

THE GEORGIAN

The Sandersville Progress & The Sparta Ishmaelite

VOLUME 142 • ISSUE 30 SANDERSVILLE, GEORGIA 31082

WEDNESDAY, AUGUST 12, 2026 • 14 Pages

QUOTE OF THE WEEK:

“A guest is a jewel on the cushion of hospitality.” - Nero Wolfe, in Too Many Cooks by Rex Stout



Hotel Project Moves Torward Groundbreaking

By Bryant Jordan,
News Reporter

The Sandersville City Council voted on July 20 to authorize the city manager and mayor “to sign or ratify signatures for all the bond documents in connection to the downtown economic development project with the DDA.”

As part of the council’s regular meeting, Mayor Jimmy Andrews called for a motion “to approve that resolution.” The motion was made by Councilmember Ben Salter and seconded by Councilmember Danny Brown.

Prior to the vote, City Attorney Keenan Howard clarified, “Just to be clear, it is any and all remaining documents, either signed or unsigned.” He explained that “it is just a formality to make sure we



get to the finish line without having to come back before you for anything.”

The resolution was unanimously approved by the council. Councilmember Mayme Dennis was not present for the vote.

Following this vote, Executive Director of the Development Authority of Washington County, Jayson Johnston, spoke to the council about the data center project (see August 5th edition). As part of

his presentation, Johnston thanked the council for “all the hard work y’all have put into the downtown development project, which is the hotel as I think most people are aware.” He noted that this “exciting” project would be closing in the

next week, adding that the hotel will be “a great amenity for our community.”

Johnston had previously spoken to both the Development Authority of Washington County and the Sandersville Downtown Development Authority about the hotel project. During the development authority’s quarterly meeting on July 15, Johnston said, “We have been working this, as you know, for three and a half years.” He added, “Economic development moves very slowly sometimes. It is not a fast or instant-gratification job, but fortunately, we are to the finish line.”

At the time of this meeting, Johnston explained that the bond validation had twice run in the newspaper and that the bond validation hearing would be taking place

during the next week as a final step before the closing.

“We are getting ready to close on that hotel project — it has been a labor of love and consternation and you would not think so, but continued negotiation on all sorts of things, including how they were going to orient the hotel,” Johnston said. “I shut them down on that; they were not going to make that change in the 11th hour because we were very adamant about how that looked and what that did for our downtown.”

Johnston added that there were “a lot of little things that happened in this office where we have to stand firm to move things forward and keep things going the right way.”

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“We Are Just Trying to Fit a Need”

Council Approves Revised Housing Development Variance



By Bryant Jordan,
News Reporter

The Sandersville City Council voted on Aug. 3 to approve “a variance on the square footage from 1,200 square feet to 850 square feet for development property located on North Avenue, parcel # S18-002, owned by Deep South Construction.”

Mike Ware, the company’s owner, spoke to the council during a public hearing on the request. Ware explained that the project, as previously reported in the Feb. 11 edition of The Georgian, was originally conceived as a townhome development

but has since evolved to include several types of housing.

The development will range from a two-story cottage with roughly 800 to 900 square feet, with “460 square feet downstairs and about the same upstairs,” to an ADA-accessible home with one bedroom and one bathroom. Ware described the smaller cottage as “a real cute two-story” option that could work well for a single parent or a small family.

Ware stated that the new design also includes a duplex, as well as a “two-

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DS DEEP SOUTH



Erica Harden Named President Emeritus of the Technical College System of Georgia

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Oconee Fall Line Technical College (OFTC) proudly celebrates Mrs. Erica Harden, who was

named President Emeritus of the Technical College System of Georgia (TCSG). The prestigious honor was officially bestowed by the TCSG State Board on Aug. 6 in Atlanta.

The designation recognizes Harden’s more

than 36 years of service to technical education, including her leadership at OFTC and contributions to the TCSG. Throughout her career, Harden has been dedicated to expanding educational opportunities, developing strong

partnerships, and helping students and communities benefit from the transformative power of technical education.

Harden served as president of OFTC from 2019 until her retirement on Aug. 1, 2026. Under her leadership, the college experienced significant growth, with credit enrollment increasing by 40% and reaching the highest enrollment in the college’s history in Fall 2025 with 2,339 students enrolled.

During her tenure as president, OFTC also expanded its facilities and academic offerings, including the addition of a new instructional center in Sandersville, a new truck driving range in Dublin and a \$19 million renovation of the W.R. Stewart Building in Dublin. New programs were added in

areas including nursing, diagnostic medical sonography, construction management, and education.

Harden’s impact on OFTC began well before she became president. She played a key role in the merger that formed OFTC and served in several leadership positions at the college, including vice president of academic and student affairs and executive vice president.

Her career in technical education also includes leadership roles at Sandersville Technical College, Southeastern Technical College, and Aiken Technical College in South Carolina.

Throughout her career, Harden has championed workforce development, strengthened relationships with business

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REAL LIFE - REAL LOCAL

Connecting you to the news, developments, ideas and opportunities that enrich our lives and keep our community informed each and every week.

You are welcome to email comments, columns, and complaints to sandersvillep@gmail.com

"BUT GOD" Jesus Is What You Need

Often times we tend to think that we have nothing to give or nothing to offer Jesus at the present time in our lives and that's exactly where He wants us to be. He wants us to depend on and bring ourselves to Him no matter what situation we may be encountering.

Several times throughout conversations most people comment, "they will attend church when they get a certain situation right within their life," but the fact is you don't have to clean yourself



Shante' Dixon
Owner & Founder

up to come to Jesus. You come to him, and he cleans you up.

Most are experiencing right now trials such as heartache, pain, and grieving the loss of a loved one, but I can tell you

whatever it is, it's not too big for God. He is a problem solver, He is a mind regulator, He is a Doctor, He is a Lawyer, or whatever you need him to be. He has enough grace that can cover it, that will make your heart new again. All you have to do is COME to Him on today and let him be your guide and road map. Be blessed,

Please share your Success Story, Testimony, and Words of Inspiration, etc. to butgod316@yahoo.com/facebookpageBuT-GoD



Washington County 4-H'er Competes at State 4-H Congress in Atlanta

Cindy Sheram
University of Georgia
County Extension Agent,
4-H



One of the major highlights of the Georgia 4-H year, State 4-H Congress, was held July 21-24 at the Crowne Plaza Ravinia in Atlanta. District winners from all over the state gathered to compete in the 83rd annual Georgia 4-H State Congress. In order to compete at the state level, a 4-H'er must first exceed at district competition.

McFerrin, daughter of Ken & Deana Bibb, represented Washington County at State 4-H Congress. McFerrin competed in the Textiles, Merchandising, and Interiors project and won 1st place, therefore earning the prestigious title of Master 4-H'er. She will attend

National 4-H Congress in Atlanta in November.

State 4-H Congress competitors gave 12-minute presentations and prepared portfolios to demonstrate what they have accomplished in their project area, leadership and citizenship. Expert judges evaluated their work and also interviewed the competitors.

"State Congress was such an amazing opportunity. The skills I learned and the people I met through 4-H will have a lasting impact on my

life. I encourage everyone to join this amazing program to make connections, better yourself, and learn how to lead successfully," said McFerrin.

We thank you McFerrin for representing Washington County 4-H through your hard work and dedication. Congratulations McFerrin!

For more information about 4-H or to become a volunteer, please contact the Washington County Extension Office at 552-2011.



Join us for a:

Dogwood Manor
Ribbon Cutting Ceremony
& Open House

144 E Church Street | Sandersville, GA
August 13 | 5-7PM
Ribbon Cutting at 5:00

A Dose of Repentance

"And the king went up into the house of the LORD, and all the men of Judah and all the inhabitants of Jerusalem with him, and the priests, and the prophets, and all the people, both small and great: and he read in their ears all the words of the book of the covenant which was found in the house of the LORD. And the king stood by a pillar, and made a covenant before the LORD, to walk after the LORD, and to keep his commandments and his testimonies and his statutes with all their heart and all their soul, to perform the words of this covenant that were written in this book. And all the people stood to the covenant." - 2 Kings 23: 2-3

What a beautiful picture the passage above represents. God had warned His Chosen People through His prophet Samuel that Israel would regret the consequences of asking God for earthly kings to rule over them. They were now over 400 years into experiencing these terrible consequences. But at this time, they had a righteous king ruling over them who saw the sins his nation had committed and was leading his people into repentance before God. And notice how King Josiah began this dose of repentance; by reading God's Word.

But this "dose"



Rev. Tony Mimbs, Pastor

wasn't simply a prayer of "I'm sorry", as the next 21 verses of this chapter document the full-bore Reformation that this great king led his nation into by kicking the pagan practices out of their synagogue and their society. Quite a turnaround, huh?

But a strange thing happened in verses 26-27: "Notwithstanding the LORD turned not from the fierceness of his great wrath, wherewith his anger was kindled against Judah, because of all the provocations that Manasseh had provoked him withal. And the LORD said, I will remove Judah also out of my sight, as I have removed Israel, and will cast off this city Jerusalem which I have chosen, and the house of which I said, My name shall be there."

So why, after they had a truly righteous king who had actually put action into his words by rejecting idol worship, would the Lord still turn His wrath on His chosen people? Is He not a fair God?

Actually, He is a just God, not a fair God. "Fair" is a man-made concept, subject to the fallible opinions of man. "Just" is the infallible and correct judgment of our Sovereign Creator. The Lord is also omniscient, He knew the true hearts of the people, and their nation and their Temple was soon destroyed by their enemies. Even after the people of Judah had heard the power of God's Word, read to them by a great leader, and had seen the evidence of idolatry in the Temple and throughout their land, they still wanted what false "gods" promised. Why? Because they were much like their ancestors who had told Samuel that they wanted someone to "fight their battles for them and they wanted to be like other nations". Doesn't that also sound like us at times?

