Georgia Bar Number 274430 Attorney for Petitioner Boyd & Cicado, LLC 1841 Hardeman Ave. Macon, Georgia 31201 (478) 219-3280 daniel@bcfamilylaw.net

57227 4/8-4/29

26-373

IN THE SUPERIOR COURT OF HOUSTON COUNTY STATE OF GEORGIA

In Re: Holly Anita Rollyson Civil Action File No. 2026V0134013

NOTICE OF PETITION TO CHANGE NAME

GEORGIA, HOUSTON COUNTY Notice is hereby given that Holly Anita Rollyson, the undersigned, filed his petition to the Superior Court of Houston County, Georgia on the 4th day of March, 2026, praying for a change in the name of petitioner-er from Holly Anita Rollyson to Zippi Falcon Rollyson. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 4th day of March, 2026. Holly Anita Rollyson Petitioner

56675 3/25-4/15

26-454

IN THE SUPERIOR COURT OF HOUSTON COUNTY STATE OF GEORGIA

In Re: Charlotte Grace Thompson Civil Action File No. 2026V0134108

NOTICE OF PETITION TO CHANGE NAME

GEORGIA, HOUSTON COUNTY Notice is hereby given that Charlotte Grace Thompson, the undersigned, filed his petition to the Superior Court of Houston County, Georgia on the 17 day of March, 2026, praying for a change in the name of petitioner from Charlotte Grace Thompson to Lottie Grace Thompson. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 17 day of March, 2026. Charlotte Grace Thompson Petitioner

57231 4/8-4/29

Public Hearings

26-486

LEGAL NOTICE

Notice is hereby given that the Houston County Board of Zoning & Appeals will hold a public hearing on April 27, 2026 at the hour of 5:30 p.m. at the Houston County Annex Building in Warner Robins, Georgia for the purpose of hearing objections, if any, to a Special Exception, as provided by the terms of the Houston County Zoning Resolution. The Houston County Commissioners will hold a public hearing on May 5, 2026 at the hour of 9:00 a.m. at the County Courthouse, Houston County, Perry, Georgia for the purpose of hearing objections, if any, to the regulations of the Zoning Ordinance of said county as to a Special Exception on the following real estate:

Property Description

All that tract or parcel of land lying and being in Land Lot 219 of the 13th Land District of Houston County, Georgia, Tract 14 as shown on a plat of survey for L. Van Peavy Estate, Consisting of 6.76 Acres and better known as the property of Maria Gaiss. Property is located at 281 Terrell Road. All parties at interest and citizens shall have the opportunity to be heard at said time and place relative to petition filed by Maria Gaiss. Houston County Board of Zoning & Appeals By: Chairman, John Trussell Attest: Secretary, Timothy E. Andrews

57464 4/8-4/15

26-469

LEGAL NOTICE

Notice is hereby given that there will be a meeting of the Houston County Planning & Zoning Commission on the 20th day of April, 2026 at the hour of 5:30 p.m., at the Houston County Annex Building in Warner Robins, Georgia. The Houston County Commissioners will hold a public hearing on the 5th day of May, 2026 at the hour of 9:00 a.m. at the County Court House, Houston County, Perry, Georgia for the purpose of hearing objections, if any, to changes to Section 81 and Section 152.2 of the Comprehensive Land Development Regulations for Houston County. All parties at interest and citizens shall have the opportunity to be heard at said time and place. Houston County Planning Commission By: Vice Chairman, Zachary Ivester ATTEST: Robbie Dunbar Director of Administration

57425 4/8

26-484

LEGAL NOTICE

Notice is hereby given that the Houston County Board of Zoning & Appeals will hold a public hearing on April 28, 2026 at the hour of 2:00 p.m. at the Houston County Annex Building in Warner Robins, Georgia for the purpose of hearing objections, if any, to an Administrative Review, as provided by the terms of the Houston County Comprehensive Land Development Regulations, Section 115. All parties at interest and citizens shall have the opportunity to be heard at said time and place relative to petition filed by Galloway and Lyndall LLP. Houston County Board of Zoning & Appeals By: Chairman, John Trussell Attest: Secretary, Timothy E. Andrews

57462 4/8-4/15

26-489

LEGAL NOTICE

Notice is hereby given that the Houston County Board of Zoning & Appeals will hold a public hearing on April 27, 2026 at the hour of 5:30 p.m. at the Houston County Annex Building in Warner Robins, Georgia for the purpose of hearing objections, if any, to a Variance, as provided by the terms of the Houston County Zoning Resolution. The Houston County Commissioners will hold a public hearing on May 5, 2026 at the hour of 9:00 a.m. at the County Courthouse, Houston County, Perry, Georgia for the purpose of hearing objections, if any, to the regulations of the Zoning Ordinance of said county as to a Special Exception on the following real estate:

Property Description

All that tract or parcel of land lying and being in Land Lot 89 of the 13th Land District of Houston County, Georgia, Farm 13, Phase 2 of Old Southern Farms Subdivision, Consisting of 8.62 Acres and better known as the property of Jimmy Davis. Property is located at 94 Brown Hill Road. All parties at interest and citizens shall have the opportunity to be heard at said time and place relative to petition filed by Jimmy Davis. Houston County Board of Zoning & Appeals By: Chairman, John Trussell Attest: Secretary, Timothy E. Andrews

57467 4/8-4/15

26-488

LEGAL NOTICE

Notice is hereby given that the Houston County Board of Zoning & Appeals will hold a public hearing on April 27, 2026 at the hour of 5:30 p.m. at the Houston County Annex Building in Warner Robins, Georgia for the purpose of hearing objections, if any, to a Special Exception, as provided by the terms of the Houston County Zoning Resolution. The Houston County Commissioners will hold a public hearing on May 5, 2026 at the hour of 9:00 a.m. at the County Courthouse, Houston County, Perry, Georgia for the purpose of hearing objections, if any, to the regulations of the Zoning Ordinance of said county as to a Special Exception on the following real estate:

Property Description

All that tract or parcel of land lying and being in Land Lot 152 of the 10th Land District of Houston County, Georgia, Lot 7, Block "C" of The Andrews at Sandefur Subdivision, Consisting of 1.05 Acres and better known as the property of Alex Guyse. Property is located at 204 Silverbirch Lane. All parties at interest and citizens shall have the opportunity to be heard at said time and place relative to petition filed by Alex Guyse. Houston County Board of Zoning & Appeals By: Chairman, John Trussell Attest: Secretary, Timothy E. Andrews

57463 4/8-4/15

26-480

LEGAL NOTICE

Notice is hereby given that the Houston County Board of Zoning & Appeals will hold a public hearing on April 27, 2026 at the hour of 5:30 p.m. at the Houston County Annex Building in Warner Robins, Georgia for the purpose of hearing objections, if any, to a Special Exception, as provided by the terms of the Houston County Zoning Resolution. The Houston County Commissioners will hold a public hearing on May 5, 2026 at the hour of 9:00 a.m. at the County Courthouse, Houston County, Perry, Georgia for the purpose of hearing objections, if any, to the regulations of the Zoning Ordinance of said county as to a Special Exception on the following real estate:

