

**LEGAL ADVERTISEMENTS**

**Debtors and Creditors**

**NOTICE  
STATE OF GEORGIA  
COUNTY OF CLAY**

**TO ALL DEBTORS AND CREDITORS OF RICHARD LEON COATES, DECEASED**

All creditors of, **RICHARD LEON COATES**, Deceased, late of said county, are hereby notified to render an account of their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.

This 11<sup>th</sup> day of July, 2018.

/s/ Richard Leon Coates Jr.  
**RICHARD LEON COATES, JR., Executor**  
c/o William H. Mills  
**Attorney at Law**  
Post Office Box 565  
Blakely, GA 39823  
229-723-3428  
State Bar No. 509773

**NOTICE TO DEBTORS AND CREDITORS**

This is to notify all persons to render an account to the undersigned of any and all claims you have against the Estate of **THOMAS E. FAIRCLOTH**, late of Randolph County, Georgia and any and all persons indebted to said decedent are requested to make immediate payment to the undersigned.

Deloris Faircloth, Executrix  
39 Kingston Street  
Cuthbert, GA 39840  
Attorney for Executor:

Jesse G. Bowles, III  
Attorney at Law  
P.O. Drawer 99  
Cuthbert, Georgia 39840  
(229) 732-2222  
Georgia Bar No. 071825

**NOTICE  
STATE OF GEORGIA  
COUNTY OF CLAY**

**TO ALL DEBTORS AND CREDITORS OF JUDITH AMES JOHNSON**

All debtors and creditors of Judith Ames Johnson, deceased, late of said county, are hereby notified to render an account of 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 23<sup>rd</sup> day of July, 2018.

/s/ Charlene Clark  
**Charlene Clark, Executor**  
490 Clark Lane  
Edison, GA 39846

**Foreclosure**

**NOTICE OF SALE UNDER POWER**

Under and by virtue of the Power of Sale contained in a Security Deed from **MELISSA JACKSON** to Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns, dated January 6, 2009, and recorded on January 7, 2009, in DEED BOOK J110, PAGE 527, of the Randolph County, Georgia Records, as last assigned to **CARRINGTON MORTGAGE SERVICES, LLC** (Secured Creditor); conveying the after-described property to secure a Note in the original principal amount of **FORTY-NINE THOUSAND THREE HUNDRED FORTY-EIGHT Dollars and 00/100 (\$49,348.00)** 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 Randolph County, Georgia, within the legal hours of sale on the first **TUESDAY in September 2018**, the following described property:

All that certain tract or parcel of land, with all improvements thereon, facing on and lying immediately South of Anderson Street in the City of Cuthbert, Randolph County, Georgia, in the shape of a parallelogram, described as follows: Beginning at a point on the South side of said Anderson Street, which point is the Northeast corner of the property herein conveyed and the Northwest corner of the property of the Mary Jane West Estate; thence run West along the South side of Anderson Street for a distance of 70 feet; thence run South 10 degrees East for a distance of 140 feet; thence run in an Easterly direction parallel with said Anderson Street a distance of 70 feet to the West line of the Mary Jane West Estate; thence run North 10 degrees West along the West side of the Mary Jane West Estate to the South side of Anderson Street a distance of 140 feet to the point of beginning. As further described on Retracement Survey by Langford & Associates, Inc., D. Scott Langford, GA RLS No. 3172, dated 5/3/2018, and recorded at Plat Book E2017, Page 65, Randolph County, Georgia Records.

Including that certain 2000 Dynasty Manufactured Home, Model 24X604+2, bearing identification numbers H801209GL and H801209GR.

The indebtedness secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, non-payment of the monthly installments as required by said 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) and all other payments provided for under the terms of the Security Deed and Note.

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

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

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: **Carrington Mortgage Services, LLC**, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 1-800-790-9502. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument.

To the best of the undersigned's knowledge and belief, said property is also known as **101 Anderson Street, Cuthbert, Georgia 39840**, and the party in possession of the property is/are **Melissa Jackson** or a tenant or tenants of said property.