We should also understand that God already knew what the people would do after "repenting", just as He knows what you and I will do. Isaiah (Chapter 3) had already predicted this event over a century before, and he received that message from God. Much like medicines for people who have a chronic illness, one dose is not enough. While the occasional powerful dose of a revival moment is thrilling in the life of a believer, that will never take the place of

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An Uninvited Guest Keeps Me Up at Night

Have you ever had a house guest that wouldn't take the hint that it was time to leave?

No matter the hint you toss their way - including the classic big yawn and stretch while saying, "My, oh my, it's getting late. I'm going to have to go to bed soon" move - they just won't leave. It is a blessing and a curse really, to have such a person in your life.

A very dear friend of mine is one of these types. We no longer live in the same city so our visits together have become few and far between, but back in the day, as us rapidly aging people like to say, few days passed that he wasn't a guest in my home.

And visit he would. My wife, who worked late shifts at the time, would often come home to find us asleep on opposite ends of the couch. Yes, we were a lively pair.

I am at the stage of life where visits and get-togethers are an orchestrated thing. For starters, I live off of the beaten path, in a place no one is going uninvited. Second, family life is



By KYLE DOMINY

quite busy and every one I know is in the same boat. And finally, every adult I know is tired and when the sun goes down, we all want to go home.

Kids on the other hand are a different story. Where two or more are gathered it is quite the raucous affair. I'm convinced that little girls don't require any sleep at all. Or rather they sleep better during the day, like vampires ...



Are little girls vampires? That's a theory for a different day.

Recently I had a different kind of visitor, uninvited as it were, that overstayed their welcome. It was a dog.

Living off of the aforementioned beaten path, it's not unusual to encounter a canine on an adventure or a wild animal. Most leave as quickly and uneventfully as they arrive, but not this one. I'm not sure if this was a stray or a runaway, but the creature found my yard, directly under my window, the perfect place to howl at the moon.

Why do dogs howl at the moon? I don't think they actually do, that's just a trope passed along from the old times when people had to be wary of wolves. Besides, wolves, or their domesticated ancestors, only howl at full moons, right? This was a Waning Gibbous. Ask me how I know.



Veterans at the Library Posting 5 U.S. Flags

“Veterans at the Library Post 5 new U.S. Flags at the Veterans & 1st Responders Memorial Park”

Submitted by Dess Smith

A Special service was held for the 5 U.S. Service members who have died in the Iran Conflict at 9:00 Tuesday, July 28, 2026, at the Veterans & 1st Responders Memorial Park in Swainsboro, GA. Those service members are: CMDR Gabriel Edwards,

USN, Pvt. Isabella Gonzales, USA, 1Lt. Tyler J. Feehan, USA, Sgt. Angel S. Rampersad, USA and Sgt. Michael E. Swinton, USA. These 5 service members make 45 U.S. Flags that the Veterans at the Library are flying at the Park since August 2021 when we posted the 13 U.S. Flags for those service members who were

killed at Abbey Gate in Afghanistan. A prayer was said, then comments were made, a military salute was

given and a closing prayer was said. Thanks for their service.”



WELCOME!



Timothy May, Superintendent Effective immediately, I am pleased to announce Mrs. Amy Vickers as the Principal of Ridge Road Elementary School. Mrs. Vickers holds a Specialist degree in Educational Leadership

and has served our district for 25 years. Her various exposures as a teacher, coach, Assistant Principal, CTAE Director, Due Process Facilitator, District Improvement Specialist, and Director of Federal Programs have uniquely prepared her to take on the leadership of the faculty and staff at Ridge Road Elementary. She will support students, teachers, staff, administrators, and parents as the instructional leader of the school and will continue the academic growth and performance of all students as they progress through these pivotal years of learning.

Mrs. Beth Nobles will join the Literacy Team as the district's Literacy Coach. This role, defined by the statewide Literacy Initiative, is a new and crucial one for our district. Mrs. Nobles holds a Specialist degree in Curriculum and Instruction and brings 22 years of experience to the position. Having served 17 years in our district at the primary and elementary level, most recently as an Assistant Principal at Ridge Road Elementary, she is exceptionally well prepared to lead the coaching of teachers at these grade levels as they develop the classroom methodologies to advance literacy performance. Through collaboration with the district's Literacy Director and school Principals, Mrs. Nobles will create and execute a strategic coaching plan and will perform analyses of student performance data to establish and deliver targeted coaching for our educators.

Please join me in congratulating and supporting these leaders as they transition into their new roles. I am confident their expertise will propel our district forward as we work together to build a brighter, more innovative future for every student in the Washington County Public School system.

Hotel Project Moves Toward Groundbreaking

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Johnston then explained that the final design for the project was currently being completed. He said, “I am proud of the DDA. We are in huge support of this — this hotel will be their hotel, and they are financing and funding a great deal of it. It is a community effort and a community partnership with the DDA and with the city. Like my house — I always say — I will not own the house until I make that very last payment. The bank owns my house; I just get the opportunity to live there. The same thing will be done with the hotel. That is a bond deal, so the bank will own that hotel, which means the city and DDA own that hotel. So we want to make sure that the hotel is being built to a spec that the DDA and the hotel are proud of and want.”

To ensure this goal is achieved, Johnston explained that they had “enlisted the help of Triple Point Engineering, which has been involved from the very beginning. They have brought in an architect, and they will be working alongside the builders of the hotel — the engineers and the architect of the hotel group — as a check and balance for the city and the DDA.” Johnston stated that he also would continue to be a part of this process.

“Once all that money closes at the end of this month — all goes into the bank — before any withdrawal we will have an OAC meeting, an owner-architect-contractor meeting, a walk-through before they submit a payment request and before that payment request is approved, so we will make sure they are on track and doing what they are supposed to do,” Johnston said.

He noted that for this project they had assembled a strong team and emphasized that, “we are making sure that we are managing this again because we represent — and it is reputational — not just the city, not just the DDA, but the citizens of this community. We want to provide a great opportunity that we can be proud of and that will be long-lasting.”

Johnston again stressed that there would be a system of checks and balances in place for the project, and he noted that a preconstruction meeting would be held during the next week with the project's engineers.

Johnston stated that he would be taking part in the upcoming

meeting to “make sure that all the proper parties are talking and moving the project forward in the right way.” He added that the hotel project is expected to break ground by the fourth quarter, before the end of the year, though he noted that state permitting for soil and water disturbance could slow the process.

According to Johnston, the project is expected to have “an 18-month turnaround timeframe for construction, which aligns well with the 18 months anticipated for completion of the new parks and recreation facility.” He noted that the timing “works very well as we continue to grow our community.”

As previously reported in the March 4 edition of The Georgian, the new hotel will be the first Cobblestone Hotel in Georgia. At that time, it was noted that the Sandersville Downtown Development Authority met with Jonathan Hampton of Cobblestone Hotels on Feb. 19 to discuss updates on the hotel project planned for a location in downtown Sandersville.

Hampton explained that Sandersville's Cobblestone Hotel will feature a newer design — the company's upscale Main Street Model.

He said the hotel would include all the amenities expected of an upper-midscale brand, including a continental breakfast, free coffee, high-speed internet, a gym, laundry facilities, and a pool. “All the fixings,” he said. “The idea is that on the outside, it is a Cobblestone, but on the inside our goal is for it to be just the same as any other kind of upscale travel experience you'd expect.”

Hampton added that in some areas, the company aims to outperform its competitors. “We think we've got them beat on two things — coffee and mattresses,” he said, noting that Cobblestone Hotels serve Starbucks coffee and use high-quality pillow-top mattresses.

Hampton stated that during construction, the company plans to subcontract “everything out locally as much as we possibly can,” though he emphasized that the project must stay on schedule and within budget. He noted that a site supervisor will live in Sandersville throughout the construction process.



Drug Free Campus Statement

No student may engage in the unlawful manufacture, possession, use or distribution of illicit drugs and alcohol on the Oconee Fall Line Technical College's property or as part of any of its sponsored activities.

Such unlawful activity may be considered sufficient grounds for serious punitive action, including expulsion. Disciplinary sanctions for students convicted of a felony offense involving alcohol or the manufacture, distribution, sale, possession or use of marijuana, controlled substances or other illegal or dangerous drugs shall be immediate suspension and denial of further state and/or federal funds from the date of conviction. Specifically in the case of a drug related offense, the student shall minimally be suspended for the remainder of the term and forfeit all academic credit for that period.

OFTC shall notify the appropriate state/federal funding agency within 10 days after receiving notice of the conviction from the student or otherwise after receiving the actual notice of conviction.

Within 30 days of notification of conviction, the technical college shall with respect to any student so convicted:

1. Take additional appropriate action against such student up to and including expulsion as it deems necessary.
2. Provide such student with a description of any drug or alcohol counseling treatment, or rehabilitation or re-entry programs that are available for such purposes by a federal, state or local health, law enforcement or other appropriate agency.

OFTC is responsible for ensuring the development and implementation of a drug free awareness program to inform students of the following:

1. The dangers of drug and alcohol abuse on the campus and elsewhere.
2. Any available drug and alcohol counseling, rehabilitation and assistance programs.
3. Any penalties to be imposed upon students for drug and alcohol abuse violations occurring on the campus.