Property Description

All that tract or parcel of land lying and being in Land Lot 210 of the 14th Land District of Houston County, Georgia, Parcel "S-1" and "1-B-1" as shown on a plat of survey for William G. Sandefur, Consisting of 1.51 Acres and better known as the property of William Sandefur. Property is located at 2758 Highway 41 S. All parties at interest and citizens shall have the opportunity to be heard at said time and place relative to petition filed by William Sandefur. Houston County Board of Zoning & Appeals By: Chairman, John Trussell Attest: Secretary, Timothy E. Andrews

57463 4/8-4/15

26-491

LEGAL NOTICE

Notice is hereby given that the Houston County Board of Zoning & Appeals will hold a public hearing on April 27, 2026 at the hour of 5:30 p.m. at the Houston County Annex Building in Warner Robins, Georgia for the purpose of hearing objections, if any, to a Special Exception, as provided by the terms of the Houston County Zoning Resolution. The Houston County Commissioners will hold a public hearing on May 5, 2026 at the hour of 9:00 a.m. at the County Courthouse, Houston County, Perry, Georgia for the purpose of hearing objections, if any, to the regulations of the Zoning Ordinance of said county as to a Special Exception on the following real estate:

Property Description

All that tract or parcel of land lying and being in Land Lot 202 of the 10th Land District of Houston County, Georgia, Lot 13, Block "A" of Smithfield Acres Subdivision, Consisting of 0.80 Acres and better known as the property of Marva Drake. Property is located at 209 Westward Pointe. All parties at interest and citizens shall have the opportunity to be heard at said time and place relative to petition filed by Marva Drake. Houston County Board of Zoning & Appeals By: Chairman, John Trussell Attest: Secretary, Timothy E. Andrews

57468 4/8-4/15

26-491

LEGAL NOTICE

Notice is hereby given that the Houston County Board of Zoning & Appeals will hold a public hearing on April 27, 2026 at the hour of 5:30 p.m. at the Houston County Annex Building in Warner Robins, Georgia for the purpose of hearing objections, if any, to a Special Exception, as provided by the terms of the Houston County Zoning Resolution. The Houston County Commissioners will hold a public hearing on May 5, 2026 at the hour of 9:00 a.m. at the County Courthouse, Houston County, Perry, Georgia for the purpose of hearing objections, if any, to the regulations of the Zoning Ordinance of said county as to a Special Exception on the following real estate:

Property Description

All that tract or parcel of land lying and being in Land Lot 74 of the 11th Land District of Houston County, Georgia, Lot 40, Section 6, Phase 1 of Southfield Plantation Subdivision, Consisting of 0.32 Acres and better known as the property of Jaime Gonzalez. Property is located at 409 Cannon Point Drive. All parties at interest and citizens shall have the opportunity to be heard at said time and place relative to petition filed by Jaime Gonzalez. Houston County Board of Zoning & Appeals By: Chairman, John Trussell Attest: Secretary, Timothy E. Andrews

57469 4/8-4/15

26-487

LEGAL NOTICE

Notice is hereby given that the Houston County Board of Zoning & Appeals will hold a public hearing on April 27, 2026 at the hour of 5:30 p.m. at the Houston County Annex Building in Warner Robins, Georgia for the purpose of hearing objections, if any, to a Special Exception, as provided by the terms of the Houston County Zoning Resolution. The Houston County Commissioners will hold a public hearing on May 5, 2026 at the hour of 9:00 a.m. at the County Courthouse, Houston County, Perry, Georgia for the purpose of hearing objections, if any, to the regulations of the Zoning Ordinance of said county as to a Special Exception on the following real estate:

Property Description

All that tract or parcel of land lying and being in Land Lot 202 of the 10th Land District of Houston County, Georgia, Lot 1, Block "A", Section 1 of East Pointe Plantation Subdivision, Consisting of 0.61 Acres and better known as the property of Robert Sconyers. Property is located at 101 Eastwick Drive. All parties at interest and citizens shall have the opportunity to be heard at said time and place relative to petition filed by Robert Sconyers. Houston County Board of Zoning & Appeals By: Chairman, John Trussell Attest: Secretary, Timothy E. Andrews

57465 4/8-4/15

26-492

LEGAL NOTICE

Notice is hereby given that the Houston County Board of Zoning & Appeals will hold a public hearing on April 27, 2026 at the hour of 5:30 p.m. at the Houston County Annex Building in Warner Robins, Georgia for the purpose of hearing objections, if any, to a Variance, as provided by the terms of the Houston County Zoning Resolution. The Houston County Commissioners will hold a public hearing on May 5, 2026 at the hour of 9:00 a.m. at the County Courthouse, Houston County, Perry, Georgia for the purpose of hearing objections, if any, to the regulations of the Zoning Ordinance of said county as to a Special Exception on the following real estate:

Property Description

All that tract or parcel of land lying and being in Land Lot 19 of the 11th Land District of Houston County, Georgia, as shown on a plat of survey for Marlene Wright Estate in Rem., Consisting of 1.49 Acres and better known as the property of Stanley Wright. Property is located at 122 Sandy Run Road. All parties at interest and citizens shall have the opportunity to be heard at said time and place relative to petition filed by Stanley Wright. Houston County Board of Zoning & Appeals By: Chairman, John Trussell Attest: Secretary, Timothy E. Andrews

57470 4/8-4/15

26-485

LEGAL NOTICE

Notice is hereby given that the Houston County Board of Zoning & Appeals will hold a public hearing on April 27, 2026 at the hour of 5:30 p.m. at the Houston County Annex Building in Warner Robins, Georgia for the purpose of hearing objections, if any, to a Special Exception, as provided by the terms of the Houston County Zoning Resolution. The Houston County Commissioners will hold a public hearing on May 5, 2026 at the hour of 9:00 a.m. at the County Courthouse, Houston County, Perry, Georgia for the purpose of hearing objections, if any, to the regulations of the Zoning Ordinance of said county as to a Special Exception on the following real estate:

Property Description

All that tract or parcel of land lying and being in Land Lot 210 of the 14th Land District of Houston County, Georgia, Parcel "S-1" and "1-B-1" as shown on a plat of survey for William G. Sandefur, Consisting of 1.51 Acres and better known as the property of William Sandefur. Property is located at 2758 Highway 41 S. All parties at interest and citizens shall have the opportunity to be heard at said time and place relative to petition filed by William Sandefur. Houston County Board of Zoning & Appeals By: Chairman, John Trussell Attest: Secretary, Timothy E. Andrews

57463 4/8-4/15

26-480

LEGAL NOTICE

Notice is hereby given that the Houston County Board of Zoning & Appeals will hold a public hearing on April 27, 2026 at the hour of 5:30 p.m. at the Houston County Annex Building in Warner Robins, Georgia for the purpose of hearing objections, if any, to a Special Exception, as provided by the terms of the Houston County Zoning Resolution. The Houston County Commissioners will hold a public hearing on May 5, 2026 at the hour of 9:00 a.m. at the County Courthouse, Houston County, Perry, Georgia for the purpose of hearing objections, if any, to the regulations of the Zoning Ordinance of said county as to a Special Exception on the following real estate:

Property Description

All that tract or parcel of land lying and being in Land Lot 210 of the 14th Land District of Houston County, Georgia, Parcel "S-1" and "1-B-1" as shown on a plat of survey for William G. Sandefur, Consisting of 1.51 Acres and better known as the property of William Sandefur. Property is located at 2758 Highway 41 S. All parties at interest and citizens shall have the opportunity to be heard at said time and place relative to petition filed by William Sandefur. Houston County Board of Zoning & Appeals By: Chairman, John Trussell Attest: Secretary, Timothy E. Andrews

26-432

IN THE PROBATE COURT OF HOUSTON COUNTY STATE OF GEORGIA

IN RE: ESTATE OF CYNCERE NEELY, MINOR ESTATE NO. 2026-GM-10 PETITION FOR TEMPORARY LETTERS OF GUARDIANSHIP OF MINOR PATRISHA R. WASHINGTON & STELFONCE R. GEIGER, TEMPORARY GUARDIAN(S)

DATE OF SECOND PUBLICATION: APRIL 8, 2026

TO: UNKNOWN FATHER & WHOM IT MAY CONCERN

You are hereby notified that a petition for the appointment of a temporary guardian has been filed regarding the above-named minor. All objections to the Petition described above either to the appointment of a temporary guardian or the appointment of the petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and must be filed with this Court no later than 14 days after this notice is mailed, or 10 days after this notice is personally served upon you, or ten days after the second publication of this notice if you are served by publication. All pleadings must be signed before a notary public or Georgia probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.

NOTE: If a natural guardian files an objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the petition, a hearing on the matter shall be scheduled at a later date.

KRISTEN W. HARRIS
PROBATE JUDGE

By: BRITTANY EATON, CLERK
ADDRESS P.O. BOX 1801,
PERRY, GA 31069
TELEPHONE 478-218-4710
57133 4/1-4/8

26-430

**NOTICE
GEORGIA, HOUSTON COUNTY
PROBATE COURT**

TO: Whom it may concern:

Chayla C. Bryant & Rodney Bryant, II has petitioned to be appointed Administrator of the estate of Rodney Anthony Bryant, Sr., deceased, of said County. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be filed with the court on or before April 27, 2026. BE NOTIFIED FURTHER: All pleadings/objections to the petition must be in writing, setting forth the grounds of any objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Kristen W. Harris
PROBATE JUDGE

By: Brittany K. Eaton, CLERK
ADDRESS P.O. Box 1801
Perry, GA 31069
TELEPHONE NUMBER 478-218-4710
57130 4/1-4/22

26-428

**NOTICE
GEORGIA, HOUSTON COUNTY
PROBATE COURT**

TO: Whom it may concern:

Marilyn Register has petitioned to be appointed Administrator of the estate of David E. Register, deceased, of said County. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be filed with the court on or before April 27, 2026. BE NOTIFIED FURTHER: All pleadings/objections to the petition must be in writing, setting forth the grounds of any objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Kristen W. Harris
PROBATE JUDGE

By: Brittany K. Eaton, CLERK
ADDRESS P.O. Box 1801
Perry, GA 31069
TELEPHONE NUMBER 478-218-4710
57128 4/1-4/22

26-474

**NOTICE
GEORGIA, HOUSTON COUNTY
PROBATE COURT**

TO: Whom it may concern:

Robbin L. Leidall has petitioned to be appointed Administrator of the estate of Sharon A. Leidall, deceased, of said County. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be filed with the court on or before May 4, 2026. BE NOTIFIED FURTHER: All pleadings/objections to the petition must be in writing, setting forth the grounds of any objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Kristen W. Harris
PROBATE JUDGE

By: Brittany K. Eaton, CLERK
ADDRESS P.O. Box 1801
Perry, GA 31069
TELEPHONE NUMBER 478-218-4710
57440 4/8-4/29

Tax Sales

26-466

**HOUSTON COUNTY
MAY 2026 TAX SALE
SHERIFF'S SALE
MARK KUSHINKA
EX-OFFICIO SHERIFF
STATE OF GEORGIA
COUNTY OF HOUSTON**

Under and by virtue of certain tax Fi.Fa.'s issued by the Tax Commissioner of Houston County, Georgia, in favor of the State of Georgia and County of Houston against the following named persons and the property as described immediately below their respective name(s). There will be sold for cash or certified funds at public outcry, in the State Court Jury Assembly Room, 201 Perry Parkway, Perry, Houston County, Georgia, between the legal hours of sale, on the first Tuesday in May 2026, the same being May 5, 2026. The following property will be sold between the legal hours of sale, 10:00 AM and 4:00 PM. The below listed and described properties, or as much thereof as will satisfy the State and County tax execution on the respective individual and property. The properties hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in Houston County, State of Georgia. The years for which said Fi.Fa.'s are issued and levied are stated below the name of the owner in each case.

This is a buyer beware sale and all property will be sold as is. The Tax Commissioner makes no warranty, neither expressed nor implied, as to title, and all properties are subject to all recorded covenants, easements, and right of ways. Properties are sold under the power of a tax sale deed with specific rights of redemption. Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer cost, all taxes, advertising cost and recording fees. At the discretion of the Tax Commissioner's office, payment will be required within two (2) hours after the completion of the tax sale.

File #: 5
Map/Parcel Number: 00074A 074000
Defendant(s) in FiFa: Lewis, Betty A;
00074 A 074000 / Pt Parcel 2 PB 8/213
140/5th

Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 931/525; 820/609
Property Description: All and only that parcel of land designated as Tax Parcel 00074 A 074 000, lying and being in Land Lot 140 of the 5th Land District, Houston County, Georgia, containing 0.76 acre, more or less, being a portion of Parcel 2, shown in Plat Book 8, Page 213, being Tract No 2 described in Deed Book 931, Page 525, the description contained therein being incorporated herein by this reference, located on Holt Avenue.
Years Due: 2024

File #: 10
Map/Parcel Number: 000750 068000
Defendant(s) in FiFa: Matthews, Jason;
00075 0 068 000 / 0.58 Acre PB 36/70 LL
118 5th LD
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 10320/263; 6607/334;
1269/408

Property Description: All and only that parcel of land designated as Tax Parcel 00075 0 068 000, lying and being in Land Lot 118 of the 5th Land District, Houston County, Georgia, containing 0.58 acre, more or less, shown in Plat Book 36, Page 70, described in Deed Book 10320, Page 263, the description contained therein being incorporated herein by this reference, known as 400 Elaine Drive.
Years Due: 2024