**CARRINGTON MORTGAGE SERVICES, LLC**  
As Attorney-in-Fact for  
**MELISSA JACKSON**  
**SOLOMON | BAGGETT, LLC**  
3763 Rogers Bridge Road  
Duluth, GA 30097  
(678) 243-2512

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

Publish: :8/9/18, 8/16/18, 8/23/18, 8/30/18

**NOTICE OF SALE UNDER POWER  
CONTAINED IN DEED TO SECURE DEBT  
GEORGIA, RANDOLPH COUNTY.**

WHEREAS, heretofore, on the 19th day of December, 2017, **KRISTOPHER BLOME** and **GIOVANNA FACUNDO** did make and execute to **PHILIP ALBERT MOSHELL** and **MARK KIMBROUGH MOSHELL**, a Deed to Secure Debt, which has been duly recorded in Deed Book KK12, Pages 360-363, of the Randolph County Public Deed Records, securing an indebtedness therein described, as well as any and all other present or future indebtedness or liability of **Kristopher Blome** and **Giovanna Facundo** to said **Philip Albert Moshell** and **Mark Kimbrough Moshell**;

AND WHEREAS, said security deed conveyed to said **Philip Albert Moshell** and **Mark Kimbrough Moshell** the real estate hereinafter described as security for the indebtedness from the said **Kristopher Blome** and **Giovanna Facundo** to the **Philip Albert Moshell** and **Mark Kimbrough Moshell**, including one (1) note in the amount of \$78,500.00 being due and payable in monthly installments of \$758.00 each, beginning January 10, 2018;

AND WHEREAS, the said indebtedness has not been paid, when due, and is now in default, and the undersigned **Philip Albert Moshell** and **Mark Kimbrough Moshell** have elected to accelerate the entire debt and have declared the same to be in default and immediately due and payable;

AND WHEREAS, under and by virtue of the terms of said Deed to Secure Debt and the power of sale therein contained, there will be sold by the undersigned at public outcry, to the highest and best bidder for cash, before the Courthouse door in Cuthbert, Randolph County, Georgia, within the legal hours of sale, on the first Tuesday in September, 2018, the following described real estate, to-wit:

All that certain tract or parcel of land, together with a dwelling house and any and all other improvements thereon, situate, lying and being on the North margin of the right-of-way of College Street in the City of Cuthbert, County of Randolph, State of Georgia, being the property occupied as the residence and residence lot of **Jack W. Moshell** and **Anne Phillips Moshell** at the time of the death of said **Jack W. Moshell**, being whereon said **Jack W. Moshell** resided for more than thirty years prior to his death and being more particularly described as lying within a boundary defined as follows:

BEGINNING at the point of intersection of the Northern margin of the right-of-way of College Street with the Western margin of the right-of-way of Girard Street, run thence Westerly along the said Northern margin of the right-of-way of College Street a distance of 224 feet to the Southwest corner of the property conveyed from **Vernon Phillips** to **Jack W. Moshell** by Warranty Deed dated September 3, 1948 and recorded in Deed Book FF-1 at Page 179 of the Randolph County Georgia Public Deed Records and also conveyed by that certain Quitclaim Deed from **Vernon Phillips** to **Jack W. Moshell** dated September 22, 1948 and recorded in Deed Book FF-1 at Pages 195-196 of said Public Deed Records [said property conveyed by such Warranty Deed recorded in Deed Book FF-1 at Page 179 and/or such Quitclaim Deed recorded in Deed Book FF-1 at Pages 195-196 hereinafter referred to as the "Jack W. Moshell Phillips Lot"]; thence run Northerly along the West line of said **Jack W. Moshell Phillips Lot** a distance of 112 and 1/2 yards to the Northwest corner of said **Jack W. Moshell Phillips Lot**; thence run Easterly perpendicular to the last described line, along the North line of said **Jack W. Moshell Phillips Lot** a distance of 45 yards to the Northeast corner of said **Jack W. Moshell Phillips Lot** and to the West line of property conveyed from **Caleb West** and other heirs-at-law of **Mary Jane West** to **Jack W. Moshell** by Quitclaim Deed dated January 3, 1952 and recorded in Deed Book II-1 at pages 74-75 of the said Public Deed Records [said property conveyed in the Quitclaim Deed recorded in Deed Book II-1 at Pages 74-75 hereinafter referred to as the "Jack W. Moshell Mary Jane West Lot"]; thence run Northerly along the West line of said **Jack W. Moshell Mary Jane West Lot** to the Northwest corner of said **Jack W. Moshell Mary Jane West Lot** and to the Southern margin of the right-of-way of Anderson Street; thence run Easterly along the said Southern margin of the right-of-way of Anderson Street to the said Western margin of the right-of-way of Girard Street; thence run Southerly along the said Western margin of the right-of-way of Girard Street a distance of 365 feet to the Northeast corner of that certain property conveyed from

**PM. Reid** to **Jack W. Moshell** by Warranty Deed dated November 12, 1947, recorded in Deed Book EE-1, at Page 518 of said Deed Records, and hereinafter referred to as the "Jack W. Moshell Reid Lot"; thence continue Southerly along the East line of said **Jack W. Moshell Reid Lot** a distance of 110 feet to the said Northern margin of the right-of-way of College Street and to the aforesaid point of beginning.