Information related to the following can be found on the OFTC web site:

- Drug Free Campus Policy
- Drug and Alcohol Awareness Program
- Health Risks Associated with the Use of Illicit Drugs and the Abuse of Alcohol
- Criminal Sanctions
- Drug and Alcohol Abuse Education Programs
- Substance Abuse Treatment Facility Locator

Drug Free Campus Policy can be found on OFTC's web site at:

OFTC.edu/services/drug-free-campus/

ENROLL NOW
for the 2026 Fall Semester!
Classes begin August 17th.

OFTC (NORTH CAMPUS) 1189 Deepstep Road, Sandersville, GA 31082
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www.OFTC.edu

Dublin-Sandersville-Louisville-Online

OFTC is a Unit of the Technical College System of Georgia and an Equal Opportunity Institution.

Council Approves Revised Housing Development Variance

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bed, two-bath.” He emphasized that the project does not include any three-bedroom, two-bath homes.

He explained that “we had no intention of building a 3-2 simply because of the price point and where we are trying to keep them at.”

Ware also noted that “we do not know what the price is yet because, thanks to this war or whatever we are in right now, we get almost daily price increases.” According to Ware, the price of asphalt shingles alone has increased by almost 36% this year.

“We do not know what our final landing cost is going to be until we get through with the actual floor plans that we are going with — getting those priced out — how many we are going to do at one time.”

He added that Beverly Webb of Town & Country Real Estate and Investment Company Inc., along with “her team,” would “keep us between the buoys on what we need.”

Ware said the homes would ideally be priced at “around \$99,000 — that is really what this city needs from what we have seen talking with Ms.

Webb, looking at what your teachers make, what some of the people out at the plants make, and your median household income.”

Ware further explained that the homes would ideally be priced from about \$99,000 up to \$130,000 or \$140,000, with the “nicest house” likely priced around \$180,000. He also noted that the homes would feature solid-surface flooring rather than carpet, adding that they were “trying to figure out what would sell here.”

Speaking via telephone, Council Member Mayme Dennis asked whether the proposed \$180,000 home would still fall within the project’s reduced minimum square-footage requirement.

Ware said the 850-square-foot requirement would serve as a “bottom baseline.” Some plans, he noted, would reach 1,100 to 1,200 square feet.

Ware explained that his goal was to provide affordable homes that would “look cute” and still have curb appeal. He said the larger plans would cost about \$180,000, a price point that would better meet the needs of local schoolteachers.

“You just do not have that on the market right now,” Ware said.

Mayor Pro Tem Jeffrey Smith said that he was “highly impressed,” calling the proposal “a much more feasible plan.”

Smith said affordability remains an issue but he noted that much of the city’s recent development has been on the affordable side. “If you can build a home and they can pay \$300,000, I hope you build it and put it in there,” said Smith.

Cottage Plans

Plan 79

Total 868 SQ FT

2 Bed
1.5 Baths
2 Story

Floor 2 plan

© Donald A. Gardner, Inc.

living rm 13 1/4 x 12 5/8
dining 10 x 10
kit
32'-0" x 6'-0"

Cottage Plans

Plan 929

Total 984 SQ FT

2 Bed
2 Baths
1 Story

KITCHEN 14-0 x 9-0 (cathedral ceiling)
DINING 14-0 x 8-0 (cathedral ceiling)
GREAT RM. 14-0 x 14-0 (cathedral ceiling)
BED RM. 11-8 x 10-0
MASTER BED RM. 11-8 x 12-0 (vaulted ceiling)
PORCH

© Donald A. Gardner, Inc.

living area
bedrooms

He also noted that he had spoken with members of Grace Episcopal Church, which is located behind the site where construction of the new homes is planned. “I talked with the people at the church. I sent them this. They like this plan,” Smith said. He explained that although church members were not present at the meeting, they had again expressed a desire for a barrier or fence to be installed between the church and the proposed development site.

The request for this variance by Deep South Construction had previously been tabled by the council. During that meeting, which was held on July 20, Mayor Jimmy Andrews asked Ware about placing a fence between the Episcopal Church and the new development.

“The property behind your development, the church property — do you plan on putting any type of solid fence or trees or any kind of thing as a buffer?”

“No sir,” said Ware. “I haven’t planned on it. I mean, there is a water easement, I think.”

Ware noted that there is a “low spot back there, but I have not really thought anything about that.”

He then explained that the project had shifted because of what he saw as a need for “beginner homes for young couples” as well as homes for people looking to downsize.

“That is a lot of what we see already, so that is kind of the reason we shifted the project,” Ware said. “Also, my intent is to keep them underneath just an HOA.”

Ware explained that the covenant could in-

clude a section referring to a city ordinance that “can be held up by you.” He said the HOA would have a 15-year non-revocable term with an automatic 15-year renewal, giving the city “teeth.” Even if the HOA did not uphold its portion of the agreement, Ware said, the city would still be able to enforce its portion. He said the goal was to create something “really cute and quaint, affordable.”

Council Member Ben Salter asked if all of the houses would be 850 square feet. Ware said that not all of the homes would be 850 square feet.

“For my understanding,” said Ware, “if you try to find anything in the state underneath \$99,000 for a new home, you can’t find it. You go buy a manufactured home, go cut in a trailer park, roll them in and rent them — that is the option for that price point. So, given what the city and the county have done to work with us on this piece of property — that is the first piece that we have looked at so far — we thought, why not try and shoot for a \$99,000 home.”

Salter then asked if the houses would be two-bedroom homes.

Ware replied that the 850-square-foot home would only have one bedroom. He noted that these houses would be similar to those located in the Jamestown Cottages across from Fairview Park Hospital in Dublin, describing them as “cottage style with a small front porch, a frame, wing two on the back, wing two on the front — cute, quaint.”

Salter again confirmed that the houses would not be connected

and would have a 10-foot setback on each side. Ware replied that it would be the “same setback we requested the first time, sir, yes.”

He explained that having townhomes could create questions about ownership and maintenance responsibilities when repairs, such as roof work, are needed.

Ware said that they were “trying to accommodate what you really need for housing” in this community.

Steve Clifton, pastor of Grace Episcopal Church, noted that the church backs up to the development property and expressed concerns that he said had not been addressed to his satisfaction. Clifton explained that he was concerned that reducing some of the homes from 1,200 square feet to 850 square feet could make them less practical for residents. He also said it remained unclear exactly what type of homes would ultimately be built within the development.

He noted that the proposed designs place bedrooms on the upper floor, which could create challenges for retirees and residents with mobility issues, including those who have undergone knee replacement surgery.

Clifton also noted that there had been a verbal assurance from a developer that a solid fence would be installed between the church property and the development.

“For obvious reasons that is something that we very much would like to see happen,” he said.

Clifton stated that the changes to the project gave him concerns about what he described as a

possible “bait and switch,” though he emphasized that he meant no disrespect to either the council or the developer. He said the revisions appeared significant enough that they could have been addressed before the project was initially presented.

Ware responded that there were families currently living in 850-square-foot homes, which he described as being “more than enough.”

He pointed to his 85-year-old mother-in-law, who lives in one of the Jamestown Cottages in Dublin. Ware said the cottages range from 460 to 550 square feet and that she pays roughly \$1,600 per month to live there.

Ware also noted that he is working on a personal development in Dudley featuring 87 cottages that range in size from 500 square feet to about 2,500 square feet.

Ware said they had tried to put as much density as possible on that property but, after stepping back and listening to what the council had asked during the previous discussion and meeting with a local realtor about sales, they learned there was not a need for a house that would cost someone \$2,600 to \$2,800 a month in mortgage payments.

He said the need was for something closer to \$1,000 to \$1,200 a month. Ware then addressed the church’s concerns about the fence.

“As far as the church, if they want something to be a fence and not have people coming on property, my recommendation is for them to invest in a fence to keep people off their property.”

He explained that

it is his intention to fence in the backyards, but “that is not going to keep people from walking behind fences and things such as that nature.”

Ware said they were willing to help as much as possible but argued that the community needs housing for people who travel to and from Sandersville for work.

“We need the 3,500 people that are traveling out of the city to go to work and the 3,500 people traveling into the city to work to have some place to stay, someplace that is nice, someplace that is cute, someplace that is affordable — that is what we are trying to bring,” Ware said. Addressing concerns about a possible “bait and switch,” Ware said he believes “the highest form of trust is partnering” and he noted that his company is also working with other cities. Ware also noted that Deep South Construction was not a huge builder but that he was currently constructing an 18,700-square-foot custom home, as well as a \$115,000 home for “a retired lady.”

“We build a lot of custom homes. I am not a tract builder nor am I a spec builder, so I think from that aspect we are trying to build a quality product that complements the community. We are just trying to fit a need,” Ware said.

Smith explained that the council had previously voted on the original proposal, which included about 20 townhomes with some density.

“We actually went through a P&Z hearing, which I think we later found out variances just come straight to the council, but anyway we went through that hearing. We went through an additional hearing here at the council meeting,” Smith said.

He added that the church had not been aware of what was being proposed for the property until after the fact.

“The church called me after the fact, and I was able to go over and look at them, and I think if that had gone through, we probably would have done something about a fence,” Smith said.

He noted that the density of the original development had also raised concerns about parking. “I understand that the density of that was there was only three parking parcels to each unit, and the fear was that it was so convenient that they would use the church’s parking lot — very easy to spill over,” he said.

He added that there had also been discussion about the marketability of the homes. Smith said he had spoken with a member of the church who told him, “I don’t know that we are against it — we may actually be for it, but we would just love to see what you are doing before you do it.”

Smith noted that

Continued to page 5...

Council Approves Revised Housing Development Variance

...continued from page 1

the church and the development would be next-door neighbors and that the project would have an impact on the church property.