File #: 14
Map/Parcel Number: 00075A 094000
Defendant(s) in FiFa: Strawn, Derek S;
00075A 094 000 / Lot 8 Blk C Oasis Estates LL
119/5th LD
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 2812/100
Property Description: All and only that parcel of land designated as Tax Parcel 00075 D 027 000, lying and being in Land Lots 119 & 142 of the 5th Land District, Houston County, Georgia, being Lot 8, Block C, Oasis Estates Subdivision, shown in Plat Book 9, Page 187, described in Deed Book 2812, Page 100, the description contained therein being incorporated herein by this reference, known as 108 Arthur Street.
Years Due: 2024

File #: 20
Map/Parcel Number: 00075D 027000
Defendant(s) in FiFa: Fofana, Adam ;
00075 D 027 000 / Lot 1 Blk B Mill Pond Ph 1

Current Property Owner: 123 Farms LLC
Reference Deed: 1988/141
Property Description: All and only that parcel of land designated as Tax Parcel 00075 D 027 000, lying and being in Land Lot 143 of the 5th Land District, Houston County Georgia, containing 1.391 acres, more or less, being Lot 1, Block B, Phase No 1, Mill Pond Plantation Subdivision, shown in Plat Book 44, Page 125, described in Deed Book 10722, Page 53, the description contained therein being incorporated herein by this reference, located on Houston Lake Road.
Years Due: 2024

File #: 25
Map/Parcel Number: 000790 107000
Defendant(s) in FiFa: Leverette, Marvin O Jr;
000790 107000 / Pt Lot 9 Lucas Timberlands 0.968 AC
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 9745/69; 9372/81
Property Description: All and only that parcel of land designated as Tax Parcel 000790 107000, lying and being in Land Lot 135 of the 10th Land District, Houston County, Georgia, being a portion of Lot 9, Lucas Timberlands Subdivision, shown in Plat Book 30, Page 133, being Parcel Two described in Deed Book 9745, Page 69, the description contained therein being incorporated herein by this reference, known as 391 Sandefur Road.
Years Due: 2024

File #: 26
Map/Parcel Number: 000790 108000
Defendant(s) in FiFa: Leverette, Marvin O Jr;
000790 108000 / Lot 10 Lucas Timberlands 1.00 AC
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 9745/69; 9372/81
Property Description: All and only that parcel of land designated as Tax Parcel 000790 108000, lying and being in Land Lot 135 of the 10th Land District, Houston County, Georgia, containing 1.0 acre, more or less, being Lot 10, Lucas Timberlands Subdivision, shown in Plat Book 30, Page 133, described in Deed Book 9745, Page 69, the description contained therein being incorporated herein by this reference, known as 389 Sandefur Road.
Years Due: 2024

File #: 27
Map/Parcel Number: 000790 112000
Defendant(s) in FiFa: Leverette, Marvin O Jr;
000790 112000 / Lot 14 Lucas Timberlands 1.00 AC
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 9372/79
Property Description: All and only that parcel of land designated as Tax Parcel 000790 112000, lying and being in Land Lot 135 of the 10th Land District, Houston County, Georgia, containing 1.0 acre, more or less, being Lot 14, Lucas Timberlands Subdivision, shown in Plat Book 30, Page 133, described in Deed Book 9372, Page 79, the description contained therein being incorporated herein by this reference, known as 381 Sandefur Road.
Years Due: 2024

File #: 28
Map/Parcel Number: 000790 113000
Defendant(s) in FiFa: Leverette, Marvin O Jr;
000790 113000 / Lot 15 Lucas Timberlands 1.24 AC
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 9372/79
Property Description: All and only that parcel of land designated as Tax Parcel 000790 113000, lying and being in Land Lot 135 of the 10th Land District, Houston County, Georgia, containing 1.24 acres, more or less, being Lot 15, Lucas Timberlands Subdivision, shown in Plat Book 30, Page 133, being Parcel Two described in Deed Book 9372, Page 79, the description contained therein being incorporated herein by this reference, known as 379 Sandefur Road.
Years Due: 2024

File #: 29
Map/Parcel Number: 000790 293000
Defendant(s) in FiFa: Sheeley, Gerald A;
000790 293000 / Lot 9 Blk F Sec 2 Ph 2 Spring Chase

Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 1793/317
Property Description: All and only that parcel of land designated as Tax Parcel 000790 293000, lying and being in Land Lot 186 of the 10th Land District, Houston County, Georgia, being Lot 9, Block F, Section 2, Phase 2, Spring Chase Subdivision, shown in Plat Book 56, Page 106, described in Deed Book 1793, Page 317, the description contained therein being incorporated herein by this reference, known as 104 Southwind Drive.
Years Due: 2024

File #: 33
Map/Parcel Number: 000810 105000
Defendant(s) in FiFa: North Houston Development LLC; 000810 105000 / 3.73 Acres Tract A LL 149 10 LD
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 10534/469
Property Description: All and only that parcel of land designated as Tax Parcel 000810 105000, lying and being in Land Lot 149 of the 10th Land District, Houston County, Georgia, containing 3.73 acres, more or less, being Tract A, shown in Plat Book 85, Page 48, described in Deed Book 10534, Page 469, the description contained therein being incorporated herein by this reference, located on Commodore Road.
Years Due: 2024

File #: 40
Map/Parcel Number: 000910 018000
Defendant(s) in FiFa: Terry, Mara B;
000910 018000 / Lots 8-A & 8-B Lincoln Haywood S/D 2.755 AC
Current Property Owner: Terry, Mara B & Robert L

Reference Deed: 1471/378
Property Description: All and only that parcel of land designated as Tax Parcel 000910 018000, lying and being in Land Lot 132 of the 13th Land District, Houston County Georgia, containing 2.75 acres, more or less, being Lots 8-A & 8-B, Lincoln Haywood Subdivision, shown in Plat Book 54, Page 55, described in Deed Book 1471, Page 378, the description contained therein being incorporated herein by this reference, known as 820 Ellis Road.
Years Due: 2024

File #: 41
Map/Parcel Number: 000920 017000
Defendant(s) in FiFa: Wiley, Evon C Estate in REM; 000920 017000 / 12.86 Acres LL 130 & 131 13th LD
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 5145/276
Property Description: All and only that parcel of land designated as Tax Parcel 000920 017000, lying and being in Land Lot 130 of the 13th Land District, Houston County, Georgia, being a portion of the property shown in Plat Book 8, Page 166, being a portion of the property described in Deed Book 5145, Page 276, the description contained therein being incorporated herein by this reference, known as 806 Highway 26 East.
Years Due: 2024

File #: 44
Map/Parcel Number: 00094B 009000
Defendant(s) in FiFa: McDaniel, Leonard W; 00094 B 009 000 / Lot 9 Echeconnee Heights
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 903/379; 2763/123
Property Description: All and only that parcel of land designated as Tax Parcel 00094 B 009 000, lying and being in Land Lot 160 of the 5th Land District, Houston County, Georgia, being Lot 9, Echeconnee Heights Subdivision, shown in Plat Book 34, Page 12, described in Deed Book 2763, Page 123, the description contained therein being incorporated herein by this reference, known as 212 Krisken Court.
Years Due: 2024

File #: 45
Map/Parcel Number: 00094B 010000
Defendant(s) in FiFa: Edwards, Rachel Lee Nicole; 00094 B 010 000 / Lot 10 Echeconnee Heights
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 7346/292
Property Description: All and only that parcel of land designated as Tax Parcel 00094 B 010 000, lying and being in Land Lot 160 of the 5th Land District, Houston County, Georgia, being Lot 9, Echeconnee Heights Subdivision, shown in Plat Book 34, Page 12, described in Deed Book 7346, Page 292, the description contained therein being incorporated herein by this reference, known as 210 Krisken Court.
Years Due: 2024

File #: 48
Map/Parcel Number: 000950 014000
Defendant(s) in FiFa: Cooper, Tabitha; 000950 014000 / PT Tract 4 LL 161 5th LD
Current Property Owner: Cooper, Tabitha & Jamie
Reference Deed: 2326/40
Property Description: All and only that parcel of land designated as Tax Parcel 000950 014000, lying and being in Land Lot 161 of the 5th Land District, Houston County, Georgia, containing 0.65 acre, more or less, being a portion of Tract 4, shown in Plat Book 4, Page 57, described in Deed Book 2326, Page 40, the description contained therein being incorporated herein by this reference, known as 411 Dunbar Road.
Years Due: 2024

File #: 51
Map/Parcel Number: 00095B 058000
Defendant(s) in FiFa: Bradford, Bobby Estate IN REM; 00095B 058000 / PARCEL B. 736 AC LL 178 5th LD
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 5201/184
Property Description: All and only that parcel of land designated as Tax Parcel 00095B 058000, lying and being in Land Lot 178 of the 5th Land District, Houston County, Georgia, containing 0.736 acre, more or less, being Parcel B, shown in Plat Book 72, Page 89, described in Deed Book 5201, Page 184, the description contained therein being incorporated herein by this reference, located on Dunbar Road.
Years Due: 2024

File #: 52
Map/Parcel Number: 00095B 071000
Defendant(s) in FiFa: Bassett, Pauline M; 00095B 071000 / Lot 2 Resub Norman Park LL 178 5th LD
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 1015/618
Property Description: All and only that parcel of land designated as Tax Parcel 00095B 071000, lying and being in Land Lot 178 of the 5th Land District, Houston County, Georgia, being Lot 2, Norman Park Subdivision, shown in Plat Book 6, Page 129, described in Deed Book 1015, Page 618, the description contained therein being incorporated herein by this reference, known as 101 Julia Drive.
Years Due: 2024

File #: 54
Map/Parcel Number: 00095C 005000
Defendant(s) in FiFa: Rawls, Michelle; 00095C 0050000 / Roberson Property PB 13/20 2.7 Acres

Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 9257/193
Property Description: All and only that parcel of land designated as Tax Parcel 00095C 005000, lying and being in Land Lot 187 of the 5th Land District, Houston County, Georgia, containing 2.7 acres, more or less, designated as Paul W Roberson property shown in Map Book 13, Page 20, described in Deed Book 9257, Page 193, the description contained therein being incorporated herein by this reference, known as 126 Robertson Road.
Years Due: 2024

File #: 55
Map/Parcel Number: 00095C 059000
Defendant(s) in FiFa: Wynn, William; 00095C 059000 / 0.14 Acre Andrew Ln 187/5th

Current Property Owner: Wynn, William & Bessie
Reference Deed: 450/352
Property Description: All and only that parcel of land designated as Tax Parcel 00095C 059000, lying and being in Land Lot 187 of the 5th Land District, Houston County, Georgia, containing 0.14 acre, more or less, described in Deed Book 450, Page 352, the description contained therein being incorporated herein by this reference, located on Andrew Lane.
Years Due: 2024

File #: 56
Map/Parcel Number: 00095C 067000
Defendant(s) in FiFa: Penn, Bessie Mae; 00095C 067000 / 0.14 Acre Evans St 187/5th

Current Property Owner: Penn, Bessie Mae & Smith, Bennie
Reference Deed: 791/289; 304/25
Property Description: All and only that parcel of land designated as Tax Parcel 00095C 067000, lying and being in Land Lot 187 of the 5th Land District, Houston County, Georgia, described in Deed Book 791, Page 289, the description contained therein being incorporated herein by this reference, located on Evans Street.
Years Due: 2023-2024

File #: 58
Map/Parcel Number: 00095D 060000
Defendant(s) in FiFa: Jones, Shakilia Shontae; 00095D 060000 / 216 Story Rd 0.12 Acre 187/5th

Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 10466/304
Property Description: All and only that parcel of land designated as Tax Parcel 00095D 060000, lying and being in Land Lot 187 of the 5th Land District, Houston County, Georgia, containing 0.12 acre, more or less, shown in Plat Book 80, Page 294, described in Deed Book 10466, Page 304, the description contained therein being incorporated herein by this reference, known as 216 Story Road.
Years Due: 2024

File #: 59
Map/Parcel Number: 00100E 036000
Defendant(s) in FiFa: Tremble, Steven; 00100E 036000 / Lot 7 Blk D Idlewood Acres Sec 2 Ph 6

Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 9852/127
Property Description: All and only that parcel of land designated as Tax Parcel 00100E 036000, lying and being in Land Lot 223 of the 10th Land District, Houston County, Georgia, being Lot 7, Block D, Section 2, Phase 6, Idlewood Acres Subdivision, shown in Plat Book 282, Page 238, described in Deed Book 9852, Page 127, the description contained therein being incorporated herein by this reference, known as 110 Idlewood Court.
Years Due: 2024

File #: 61
Map/Parcel Number: 00101D 111000
Defendant(s) in FiFa: Kees, Gina Lynn; 00101D 111000 / Lot 3 Blk B Mooreland Acres Sec 1

Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 10194/186; 10191/214
Property Description: All and only that parcel of land designated as Tax Parcel 00101D 111000, lying and being in Land Lot 228 of the 10th Land District, Houston County, Georgia, being Lot 3, Block B, Section 1, Mooreland Acres Subdivision, shown in Plat Book 15, Page 23, described in Deed Book 10194, Page 186, the description contained therein being incorporated herein by this reference, known as 105 Lake Placid Drive.
Years Due: 2024

File #: 63
Map/Parcel Number: 00101H 026000
Defendant(s) in FiFa: Spires, Carol Kluge; 00101H 026000 / Lot 34 Blk D Peachtree Estates Sec 1 Ph 2

File #: 64
Map/Parcel Number: 00102A 005000
Defendant(s) in FiFa: Bourne, Samantha; 00102A 005000 / Lot 6 Blk B W M Barnett S/D

Current Property Owner: Bourne, Samantha & Hotchkiss, Melody
Reference Deed: 10277/81
Property Description: All and only that parcel of land designated as Tax Parcel 00102A 005000, lying and being in Land Lot 229 of the 11th Land District, Houston County, Georgia, being Lot 6, Block B, shown in survey of The W M Barnett Property at Plat Book 7, Page 24, described in Deed Book 10277, Page 81, the description contained therein being incorporated herein by this reference, known as 115 Howley Road.
Years Due: 2024