He emphasized that “I am not for or against it,” but he said the council would like a better look at the property and plans so the church could review them as well.

Smith then asked that the issue be tabled in order to have “an opportunity to be more transparent with it.”

Council Member Danny Brown agreed with Smith, saying that the church deserved to know more about what was going to be built there.

Brown also stated that he believes “a fence is warranted.”

Mayor Andrews then asked whether there was an official motion to table the request. After a motion by Smith and a second by Brown, the matter was unanimously tabled by the council.

Andrews stated that he would like to have the issue settled at the first council meeting in August. During the Aug. 3 meeting, Smith stated that he was in favor of allowing the 850-square-foot minimum variance. He then asked how close together the houses would be when built.

Ware responded that there would be “ideally 5 foot off of each property line, so 10 foot between each house.”

Smith then confirmed that this was the first variance Deep South Construction had received.

Duplex



The **DS Duplex**, located at the intersection of Warthen St and North Ave, aims to provide a modern living space in a vibrant community. With **9 thoughtfully designed Duplex 18 Homes**, Deep South Construction focuses on quality and accessibility for future residents.



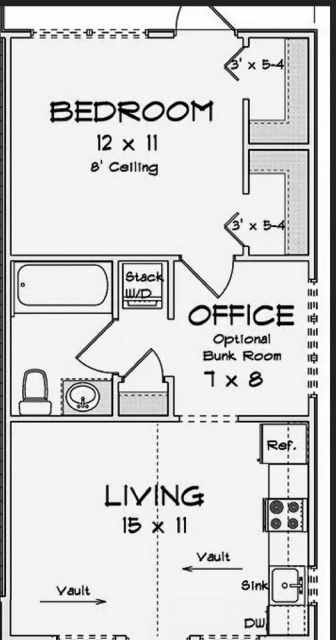
Cottage Plans

Plan 524

Total 992 SQ FT

- 1 Bed
- 1 Baths
- 1 Story







Ware said, “That is considered zero lot line.”

Dennis said, “The code states that from property line to next property it has to be 10 feet away.”

“That is what he is going to do,” Sandersville City Manager Kandice Hartley said.

Ware again stated that the homes would be 5 feet from the property line. Hartley noted that this was included in the original variance.

“We already have that variance, correct, yes,” Ware said. “All we are requesting different than we did the first time around is the square footage.”

“I think architecturally these plans look nice and they give just great curb appeal, but I know when you actually build something you can delete some of those. I would hope you would keep that architectural appeal there,” Smith said.

He then asked about the possibility of duplexes being included in the plans.

“I guess you really could, after this is over with, just come in there and put up a whole row of these and be back basically where you were at the beginning,” Smith said.

Ware added, “But at the price point we need.”

“The reality is, it just depends on what the market is going to bear,” Ware said, noting that there were investors who wanted to buy the property as rental properties. “I have kind of committed to the board and to everybody, like hey, we want to put them up for sale.”

Salter then asked Ware, “What determines your mix — are you just going to spec-build a couple of three different sizes and then see where you go from there?”

“Yes sir, exactly,” Ware replied.

Smith said he hoped the project would not end up being just six or eight duplexes.

Ware added that building duplexes is “kind of getting us back to where we were.”

He also noted that he did not want to eliminate the opportunity for buyers to purchase duplexes.

“Because the young lady that bought my duplex in Dudley — she bought the whole thing — she is going to live on one side and rent the other and offset her overall by almost 40% of what she is going to pay. She is not only able to have a whole duplex, but she is investing.”

Ware said he had been inspired by the Painted Ladies in San Francisco, as seen on the TV show Full House.

“They are different colors, and they look great,” Ware said. Of the project, he added, “We are going to build a flavor of everything, see what sells and then come back.”

“Not to say you would not put up a duplex, but it would not be all?” asked Smith.

Ware responded that “Ms. Webb has already said she does not want duplexes — she is the one responsible for selling them.”

Erica Harden Named President Emeritus of the Technical College System of Georgia

...continued from page 1

ment. “This college is truly a jewel in our community, serving not just as an educational institution, but as a vital engine for local workforce development and personal transformation.”

As President Emeritus, Harden’s legacy of leadership and service will continue to be recognized within OFTC and the TCSG. Her dedication to students, technical education and the communities she’s served has helped shape the college and strengthen its role as a vital part of Georgia’s workforce development system.

For more information about OFTC, visit OFTC.edu.

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Grand Opening

Ribbon Cutting Ceremony

DeLano's WELLNESS SPA



August 15 | 11 AM

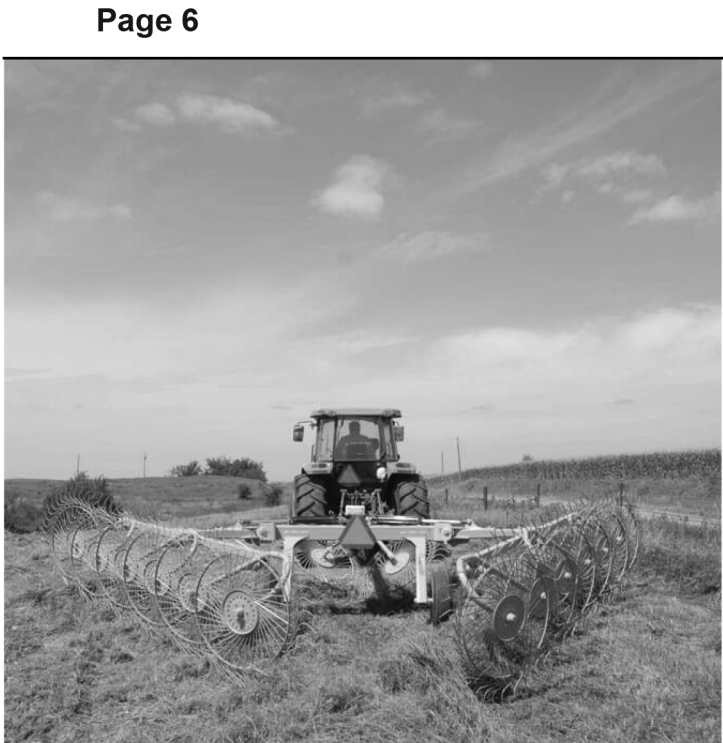
402 South Harris Street
Sandersville, Ga



City of Sandersville
PUBLIC HEARING NOTICE

A public hearing will be held by the Planning and Zoning commission on August 24, 2026 at 5:00pm in the council chambers located at 134 Malone Street, and then the Mayor and Council on September 8, 2026 at 5:00 p.m. in the City Council Chambers located at 134 Malone Street to receive public input regarding request #2026-14; Request is to annex 271 South Anderson Drive into the City per the request of the Owner Michael J Garska. Mr. Garska asked to annex into the city for City utilities such as water and sewage. This parcel will be contiguous with other City property, The parcel to be annexed 110A 013 touches already annexed parcel 110A 012J.

Persons with special needs relating to handicapped accessibility or foreign language should contact Ben Avant prior to the above date at 478-552-2525, or 141 West Haynes Street, between the hours of 8:00 am and 5:00 p.m. Monday through Friday, except for holidays.



Georgia Farm Bureau Accepting Entries for Hay Contest & Hay Directory

Georgia Farm Bureau (GFB) is accepting entries of dry Bermudagrass hay, any variety, until Oct. 30 for its 35th Annual GFB Quality Hay Contest. Hay entered in the contest will be tested at a University of Georgia lab using the Relative Forage Quality (RFQ) Test, which provides an analysis of the nutritional value of the hay. Winners will be determined by the RFQ analysis.

Winners will be announced at the GFB convention in December. Prizes will be presented to the top five producers. The first-place winner will receive the free use of a Vermeer wheel rake for one year, courtesy of the Vermeer Corporation. The winner will have the option to purchase the rake at a reduced price at the end of the year.

“If you grow any variety of Bermudagrass hay, entering this contest is a great way to have the nutritional quality of your hay analyzed,” said name of your county County Farm Bureau President name of your president. “Everyone who enters hay samples in this contest will benefit from learning what management adjustments they can make to their hay fields to improve the quality of their hay.”

Contest rules, applications and instructions for submitting samples are available at the name of your county County Farm Bureau office or may be downloaded at www.gfb.ag/HayContest.

All hay entered must have been grown in Georgia on a field with at least 25 days of maturity or regrowth. Hay samples should be naturally dried in the field. Any sample with moisture above 18% will be disqualified. Any samples with nitrates above 4,500 parts per million will be disqualified. Fill a one-gallon, zip-lock bag with hay taken from the center of at least five different bales (rolls or squares) that come from the same field and cut under uniform conditions. Hay samples should be taken with a hay probe. Contact your county UGA Extension office if you need a probe or assistance taking samples.

Contestants must be a Georgia Farm Bureau member to enter the contest and have their own membership number. If you aren't a Farm Bureau member, you may join at

the county Farm Bureau office of your choice or at <https://www.gfb.org/join/join-today>.

There is a \$25 entry fee for each sample entered in the contest to cover the cost of the lab analysis. Hay producers may enter more than one sample and will receive RFQ analysis for all samples submitted. Contestants submitting multiple samples, however, may only place in the contest's top five for their sample with the highest RFQ score.

Checks to cover the entry fee should be made payable to Georgia Farm Bureau. Entry fees, forms and samples should be sent to the GFB Public Policy Department 1620 Bass Road Macon, Ga., 31210. Entry fees, forms and samples may also be taken to your county Farm Bureau office. Previous first-place winners of the GFB Hay Contest may enter their samples for the purpose of having them officially analyzed but are not eligible to win any prizes in the contest for five years after winning.