File #: 70
Map/Parcel Number: 001040 135000
Defendant(s) in FiFa: Carroll, James A & Wanda G; 001040 135000 / Parcel A-1 0.53 Acre LL 247 10th LD

Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 1004/203
Property Description: All and only that parcel of land designated as Tax Parcel 001040 135000, lying and being in Land Lot 247 of the 10th Land District, Houston County, Georgia, containing 0.53 acres, more or less, being Tract A-1, shown in Plat Book 38, Page 153, described in Deed Book 1004, Page 203, the description contained therein being incorporated herein by this reference, known as 611 Old Perry Road.
Years Due: 2024

File #: 74
Map/Parcel Number: 00106A 001000
Defendant(s) in FiFa: Middleton, Laura A (Anderson) Estate in Rem; 00106A 0001 000 / Lot 1 Kathleen Lakeside S/D Sec A

Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 832/92
Property Description: All and only that parcel of land designated as Tax Parcel 00106 A 001 000, lying and being in Land Lot 244 of the 10th Land District, Houston County, Georgia, containing 0.83 acre, more or less, being Lot 1, Section A, Kathleen Lakeside Subdivision, shown in Plat Book 5, Page 273, described in Deed Book 832, Page 92, the description contained therein being incorporated herein by this reference, known as 110 Bear Branch Road.
Years Due: 2024

File #: 78
Map/Parcel Number: 001140 007000
Defendant(s) in FiFa: Taylor, Lashannon; 001140 007000 / 1.00 Acre LL 77 13th CN

Current Property Owner: Taylor, Lashannon & Lane, Toshonda & Orr, Shanekia
Reference Deed: 9721/200
Property Description: All and only that parcel of land designated as Tax Parcel 001140 007000, lying and being in Land Lot 77 of the 13th Land District, Houston County, Georgia, a portion of the property described in Deed Book 9721, Page 200, the description contained therein being incorporated herein by this reference, known as 219 Bloodworth Road.
Years Due: 2024

File #: 79
Map/Parcel Number: 001150 047000
Defendant(s) in FiFa: Tucker, Bennie; 00115 0 047 000, Lot 7 East Flounroy Rd Farm 5.04 Acres

Current Property Owner: Tucker, Bennie & Vickie
Reference Deed: 4812/136
Property Description: All and only that parcel of land designated as Tax Parcel 00115 0 047 000, lying and being in Land Lot 6 of the 13th Land District, Houston County, Georgia, containing 5.04 acres, more or less, being Lot 7, East Flounroy Rd Farm Subdivision, shown in Plat Book 51, Page 187, described in Deed Book 4812, Page 136, the description contained therein being incorporated herein by this reference, known as 725 Pitts Road.
Years Due: 2022-2024

File #: 80
Map/Parcel Number: 001150 056000
Defendant(s) in FiFa: Robinson, Charles; 00115 0 056 000, Lot 16 East Flounroy Rd Farm 6.90 Acres

Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 7963/185
Property Description: All and only that parcel of land designated as Tax Parcel 00115 0 056 000, lying and being in Land Lot 6 of the 13th Land District, Houston County, Georgia, containing 6.90 acres, more or less, being Lot 16, East Flounroy Rd Farm Subdivision, shown in Plat Book 51, Page 187, described in Deed Book 7963, Page 185, the description contained therein being incorporated herein by this reference, known as 128 East Flounroy Road.
Years Due: 2024

File #: 83
Map/Parcel Number: 001150 081000
Defendant(s) in FiFa: Brady, James; 001150 081000 / 1.00 Acre Tract B LL 37 13th

Current Property Owner: Brady, James & Steinmetz, Julie
Reference Deed: 9790/18
Property Description: All and only that parcel of land designated as Tax Parcel 001150 081000, lying and being in Land Lot 37 of the 13th Land District, Houston County, Georgia, containing 1.00 acre, more or less, being Tract B, shown in Plat Book 69, Page 79, described in Deed Book 9790, Page 18, the description contained therein being incorporated herein by this reference, located on 995 Flounroy Road.
Years Due: 2024

File #: 86
Map/Parcel Number: 00122A 087000
Defendant(s) in FiFa: Toliver, Norris; 00122 A 087 000 / Lot 76 Lyn Mar Park LL 222 5th

Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 1330/176
Property Description: All and only that parcel of land designated as Tax Parcel 00122 A 087 000, lying and being in Land Lot 222 of the 5th Land District, Houston County, Georgia, containing 0.43 acres, more or less, being Lot 76, Lyn Mar Subdivision, shown in Map Book 6, Page 225, described in Deed Book 1330, Page 176, the description contained therein being incorporated herein by this reference, known as 211 Virginia Dare Drive.
Years Due: 2024

File #: 88
Map/Parcel Number: 00123G 026000
Defendant(s) in FiFa: Martin, Gabriele H; 00123 G 026 000 / Lot 26 The Bunkers S/D LL 78 11th

File #: 117
Map/Parcel Number: 001310 010000
Defendant(s) in FiFa: Kinsaul, Drew Allen;
001310 010000 / 2.00 Acres PB 3/280
LL 1 12th
Current Property Owner: Same as Defen-
dant(s) in FiFa
Reference Deed: 5568/102
Property Description: All and only that
parcel of land designated as Tax Parcel
001310 010000, lying and being in Land
Lot 1 of the 12th Land District, Houston
County, Georgia, containing 2.00, acres,
more or less, being Lot 1, shown in Plat
Book 3, Page 280, described in Deed Book
5568, Page 102, the description contained
therein being incorporated herein by this
reference, known as 112 Lynn Drive.
Years Due: 2024

File #: 119
Map/Parcel Number: 001350 061000
Defendant(s) in FiFa: Henson, Sidney
Edward; 001350 061000 / Parcel A-1 2.00
Acres LL 33 12th
Current Property Owner: Same as Defen-
dant(s) in FiFa
Reference Deed: 7618/65
Property Description: All and only that
parcel of land designated as Tax Parcel 001350
061000, lying and being in Land Lot 33 of
the 12th Land District, Houston County,
Georgia, containing 2.00 acres, more or
less, being Parcel A-1, shown in Plat Book
37, Page 9, described in Deed Book 7618,
Page 65, the description contained therein
being incorporated herein by this reference,
known as 206 Henson Road.
Years Due: 2024

File #: 124
Map/Parcel Number: 001380 030000
Defendant(s) in FiFa: McGee, Harriett
Estate IN REM; 001380 030000 / 27.83
Acres LL 27 12th
Current Property Owner: Same as Defen-
dant(s) in FiFa
Reference Deed: NRF
Property Description: All and only that
parcel of land designated as Tax Parcel
001380 030000, lying and being in Land
Lot 27 of the 12th Land District, Houston
County, Georgia, containing 27.83 acres,
more or less, the description contained
therein being incorporated herein by this
reference, known as 191 Newberry Road.
Years Due: 2024

File #: 125
Map/Parcel Number: 001380 059000
Defendant(s) in FiFa: Stroud, Edward A
Estate in Rem; 001380 059000 / 15.00
Acres LL 16 12th
Current Property Owner: Johnson Stroud,
Mary
Reference Deed: 3491/282; 10512/162
Property Description: All and only that
parcel of land designated as Tax Parcel
001380 059000, lying and being in Land
Lot 16 of the 12th Land District, Houston
County, Georgia, containing 15 acres, more
or less, described in Deed Book 10512,
Page 162, the description contained therein
being incorporated herein by this reference,
located on East Flournoy Road.
Years Due: 2024

File #: 132
Map/Parcel Number: 001760 177000
Defendant(s) in FiFa: Woolbright, Matthew;
001760 177000 / Lot 177 Ph 3 Harley
Farms SubD LL55 11th LD
Current Property Owner: Same as Defen-
dant(s) in FiFa
Reference Deed: 10213/197
Property Description: All and only that
parcel of land designated as Tax Parcel
001760 177000, lying and being in Land
Lot 55 of the 11th Land District, Houston
County, Georgia, containing 0.24 acre,
more or less, being Lot 177, Harley Farms
Subdivision, Phase 3, shown in Plat Book
83, Page 228, described in Deed Book
10213, Page 197, the description con-
tained therein being incorporated herein
by this reference, known as 811 Harley
Farms Drive.
Years Due: 2024

File #: 133
Map/Parcel Number: 0W001A 004000
Defendant(s) in FiFa: Daybuz Enterprises
LLC; 0W001A 004000 / Lot 7 & PT 6 Bk
C Stephens Duke S/D
Current Property Owner: Carroll, Donnie E
Reference Deed: 10531/438
Property Description: All and only that
parcel of land designated as Tax Parcel
0W001A 004000, lying and being in Land
Lot 226 of the 5th Land District, Houston
County, Georgia, containing 0.14 acre,
more or less, being Lot 7 and a portion
of Lot 6, Block C, Stephens Duke Subdi-
vision, shown in Plat Book 29, Page 64,
described in Deed Book 10531, Page 438,
the description contained therein being in-
corporated herein by this reference, known
as 412 North Armed Forces Boulevard.
Years Due: 2024

File #: 134
Map/Parcel Number: 0W001A 008000
Defendant(s) in FiFa: Daybuz Enterprises
LLC; 0W001A 008000 / Lot 14 Bk C
Stephens Duke S/D
Current Property Owner: Carroll, Donnie E
Reference Deed: 10531/438
Property Description: All and only that
parcel of land designated as Tax Parcel
0W001A 008000, lying and being in Land
Lot 226 of the 5th Land District, Houston
County, Georgia, being Lot 14, Block C,
Stephens Duke Subdivision, shown in Plat
Book 29, Page 64, described in Deed Book
10531, Page 438, the description contained
therein being incorporated herein by this
reference, known as 414 Curtis Street.
Years Due: 2024

File #: 135
Map/Parcel Number: 0W001A 013000
Defendant(s) in FiFa: Daybuz Enterprises
LLC; 0W001A 013000 / Lot 13 Bk C
Stephens Duke S/D
Current Property Owner: Carroll, Donnie E
Reference Deed: 10531/438
Property Description: All and only that
parcel of land designated as Tax Parcel
0W001A 013000, lying and being in
Land Lot 226 of the 5th Land District,
Houston County, Georgia, containing 0.14
acre, more or less, being Lot 13, Block C,
Stephens Duke Subdivision, shown in Plat
Book 36, Page 166, described in Deed
Book 10531, Page 438, the description con-
tained therein being incorporated herein by
this reference, known as 416 Curtis Street.
Years Due: 2024

File #: 136
Map/Parcel Number: 0W001A 05A000
Defendant(s) in FiFa: Daybuz Enterprises
LLC; 0W001A 05A000; Lot 8 Bk C Ste-
phens Duke S/D
Current Property Owner: Carroll, Donnie E
Reference Deed: 10531/438
Property Description: All and only that
parcel of land designated as Tax Parcel
0W001A 05A000, lying and being in Land
Lot 226 of the 5th Land District, Houston
County, Georgia, being Lot 8, Block C, Mrs.
M.M. Stephens-Duke Property, shown in
Plat Book 1, Page 328, described in Deed
Book 10531, Page 438, the description con-
tained therein being incorporated herein by
this reference, known as 414 North Armed
Forces Boulevard.
Years Due: 2024

File #: 138
Map/Parcel Number: 0W001E 006000
Defendant(s) in FiFa: Hickey, Michael;
0W001E 006000 / Lot & Pt Parcel D-1
0.13 Acre 217/5th
Current Property Owner: Same as Defen-
dant(s) in FiFa
Reference Deed: 6980/230
Property Description: All and only that
parcel of land designated as Tax Parcel
0W001E 006000, lying and being in Land
Lot 217 of the 5th Land District, Houston
County, Georgia, being a portion of the
property shown in Plat Book 2, Page 433
and a portion of the property shown in
Plat Book 43, Page 136, a portion of the
property described in Deed Book 6980,
Page 230, the description contained therein
being incorporated herein by this reference,
known as 415 North Sixth Street.
Years Due: 2024

File #: 139
Map/Parcel Number: 0W001F 006000
Defendant(s) in FiFa: Audacious & As-
tounding LLC; 0W001F 006000 / Lot 3 Bk
C Piedmont Heights Ext 1 216/5th
Current Property Owner: Same as Defen-
dant(s) in FiFa
Reference Deed: 7211/175
Property Description: All and only that
parcel of land designated as Tax Parcel
0W001F 006000, lying and being in Land
Lot 216 of the 5th Land District, City of
Warner Robins, Houston County, Georgia,
Containing 0.17 acre, more or less, being
Lot 3, Block C, Piedmont Heights Subdi-
vision, Extension No 1, shown in Plat Book
7, Page 211, described in Deed Book 7211,
Page 175, the description contained therein
being incorporated herein by this reference,
known as 107 Booker Street.
Years Due: 2024

File #: 140
Map/Parcel Number: 0W001H 006000
Defendant(s) in FiFa: Brown, Gregory;
0W001H 006000 / Lot 7 Bk B Piedmont
Heights 216/5th
Current Property Owner: Tukes, Bernice &
Wallace, Annie & Davis, Willie L Jr & Mark &
Christopher & Marvin & Julia Mae
Reference Deed: 3809/146; 328/391;
10519/704; 10129/168
Property Description: All and only that
parcel of land designated as Tax Parcel
0W001H 006000, lying and being in the
5th Land District, Houston County, Georgia,
being Lot 17, Piedmont Heights
Subdivision, shown in Plat Book 3, Page
10, described in Deed Book 10129, Page
168, the description contained therein be-
ing incorporated herein by this reference,
known as 111 Rose Street.
Years Due: 2024