GFB is also accepting listings for its online hay directory. Farm Bureau members with hay for sale or who offer custom harvesting or custom sprigging services are invited to list their hay and/or services in the GFB Quality Hay Directory published on the GFB website. Hay for sale or services can be listed or removed from the directory throughout the year.

To be included in GFB's online hay directory, complete a submission form by visiting your county Farm Bureau office or online at www.gfb.ag/hay. Hay producers who enter the GFB Quality Hay Contest receive a free listing in the GFB Hay Directory. Hay producers who don't enter the hay contest but would like to list their hay for sale should send a \$10 check made payable to Georgia Farm Bureau for each listing of hay, custom harvesting or custom sprigging. Multiple listings are allowed. Hay directory forms and payment should be sent to the address provided above for contest entries.



Velma Poss Dalton

Jul 25, 1943 — Aug 1, 2026
SANDERSVILLE, GA

Velma Poss Dalton, 83, of Sandersville, Georgia, peacefully entered her heavenly home on Saturday, August 1, 2026, at Wesley Woods Senior Living in Newnan.

The family received friends on Saturday, August 8, 2026, from 1:00 until 2:00 p.m. at May and Smith Funeral Home in Sandersville. Funeral services celebrating the life of Velma Dalton were held at 2:00 p.m. in the May and Smith Funeral Home Chapel with Andy Yates officiating. Interment will follow at Brownwood Cemetery in Sandersville.

Velma was born on July 25, 1943, in Washington, Georgia, to the late Earl Poss and Frances Callaway. She graduated from Alexander Stephens High School in 1961 and later married the love of her life, Barney Dalton, in 1963. Together they shared a life rooted in faith, love, and devotion to their family. A faithful member of Sisters Baptist Church, Velma lived her life with quiet grace and a servant's heart. She loved her church family and found joy in worship, fellowship, and serving others whenever she could.

Above all else, Velma treasured her family. She was a devoted wife, a loving mother, a proud grandmother, and a delighted great-grandmother. She had a special gift for making a house feel like home. Whether she was preparing a meal from scratch, baking something delicious for those she loved, or welcoming family around her table, she expressed her love through simple acts of kindness and generosity. When she wasn't caring for those she loved, Velma found peace in God's creation. She enjoyed sitting quietly on the porch watching the birds, finding beauty in their songs and the changing seasons. Her gentle spirit, compassionate heart, and appreciation for life's simple blessings were evident to everyone who knew her. In addition to her parents, she was preceded in death by her beloved husband, Barney Dalton; her brother, Thomas “Coryer” Poss

She is survived by her loving sons, Derrick Dalton (Annette) and Daryl Dalton (Courtney); her cherished grandchildren, Caroline Curles (Corey), Dylan Dalton (Destony), Walker Dalton, Emerson Grace Dalton, and Mattie Dalton; her great-granddaughter, Adaline Curles;

and sister-in-love Rosalyn Lord and many extended family members, dear friends, and her church family, all of whom will miss her deeply.

While her family grieves her absence, they rejoice in knowing she is reunited with those who have gone before her and resting in the presence of her Lord and Savior. Her legacy of faith, unconditional love, gracious hospitality, and unwavering devotion to her family will continue to inspire all who were blessed to know her.

In lieu of flowers, memorial contributions may be made to The Gideons International in Velma's memory. Donations may be made online at gideons.org/donate

Condolences can be made online at mayand-smithfuneraldirectors.com.

May and Smith Funeral Directors is in charge of these arrangements.

To send flowers or plant a memorial tree in memory, please visit our flower store.



Gordan David Screws, Jr

Jul 20, 1942 — Aug 8, 2026
Stapleton, GA

Mr. Gordon David Screws Jr., age 84, of Stapleton, passed away Saturday, August 8, 2025, at his residence. A funeral service celebrating his life will be held on Friday, August 14th at 11:00 a.m. in May and Smith Funeral Home with burial to follow

Obituaries

in Brownwood Cemetery in Sandersville. Reverend Jason Burton will officiate. Mr. Screws family will greet friends on Friday from 10:00 a.m. until the hour of service also at the funeral home.

Gordon was born in Wrightsville and reared in Orlando, Florida prior to his family returning to Washington County. He began his working career in the logging industry working for Pennington, M.B. Jones and Pulliam Logging Companies. Gordon created Gordon's Lawn Service, which he owned and operated for 25 years. He proudly served his country in the National Guard. In spare time Gordon loved to go fishing. He is predeceased by his parents, Gordon David Screws Sr. and

Tillie Osborn Screws and wives, Mildred Faye Bridges Screws and Hilda Eddie Screws.

Survivors include his children, Keith Bridges and his wife Janie of Rome, Thomas Screws and his wife Brenda of Stapleton, Faye Patrick of Stapleton, Donnie Screws of Mitchell and Daniel Screws of Cartersville; seventeen grandchildren, numerous great grandchildren and siblings Lant Screws and his wife Faye of Tennille and Sissy Screws of Dublin.

Please leave an online condolence at mayand-smithfuneraldirectors.com

May and Smith Funeral Directors is in charge of these arrangements.



Pastor Henry L. Tanner

Happy Heavenly Birthday

August 7, 1950 -
February 23, 2025

- Sister Marilyn Tanner
and Family

A Dose of Repentance

...continued from page 2

dose of repentance through our quiet time between ourselves and the Lord and our commanded doses of weekly fellowships with one another in His house. We should be praying about that.

In The Name Above All Names, The Lord Jesus Christ, Tony Mimbs

JM Enterprises & More



478-234-6632



Land / Lot Clearing
Tree Removal / Clean Up
Privacy / Farm Fencing
Basement Excavation
Pond Clearing and
Restoration Under Brush
Mowing Landscaping

Building Demolition
Driveway Installation
Grading
Road Building
House Pads
Food Plots Excavation /
Trenching

Call For Free Estimate

478-234-6632

Owner/Operator: James G. Moss - Sparta, GA.

PUBLIC NOTIFICATION IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER Deepstep Water System Has Levels of Asbestos Above Drinking Water Standards

Our water system recently violated a drinking water standard. Although this is not an emergency, as our customers, you have a right to know what happened, what you should do, and what we did (are doing) to correct this situation.

Non-routine special monitoring that was conducted in our water system revealed levels of **Asbestos** above the drinking water standard maximum contaminant level (MCL):

Sampling Date(s)	Sample Site Location	Analyte	Sample Result	MCL
June 30, 2026	City Hall	Asbestos (analyte code 1005)	18.15 MFL	7 MFL*
July 21, 2026	City Hall	Asbestos (analyte code 1005)	14.16 MFL	7 MFL*

*MFL=Million fibers per liter

What should I do?

- There is nothing you need to do. You do not need to boil your water or take other corrective actions. However, if you have specific health concerns, consult your doctor.
- If you have a severely compromised immune system, have an infant, are pregnant, or are elderly, you may be at increased risk and should seek advice from your health care providers about drinking this water.

What does this mean?

This is not an emergency. If it had been, you would have been notified within 24 hours.

Some people who drink water containing asbestos in excess of the MCL over many years may have an increased risk of developing benign intestinal polyps.

What is being done?

- The following measures are being taken by Deepstep:
- Deepstep is working with engineers and state agencies to implement corrective measures to fix the problem.
 - Corrective measures include treatment as well as water line replacement to remove the suspected source of the contaminate.

We anticipate resolving the problem within 180 days.
For more information, please contact Allison Strickland
at (478) 552-0867 or 9676 Deepstep Road, Sandersville, GA 31082

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.

This notice is being sent to you by **Deepstep Water System**
State Water System ID#: **GA3030001**
Date distributed: August 5, 2026

WASHINGTON COUNTY LEGAL NOTICES

DEBTORS/CREDITORS

G26-086
NOTICE TO DEBTORS AND CREDITORS
GEORGIA, WASHINGTON COUNTY
All creditors of the Estate of George Allen Wilson, deceased late of Washington County, 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 to us.
Emma Johnson Wilson/Executrix
553 Browns Crossing Rd
Milledgeville, Ga 31061
This 4th day of August, 2026
August 12, 19, 26, September 2, 2026

G26-087
NOTICE TO DEBTORS AND CREDITORS
GEORGIA, WASHINGTON COUNTY
All creditors of the Estate of Robert Charles Fitzgerald, deceased late of Washington County, 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 to us.
Andrea Blair Fitzgerald Register
592 Stenbridge Rd., SE
Milledgeville, Ga 31061
This 4th day of August, 2026
August 12, 19, 26, September 2, 2026

G26-088
NOTICE TO DEBTORS AND CREDITORS
GEORGIA, WASHINGTON COUNTY
All creditors of the Estate of Randall Carlton Waters deceased late of Washington County, 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 to us.
Amber Waters Stephens/Administrator
c/o E. Allen Smith/Attorney for Estate
P.O. Box 6142
Sandersville, Ga 31082
This 4th day of August, 2026
August 12, 19, 26, September 2, 2026

G26-089
NOTICE TO DEBTORS AND CREDITORS
GEORGIA, WASHINGTON COUNTY
All creditors of the Estate of Jacqueline Ann Lawson deceased late of Washington County, 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 to us.
Nicolas Alan Lawson/Executor
462 Holton Rd.
Davisboro, Ga 31018
This 7th day of August, 2026
August 12, 19, 26, September 2, 2026