File #: 143
Map/Parcel Number: 0W002C 001000
Defendant(s) in FiFa: Sullivan, Beth Bow-
en; 0W002C 001000 / Tract A & PT Lot
160 Bk 30 Wellston 217/5th
Current Property Owner: Same as Defen-
dant(s) in FiFa
Reference Deed: 8557/98
Property Description: All and only that
parcel of land designated as Tax Parcel
0W002C 001000, lying and being in Land
Lot 217 of the 5th Land District, Houston
County, Georgia, a portion of the property
described in Deed Book 8557, Page 98,
the description contained therein being in-
corporated herein by this reference, known
as 301 North Sixth Street.
Years Due: 2024

File #: 144
Map/Parcel Number: 0W002C 012000
Defendant(s) in FiFa: 602 Young Ave
LLC; 0W002C 012000 / .287 Acre LL
217 5th LD
Current Property Owner: Same as Defen-
dant(s) in FiFa
Reference Deed: 9697/227
Property Description: All and only that
parcel of land designated as Tax Parcel 0W002C
012000, lying and being in the 5th Land
District, Houston County, Georgia, contain-
ing 0.29 acre, more or less, shown in Plat
Book 83, Page 56, described in Deed Book
9697, Page 227, the description contained
therein being incorporated herein by this
reference, known as 602 Young Avenue.
Years Due: 2024

File #: 147
Map/Parcel Number: 0W002L 17B000
Defendant(s) in FiFa: Windamir Develop-
ment Inc; 0W002L 17B 000 / Lot 1 Bk A
Stephens Duke S/D
Current Property Owner: Same as Defen-
dant(s) in FiFa
Reference Deed: 5550/215; 5670/151
Property Description: All and only that
parcel of land designated as Tax Parcel
0W002L 17B 000, lying and being in Land
Lot 226 of the 5th Land District, City of
Warner Robins, Houston County, Georgia,
containing 0.17 acre, more or less, being
Lot 1, Block A, shown in Plat Book 22,
Page 188, described in Deed Book 5670,
Page 151, the description contained therein
being incorporated herein by this reference,
located on Watson Boulevard.
Years Due: 2024

File #: 149
Map/Parcel Number: 0W004B 002000
Defendant(s) in FiFa: Nava, Alexis;
0W004B 002000 / South pt Lot 1 Bk 3
Mattie J Watson
Current Property Owner: Same as Defen-
dant(s) in FiFa
Reference Deed: 9149/3
Property Description: All and only that
parcel of land designated as Tax Parcel
0W004B 002000, lying and being in the
5th Land District, City of Warner Robins,
Houston County, Georgia, being part of
Lot 1, Block 3, shown in Plat Book 2, Page
398, described in Deed Book 9149, Page
3, the description contained therein being
incorporated herein by this reference,
known as 602 South Third Street.
Years Due: 2024

File #: 150
Map/Parcel Number: 0W004F 016000
Defendant(s) in FiFa: Barahona, Luis
Antonio; 0W004F 016000 / Lot 6 Bk 4
Watts S/D 224/5th
Current Property Owner: Same as Defen-
dant(s) in FiFa
Reference Deed: 10371/77
Property Description: All and only that
parcel of land designated as Tax Parcel
0W004F 016000, lying and being in Land
Lot 224 of the 5th Land District, Houston
County, Georgia, containing 0.29 acres,
being Lot 6, Block 4, Watts Subdivision,
shown in Plat Book 18, Page 26, described
in Deed Book 10371, Page 77, the descrip-
tion contained therein being incorporated
herein by this reference, known as 311
Dixon Street.
Years Due: 2024

57382 4/8-4/29

26-404
TRADE NAME REGISTRATION
STATE OF GEORGIA
COUNTY OF HOUSTON
The undersigned does hereby certify that
J & J Enterprise & Solutions LLC in the
city of Warner Robins, county of Houston
in the state of Georgia, under the name of
Touch of Christ and located at 2006 Karl
Dr. Apt. 1408, Warner Robins, GA 31088.
The nature of the business is eCommerce.
The names and addresses of the persons,
firms, or partnerships owning and carrying
on said trade or business are:
Jarred Johnson
2006 Karl Dr Apt. 1408,
Warner Robins, GA 31088
Jazmyne Johnson
2006 Karl Dr Apt. 1408,
Warner Robins, GA 31088
56964 4/1-4/8

26-436
TRADE NAME REGISTRATION
STATE OF GEORGIA
COUNTY OF HOUSTON
The undersigned does hereby certify that
Southern Aire Contracting, Inc. in the city
of Perry, county of Houston in the state of
Georgia, doing business in the following
trade name, to-wit: SAC Companies and
located at 600 Myrtle Field Road, Perry,
GA 31069. The nature of the business is
General Contracting Services.
The names and addresses of the persons,
firms, or partnerships owning and carrying
on said trade or business are:
Southern Aire Contracting, Inc.
600 Myrtle Field Road,
Perry, GA 31069
57141 4/1-4/8


26-401
TRADE NAME REGISTRATION
STATE OF GEORGIA
COUNTY OF HOUSTON
The undersigned does hereby certify that
Freida McCullough LLC in the city of War-
ner Robins, county of Houston in the state
of Georgia, doing business in the following
trade name, to-wit: The Mack Team and
located at 113 Erin Lee Ct. Warner Robins,
GA 31088. The nature of the business is
Real Estate Sales.
The names and addresses of the persons
firms, or partnerships owning and carrying
on said trade or business are:
Freida McCullough
113 Erin Lee Ct.
Warner Robins, GA 31088
56961 4/1-4/8

26-449
**APPLICATION TO REGISTER A BUSI-
NESS TO BE CONDUCTED UNDER A
TRADE NAME**
STATE OF GEORGIA
COUNTY OF HOUSTON
The undersigned hereby certifies that it
is conducting a business in the City of
Centerville, County of Houston, State of
Georgia, under the name of: 24/7 Roof
Repairs and that the nature of the business
is Construction / Contractor - Roof repairs
and that said business is composed of the
following LLC: J & D FIVE STAR ROOFING
LLC, 301 Arnold blvd, Warner Robins, GA
31093.
57217 4/8-4/15

26-403
TRADE NAME REGISTRATION
STATE OF GEORGIA
COUNTY OF HOUSTON
The undersigned does hereby certify that
J & J Enterprise & Solutions LLC in the
city of Warner Robins, county of Houston
in the state of Georgia, under the name
of CasualTech Solutions and located at
2006 Karl Dr. Apt. 1408, Warner Robins,
GA 31088. The nature of the business is
IT and Software Services and Consulting.
The names and addresses of the persons,
firms, or partnerships owning and carrying
on said trade or business are:
Jarred Johnson
2006 Karl Dr Apt. 1408,
Warner Robins, GA 31088
Jazmyne Johnson
2006 Karl Dr Apt. 1408,
Warner Robins, GA 31088
56963 4/1-4/8

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