G26-075
NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF NELL DOOLITTLE PARKER, a/k/a NELL D. PARKER
All creditors of the Estate of Nell Doolittle Parker, a/k/a Nell D. Parker, deceased, late of Washington 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.
This 20th day of July, 2026.
s/ Jessie Lisa Parker
Jessie Lisa Parker, as Executor under the Last Will and Testament of Nell Doolittle Parker, a/k/a Nell D. Parker, deceased
7123 GA Hwy 24W
Sandersville GA 31082
July 29, August 5, 12, 19, 2026

G26-076
NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF MARVIN CARROLL BUCHANAN
All creditors of the Estate of Marvin Carroll Buchanan, deceased, late of Jackson County, North Carolina, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.
This 23rd day of July, 2026.
Glatha E. Buchanan, as Executor under the Last Will and Testament of Marvin Carroll Buchanan, deceased
94 Lotus Drive
Sylva NC 28779
July 29, August 5, 12, 19, 2026

G26-071
NOTICE TO DEBTORS AND CREDITORS
IN RE: THE ESTATE OF MARY BERYL SPRY

All creditors of the estate of deceased, late of Washington 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.
This the 13th day of July, 2026.
s/ Charles Henry Spry, Executor
c/o John A. Dana, Attorney
P.O. Box 29
Sandersville GA 31082
Ph: 478/552-6031
Prepared by:
John A. Dana, Attorney at Law
119 W. Haynes Street
Sandersville, Georgia 31082
478-552-6031
July 22, 29, August 5, 12, 2026

G26-072
NOTICE TO DEBTORS AND CREDITORS
GEORGIA, WASHINGTON COUNTY
All creditors of the Estate of Ruth B. Dollar, deceased late of Washington County, 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 to us.
Sharon D. Kent/Co-Executor
2751 Breezy Hill Rd.
Davisboro, Ga 31018
Michael T. Dollar/Co-Executor
1975 Sunhill-Grange Rd.
Sandersville, Ga 31082
This 15th day of July, 2026.
July 22, 29, August 5, 12, 2026

G26-073
NOTICE TO DEBTORS AND CREDITORS
GEORGIA, WASHINGTON COUNTY
All creditors of the Estate of Abraham Benjamin Watson, Jr., deceased late of Washington County, 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 to us.
Tangela King/Administrator
307 Crestview Drive
Dublin, Ga 31027
This 14th day of July, 2026.
July 22, 29, August 5, 12, 2026

G26-074
NOTICE TO DEBTORS AND CREDITORS
GEORGIA, WASHINGTON COUNTY
All creditors of the Estate of Albert G. Cason, deceased late of Washington County, 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 to us.
Carol Boyer/Executrix
c/o Scott B. Thompson/Attorney for Estate
1306 Bellevue Ave.
Dublin, Ga 31021
This 10th day of July, 2026.
July 22, 29, August 5, 12, 2026

LETTERS OF ADMINISTRATION

G26-080
IN THE PROBATE COURT COUNTY OF WASHINGTON STATE OF GEORGIA
IN RE: ESTATE OF KARL GLENN SMITH, Deceased
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
To: WHOM IT MAY CONCERN, Jamie Garner Smith and Adellyn Gail Smith have petitioned to be appointed Administrator(s) of the estate of Karl Glenn Smith, deceased of said county. (The petitioner has also applied for waiver of bond 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 in writing, setting forth the grounds of any such objections, and must be filed with the court on or before August 24, 2026. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings, objections, unless you qualify to file as an indigent party. Contact Probate Court personnel at the following address/telephone number for the required amount of filing fees. 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.
Russell A. Sheppard
Probate Judge
By: Shelia Evans/
Chief Clerk of Probate Court
132 West Haynes Street
Sandersville, GA 31082
478-552-3304
July 29, August 5, 12, 19, 2026

G26-081
IN THE PROBATE COURT COUNTY OF WASHINGTON STATE OF GEORGIA
IN RE: ESTATE OF NINA L. WASHINGTON, Deceased

PETITION FOR LETTERS OF ADMINISTRATION NOTICE
To: WHOM IT MAY CONCERN, Dianne Fragher has petitioned to be appointed Administrator(s) of the estate of Nina L. Washington, deceased of said county. (The petitioner has also applied for waiver of bond 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 in writing, setting forth the grounds of any such objections, and must be filed with the court on or before August 24, 2026. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings, objections, unless you qualify to file as an indigent party. Contact Probate Court personnel at the following address/telephone number for the required amount of filing fees. 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.
Russell A. Sheppard
Probate Judge
By: Shelia Evans/
Chief Clerk of Probate Court
132 West Haynes Street
Sandersville, GA 31082
478-552-3304
July 29, August 5, 12, 19, 2026

FORECLOSURE

G26-082
NOTICE OF SALE UNDER POWER, WASHINGTON COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Ricky Fann 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 11/30/2017 and recorded in Deed Book 19y Page 469 and modified at Deed Book 60 Page 335 Washington County, Georgia records; as last transferred to or acquired by Lakeview Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of \$232,000.00, 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 Washington County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on September 1, 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 THOSE CERTAIN TRACTS OR PARCELS OF LAND CONTAINING 0.48 ACRE AND 4.52 ACRES, ALONG WITH ALL IMPROVEMENTS THEREON, LYING AND BEING IN THE 136TH GM DISTRICT OF WASHINGTON COUNTY, GEORGIA. SAID TRACT LYING ON THE WESTERLY SIDE OF STATE ROUTE 15 BETWEEN SANDERSVILLE AND WARTHEN AND SHOWN AS PARCELS "B" AND "D", RESPECTIVELY, ON A PLAT OF SURVEY ENTITLED "PLAT OF SURVEY FOR PAT WOLFE AND BETTY N. YOUNG" BY BARKER & ASSOCIATES, DATED 02-22-97, OF RECORD IN PLAT BOOK 1-X, PAGE 203, WASHINGTON COUNTY PUBLIC RECORDS. SAID PLAT IS BY REFERENCE INCORPORATED HEREIN AS PART OF THIS DESCRIPTION. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 5381 GA Highway 15 N, Warthen, GA 31094 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): Ricky Fann or tenant or tenants. LoanCare, LLC is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. LoanCare, LLC Attention: Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-9525 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Lakeview Loan Servicing, LLC as agent and Attorney in Fact for Ricky Fann Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1154-973A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1154-973A
August 5, 12, 19, 22, 2026

G26-083
NOTICE OF SALE UNDER POWER
GEORGIA, WASHINGTON COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Miranda D. Scott A/K/A Miranda D. Gladden to Argent Mortgage Company, LLC dated May 5, 2005, recorded in Deed Book 14-D, Page 622, Washington County, Georgia Records, as last transferred to LNV Corporation by assignment recorded in Deed Book 15-W, Page 179, Washington County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIFTY-NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$59,500.00), 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 Washington 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 September, 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.
LNV Corporation 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: LNV Corporation, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8475507300. 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 8 Oakmont Drive, Tennesse, GA 31089. Should a conflict arise between the property ad-

dress 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.
LNV Corporation as Attorney in Fact for Miranda D. Scott A/K/A Miranda D. Gladden
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
All that tract or parcel of land together with all improvements attached thereto lying and being in the 1488th GM District of Washington County, Georgia, described as Lot 3 of Southwinds Subdivision, Phase I, containing 1.11 acres, more or less, and being more particularly described according to a plat of survey prepared by Billy Flanders, GRLS, dated September 9, 1999 recorded in Deed Book 1-Z, page 92, Washington County land records. Said plat of survey and the record thereof are by reference made a part hereof for a more accurate description of said property. The APN for the above described property is #113A-003. The property address is: 8 Oakmont Drive, Tennesse, GA 31089 MA September 1, 2026 Our file no. 23-12610GA 23-12610GA
August 5, 12, 19, 26, 2026

G26-084
This is an attempt to collect a debt and any information obtained will be used for that purpose.
NOTICE OF SALE UNDER POWER
GEORGIA, WASHINGTON COUNTY
Under and by virtue of Power of Sale contained in Deed to Secure Debt from Savannah C. Perkins to FirstBank, dated November 22, 2019, filed for record December 2, 2019, recorded at Deed Book 27, Page 638, Washington County, Georgia Records, in the original principal amount of \$76,296.52 aforesaid records, to secure the obligations of Grantor to Lender as set forth in a Promissory Note ("Note") of even date as amended, modified, or revised from time to time, 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 at WASHINGTON COUNTY, Georgia, within the legal hours of sale on the first Tuesday in September 2026, the following described property:
All that tract or parcel of land containing 1.56 acres, more or less, lying and being in the 1488th G.M.D., Washington County, Georgia, and designated as Parcel "B" on a Plat of Survey entitled "Survey for Dreyton Crawford" prepared by James M. Boyd, of Boyd Surveying and Land Investments, LLC, RLS #3036, Plat dated 04-30-

2019, and of record in Plat Book 2019, Page 28, Office of the Clerk of Superior Court of Washington County, Georgia, which plat and the record thereof are by this reference made a part hereof in aid of this description.
Grantor (Dreyton Crawford) reserves a 20 foot ingress-egress easement across Parcel "B" as shown on said plat.
Prior Deed Reference: This is a portion of "Tract One" which was conveyed by Warranty Deed dated July 22, 1999 from Candace L. Huff f/k/a Candace L. Brown, Grantor, to Dreyton Crawford, Grantee, of record in Deed Book 11-P, Page 704 Washington County, Georgia records, AND, further unto Savannah Crawford Perkins by Warranty Deed May 13, 2019, recorded in DB 22, PG 166, said Clerk's records.
Said legal description is controlling however, the property is commonly known as 3006 Georgia Highway 15 South, Tennesse, Georgia 31089.
Map and Parcel # 097-053B.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and other payments provided for under the terms of the Security Deed and Note.
Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; any outstanding taxes, including but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in possession of the property is Savannah C. Perkins, and/or tenant(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. First Bank, and its counsel are acting as debt collectors. Any information obtained will be used for that purpose.
FIRST BANK, as Attorney-in-Fact for Savannah C. Perkins.
Contact: Jason Godwin
Godwin Law Group
3985 Steve Reynolds Blvd,
Bldg D
Norcross, GA 30093
Phone: 470-427-2683
Email: jgodwin@godwinlawgroup.com
August 5, 12, 19, 26, 2026

G26-051
NOTICE OF SALE UNDER POWER
GEORGIA, WASHINGTON COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Angelio Amon Bowen to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Flagstar Bank, N.A., its successors and assigns. dated May 23, 2024, recorded in Deed Book 87, Page 286, Washington County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 101, Page 212, Washington County, Georgia Records, as last transferred to Rocket Mortgage, LLC by assignment recorded in Deed Book 117, Page 26, Washington County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-SIX THOUSAND NINE HUNDRED TWENTY AND 00/100 DOLLARS (\$166,920.00), 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 Washington 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 September, 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.
LNV Corporation 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: LNV Corporation, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8475507300. 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 8 Oakmont Drive, Tennesse, GA 31089. Should a conflict arise between the property ad-

G26-084
This is an attempt to collect a debt and any information obtained will be used for that purpose.
NOTICE OF SALE UNDER POWER
GEORGIA, WASHINGTON COUNTY
Under and by virtue of Power of Sale contained in Deed to Secure Debt from Savannah C. Perkins to FirstBank, dated November 22, 2019, filed for record December 2, 2019, recorded at Deed Book 27, Page 638, Washington County, Georgia Records, in the original principal amount of \$76,296.52 aforesaid records, to secure the obligations of Grantor to Lender as set forth in a Promissory Note ("Note") of even date as amended, modified, or revised from time to time, 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 at WASHINGTON COUNTY, Georgia, within the legal hours of sale on the first Tuesday in September 2026, the following described property:
All that tract or parcel of land containing 1.56 acres, more or less, lying and being in the 1488th G.M.D., Washington County, Georgia, and designated as Parcel "B" on a Plat of Survey entitled "Survey for Dreyton Crawford" prepared by James M. Boyd, of Boyd Surveying and Land Investments, LLC, RLS #3036, Plat dated 04-30-

G26-084
This is an attempt to collect a debt and any information obtained will be used for that purpose.
NOTICE OF SALE UNDER POWER
GEORGIA, WASHINGTON COUNTY
Under and by virtue of Power of Sale contained in Deed to Secure Debt from Savannah C. Perkins to FirstBank, dated November 22, 2019, filed for record December 2, 2019, recorded at Deed Book 27, Page 638, Washington County, Georgia Records, in the original principal amount of \$76,296.52 aforesaid records, to secure the obligations of Grantor to Lender as set forth in a Promissory Note ("Note") of even date as amended, modified, or revised from time to time, 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 at WASHINGTON COUNTY, Georgia, within the legal hours of sale on the first Tuesday in September 2026, the following described property:
All that tract or parcel of land containing 1.56 acres, more or less, lying and being in the 1488th G.M.D., Washington County, Georgia, and designated as Parcel "B" on a Plat of Survey entitled "Survey for Dreyton Crawford" prepared by James M. Boyd, of Boyd Surveying and Land Investments, LLC, RLS #3036, Plat dated 04-30-

2019, and of record in Plat Book 2019, Page 28, Office of the Clerk of Superior Court of Washington County, Georgia, which plat and the record thereof are by this reference made a part hereof in aid of this description.
Grantor (Dreyton Crawford) reserves a 20 foot ingress-egress easement across Parcel "B" as shown on said plat.
Prior Deed Reference: This is a portion of "Tract One" which was conveyed by Warranty Deed dated July 22, 1999 from Candace L. Huff f/k/a Candace L. Brown, Grantor, to Dreyton Crawford, Grantee, of record in Deed Book 11-P, Page 704 Washington County, Georgia records, AND, further unto Savannah Crawford Perkins by Warranty Deed May 13, 2019, recorded in DB 22, PG 166, said Clerk's records.
Said legal description is controlling however, the property is commonly known as 3006 Georgia Highway 15 South, Tennesse, Georgia 31089.
Map and Parcel # 097-053B.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and other payments provided for under the terms of the Security Deed and Note.
Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; any outstanding taxes, including but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in possession of the property is Savannah C. Perkins, and/or tenant(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. First Bank, and its counsel are acting as debt collectors. Any information obtained will be used for that purpose.
FIRST BANK, as Attorney-in-Fact for Savannah C. Perkins.
Contact: Jason Godwin
Godwin Law Group
3985 Steve Reynolds Blvd,
Bldg D
Norcross, GA 30093
Phone: 470-427-2683
Email: jgodwin@godwinlawgroup.com
August 5, 12, 19, 26, 2026

G26-051
NOTICE OF SALE UNDER POWER
GEORGIA, WASHINGTON COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Angelio Amon Bowen to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Flagstar Bank, N.A., its successors and assigns. dated May 23, 2024, recorded in Deed Book 87, Page 286, Washington County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 101, Page 212, Washington County, Georgia Records, as last transferred to Rocket Mortgage, LLC by assignment recorded in Deed Book 117, Page 26, Washington County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-SIX THOUSAND NINE HUNDRED TWENTY AND 00/100 DOLLARS (\$166,920.00), 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 Washington 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 September, 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.
LNV Corporation 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: LNV Corporation, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8475507300. 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 8 Oakmont Drive, Tennesse, GA 31089. Should a conflict arise between the property ad-

G26-084
This is an attempt to collect a debt and any information obtained will be used for that purpose.
NOTICE OF SALE UNDER POWER
GEORGIA, WASHINGTON COUNTY
Under and by virtue of Power of Sale contained in Deed to Secure Debt from Savannah C. Perkins to FirstBank, dated November 22, 2019, filed for record December 2, 2019, recorded at Deed Book 27, Page 638, Washington County, Georgia Records, in the original principal amount of \$76,296.52 aforesaid records, to secure the obligations of Grantor to Lender as set forth in a Promissory Note ("Note") of even date as amended, modified, or revised from time to time, 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 at WASHINGTON COUNTY, Georgia, within the legal hours of sale on the first Tuesday in September 2026, the following described property:
All that tract or parcel of land containing 1.56 acres, more or less, lying and being in the 1488th G.M.D., Washington County, Georgia, and designated as Parcel "B" on a Plat of Survey entitled "Survey for Dreyton Crawford" prepared by James M. Boyd, of Boyd Surveying and Land Investments, LLC, RLS #3036, Plat dated 04-30-

WASHINGTON COUNTY LEGAL NOTICES

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.

Rocket 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 9870 Old Savannah Road, Sandersville, GA 31082. 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.

Rocket Mortgage, LLC as Attorney in Fact for Angelio Amon Bowen McCalla Raymer Leibert Pierce, LLP

1544 Old Alabama Rd

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.95 ACRES, MORE OR LESS, LYING AND BEING IN THE 1253RD G.M. DISTRICT OF WASHINGTON COUNTY, GEORGIA, ON STATE ROUTE 242 AND OLD SAVANNAH ROAD BEING SHOWN ON A PLAT OF SURVEY ENTITLED "SURVEY FOR D.L. HITCHCOCK" BY CAREY E. TREADWELL, GRLS#1538, DATED AUGUST 19, 2003, OF RECORD IN PLAT BOOK 2-B, PAGE 182, WASHINGTON COUNTY PUBLIC RECORDS. SAID PLAT IS BY REFERENCE INCORPORATED HEREIN AS PART OF THIS DESCRIPTION.

KR September 1, 2026
Our file no. 26-22730GA

June 24, July 1, 8, 15, 22, 29, August 5, 12, 19, 26, 2026

ADVERTISEMENT FOR BIDS

G26-077

ADVERTISEMENT FOR BIDS FOR CONSTRUCTION OF DEEPSTEP ROAD PUMP STATION AND FORCEMAIN FOR THE CITY OF SANDERSVILLE, GEORGIA

Sealed proposals will be received by the City of Sandersville, Georgia at the City of Sandersville City Hall, P.O. Box 71 or 141 West Haynes Street, Sandersville, Georgia 31082 until 2:00 p.m. local time, Thursday, August 27, 2026 at which time and place they will be publicly opened and read. No submitted bid may be withdrawn after the scheduled closing time for receipt of bids for a period of sixty (60) days. All Bidders must have a State of Georgia Utility Contractor License and must employ a state "Utility Manager" certificate holder who will have oversight of all the work.

The work to be done consists of furnishing all materials, equipment and labor for the construction of:

Division One:

Construction of a water line extension including a 100 LF Jack & Bore installation of 8-inch water line, relocation of one 8-inch water meter in new vault and installation of one 8-inch water meter in a new vault to include gate valves and fire hydrant. Time of completion for Division One is 60 calendar days.

Division Two:

Construction of a raw sewage pump station site including precast wetwell, submersible pumps, road grading, rocking, fencing, water service and approximately 5,500 L.F. of 6-inch sewer force main and gravity sewer and connection manhole. Time of completion for Division One is 180 calendar days.

Proposals for the complete work in one general contract shall be made on the proposal form provided and shall contain prices in words and figures for the work bid on.

All proposals shall be accompanied by a Bid Bond drawn in favor of the City of Sandersville, Georgia, in the amount of at least 5% of the lump sum bid for the complete work; such Bid Bond representing that the Bidder, if awarded the contract, will promptly enter into a contract and furnish Performance Bond and Payment Bond as provided by law and approved by the Attorney for the City of Sandersville, Georgia. Each bond shall be equal to 100% of the contract amount. The Bid Bond shall be forfeited to the City of Sandersville, Georgia as liquidated damages if the Bidder fails to execute the contract and provide Performance and Payment Bonds within 10 days after

being notified that he has been awarded the contract.

Drawings and Specifications are open to public inspection at the office of the City of Sandersville, Georgia and at the offices of Turnipseed Engineers in Augusta and Atlanta, Georgia.

Copies of the plans and specifications must be obtained from Turnipseed Engineers, 4210 Columbia Road, Building 3, Augusta, Georgia 30907, upon receipt of \$150. Additional reduced drawings are available for \$75. Digital copies of the documents are available from the Turnipseed Offices.

Upon receipt of all documents in undamaged condition within 30 days after the date of opening of bids, half of the deposit will be refunded.

The difference between the deposit and the amount refunded represents the cost of reproduction. No refund will be made for documents received after 30 days or in damaged condition.

The Owner reserves the right to reject any or all bids and to waive informalities.

CITY OF SANDERSVILLE, GEORGIA

By: James Andrews, Mayor

July 29, August 12, 2026

NOTICE OF PETITION TO CHANGE NAME

G26-057

IN THE SUPERIOR COURT OF WASHINGTON COUNTY STATE OF GEORGIA

In re the name change of: LaKina Hall Duggans

Civil Action File No. SUCV2026000148

NOTICE OF PETITION TO CHANGE NAME

GEORGIA, Washington County Notice is hereby given that LaKina Hall Duggans, the undersigned, filed this petition to the Superior Court of Washington County, Georgia on the 20th day of July, 2026, praying for a change in the name of the petitioner from LaKina Hall Duggans to LaKina Duggans. 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 20th day of July, 2026
LaKina Hall Duggans
Petitioner

July 29, August 5, 12, 19, 2026

NEW SEX OFFENDER PUBLICATION



NAME: BETH ANN WALLACE
AGE: 50
ADDRESS: 433 ADDISON RD, DAVISBORO, GA
REGISTERED IN WASHINGTON CO: AUGUST 2026
OFFENSE: AGGRAVATED CRIMINAL SEXUAL ABUSE
INITIAL OFFENSE OCCURRED: MCCLEAN COUNTY, IL
OFFENSE OCCURRED: 2000

ARRESTS REPORTS -

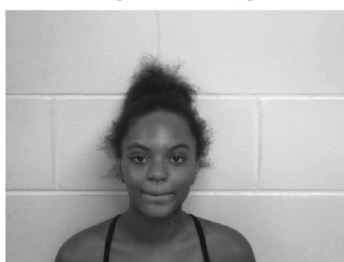
JULY 20, 2026



LOPEZ, MANUEL 38 WASHINGTON COUNTY SO CRIMINAL TRESPASS



MOORE, EDWIN LEE 47 WASHINGTON COUNTY SO PROBATION VIOLATION (WHEN PROBATION TERMS ARE ALTERED) FOR FINGERPRINTABLE CHARGE - MISDEMEANOR



TAYLOR, TEASIA DESHAUN 18 GSP HEADQUARTERS COMM CTR DUI - DRIVING UNDER THE INFLUENCE OF ALCOHOL SPEEDING IN EXCESS OF MAXIMUM LIMITS NO LICENSE ON PERSON



BAKER, JASMINE MARIA 33 WASHINGTON COUNTY SO RECKLESS CONDUCT



BUTTS, RAMBO 40 WASHINGTON COUNTY SO 48 HOURS



DIXON, ADARIUS KEY-SHAUN 28 WASHINGTON COUNTY SO FAILURE TO APPEAR FOR FINGERPRINTABLE CHARGE- MISDEMEANOR



GHOLSTON, TEDDRICKS DWIGHT 43 WASHINGTON COUNTY SO TRAFFICKING IN COCAINE, ILLEGAL DRUGS, MARIJUANA, OR METHAMPHETAMINE CONSPIRACY TO COMMIT A FELONY GIVING INMATES LIQUOR, DRUGS, WEAPONS ETC., WITHOUT CONSENT OF WARDEN GIVING INMATES LIQUOR, DRUGS, WEAPONS ETC., WITHOUT CONSENT OF WARDEN POSSESSION OF A SCHEDULE I OR II CONTROLLED SUBSTANCE WITH INTENT TO DISTRIBUTE TRADING WITH INMATES WITHOUT CONSENT OF WARDEN OR SUPERINTENDENT TRAFFICKING IN COCAINE, ILLEGAL DRUGS, MARIJUANA, OR METHAMPHETAMINE PRISON DROP CASE



MCDOWELL, SANTAVIOUS JEROME 26 WASHINGTON COUNTY SO HOUSED FOR OTHER AGENCY



NEWBORN, TIMOTHY KEVIN 33 WASHINGTON COUNTY SO BURGLARY - 1ST DEGREE (FELONY) CRIMINAL TRESPASS THEFT BY TAKING - MISDEMEANOR



THOMAS, TANJWANEIK DARSHAQUI LASHE 32 DAVISBORO PD RECKLESS DRIVING



BRINSON, JOEL NESH-AMAH 38 WASHINGTON COUNTY SO THEFT BY SHOPLIFTING



CHANDLER, JIMELL KARREAM 43 TERRORISTIC THREATS AND ACTS AGGRAVATED ASSAULT CHILD SUPPORT ABANDONMENT CHILD SUPPORT ABANDONMENT PROBATION VIOLATION (WHEN PROBATION TERMS ARE ALTERED) FOR FINGERPRINTABLE CHARGE- FELONY



DARRISAW, AKAYLA MASHA 23 SANDERSVILLE PD CONTEMPT OF COURT (MUNICIPAL)



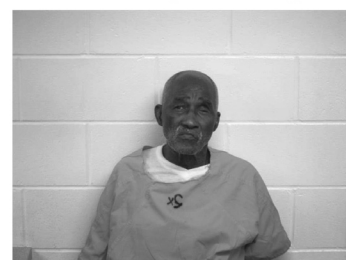
EUTSEY, EARL 34 WASHINGTON COUNTY SO TRAFFICKING IN COCAINE, ILLEGAL DRUGS, MARIJUANA, OR METHAMPHETAMINE TRADING WITH INMATES WITHOUT CONSENT OF WARDEN OR SUPERINTENDENT POSSESSION OF A SCHEDULE I OR II CONTROLLED SUBSTANCE WITH INTENT TO DISTRIBUTE GIVING INMATES LIQUOR, DRUGS, WEAPONS ETC., WITHOUT CONSENT OF WARDEN GIVING INMATES LIQUOR, DRUGS, WEAPONS ETC., WITHOUT CONSENT OF WARDEN CONSPIRACY TO COMMIT A FELONY PRISON DROP CASE



MOMENT, ANNIE HOOKS 71 WASHINGTON COUNTY SO FAILURE TO MAINTAIN LANE DUI - DRIVING UNDER THE INFLUENCE OF ALCOHOL



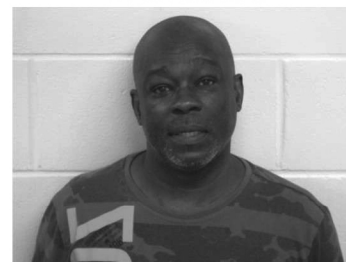
RAWLINGS, BRADICK RODRIGUES 29 GSP MILLEDGEVILLE FLEEING OR ATTEMPTING TO ELUDE A POLICE OFFICER FOR A FELONY OFFENSE OBSTRUCTING OR HINDERING LAW ENFORCEMENT OFFICERS KNOWINGLY DRIVING MOTOR VEHICLE ON SUSPENDED, CANCELED, OR REVOKED REGISTRATION NO INSURANCE RECKLESS DRIVING WINDOW TINT VIOLATION SPEEDING IN EXCESS OF MAXIMUM LIMITS



BROWN, LENARD 78 WASHINGTON COUNTY SO SALE OF COCAINE SALE OF COCAINE SALE OF COCAINE POSSESSION OF CRACK COCAINE WITH INTENT TO DISTRIBUTE



COLLINS, ISRAEL 20 WASHINGTON COUNTY SO SEXUAL BATTERY - MISDEMEANOR



DEMONS, LEE MORRIS 60 WASHINGTON COUNTY SO CHILD SUPPORT ABANDONMENT



FOSTON, JIMIL LYQUAIN 49 WASHINGTON COUNTY SO PROBATION VIOLATION (WHEN PROBATION TERMS ARE ALTERED) FOR FINGERPRINTABLE CHARGE - FELONY



CUMMINGS, MICHAEL BERNARD WASHINGTON COUNTY SO SALE OF COCAINE SALE OF COCAINE OBSTRUCTING OR HINDERING LAW ENFORCEMENT OFFICERS PROBATION VIOLATION (WHEN PROBATION TERMS ARE ALTERED) FOR FINGERPRINTABLE CHARGE- FELONY PROBATION VIOLATION (WHEN PROBATION TERMS ARE ALTERED) FOR FINGERPRINTABLE CHARGE- FELONY PROBATION VIOLATION (WHEN PROBATION TERMS ARE ALTERED) FOR FINGERPRINTABLE CHARGE- FELONY

TELL US
WHAT
YOU
THINK!!

Letters must be
signed -

Deadline Friday at

12 Noon

Submit to

sandersvillep@

gmail.com

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