The indebtedness hereinabove described, remaining in default, this sale will be made for the purpose of paying the same. The proceeds from the sale will be applied first to the expenses of sale, including attorney's fees and the indebtedness described. Upon these things being done, any excess will be paid to the party or parties lawfully entitled thereto. Said property will be sold as the property of **Kristopher Blome** and **Giovanna Facundo**, subject to any outstanding ad valorem taxes against the same.

This law firm is attempting to collect a debt and any information obtained will be used for that purpose.

**Philip Albert Moshell** and **Mark Kimbrough Moshell**  
By: **Jesse G. Bowles, III**,  
their Attorney-in-Fact  
THIS DOCUMENT PREPARED BY:  
**JESSE G. BOWLES, III**  
Attorney at Law  
P.O. Drawer 99  
Cuthbert, Georgia 39840  
(229) 732-2222  
State Bar No. 071825

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

**WILLIE SMITH** did on the 29th day of MARCH, 2018, did execute and deliver a Security Deed to **BOBBY RAY ATKINS**, in the original principal sum of Forty-SEVEN Thousand and 00/100 (\$47,000.00), and, as recorded in Deed Book LL12 Page 451-456 in the records of the Superior Court of Randolph County, Georgia, and by virtue of the power of sale contained in said Security Deed, there will be sold a public outcry before the courthouse doors in Randolph County, Georgia, by the undersigned during the legal hours of sale on the first Tuesday in SEPTEMBER, 2018 to the highest bidder for cash the following described property to-wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN RANDOLPH COUNTY, GEORGIA, BEING LOT 12, SINGER HEITHS SUBDIVISION, SHOWN IN PLAT BOOK 4, PAGE 65, THE DESCRIPTION CONTAINING THEREIN BEING INCORPORATED HERIN BY THIS REFERENCE, DESCRIBED IN DED BOOK Z29, PAGE 475, KNOWN AS 172 SINGER HEIGHTS ROAD.

The Deed secured by the referenced Security Deed has been and is hereby declared due because of, among the other possible events of default, nonpayment of the indebtedness as and when due on the indebtedness and the holder has declared the balance of the indebtedness due.

Therefore, in accordance with the terms of said Security Deed and applicable law, after proper advertisement, the property will be sold. This sale will be made for the purpose of paying indebtedness secured by the Security Deed, and the proceeds of the sale will be applied to the payment of the indebtedness and interest and all charges, expenses, and attorney fees in connection with the foreclosure as provided in the Security Deed, due notice of intention to collect attorney's fees having been given and the balance, if any, will be applied as provided by law. Said property will be sold as the property of **WILLIE SMITH** and the sale will be made subject to any unpaid ad valorem taxes, any street assessment, special assessments, visual easements, and restriction and easement of record, matter that would be evidenced by a survey or inspection of the property, all liens or encumbrances superior to the said Security Deed and liens for taxes due and payable, if any.

This law firm is attempting to collect a debt and any information obtained will be used for that purpose.

**BOBBY RAY ATKINS**  
**RALPH L. PHILLIPS, P.C.**  
As Attorney for **BOBBY RAY ATKINS**

This Document Prepared By:  
**Ralph L. Phillips, P.C.**  
State Bar No 575942  
**RALPH L. PHILLIPS, P.C.**  
PO BOX 782  
Dawson, GA 39842  
(229) 995-3440

**Probate Notices**

IN THE PROBATE COURT OF  
RANDOLPH COUNTY  
STATE OF GEORGIA

IN RE: ESTATE OF  
**VERA GRANGER DECEASED**  
ESTATE NO. 7098.

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: **DARYL KANGBO** and to whom it may concern:

**LORETTA KAMARA** has petitioned to be appointed Administrator of the estate of **VERA GRANGER**, 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 September 4, 2018.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

/s/ Tony C. Thompson  
Judge of the Probate Court  
By: /s/ Rachel Bush  
Clerk of the Probate Court  
P.O. Box 424  
Cuthbert, GA 39840  
855-782-6310 (Ext. 6)

**Election Notices**

State of Georgia  
County of Randolph  
PUBLIC MEETING

The Randolph County Board of Elections & Registration will be holding 2 public meetings to discuss Precinct Consolidation. The first meeting will be held on Thursday, August 16, 2018 at 6:00PM in the courtroom at the Randolph County Government Building at 93 Front Street, Cuthbert Ga. The second meeting will be Friday, August 17, 2018 at 6:00PM at the Train Depot at 58 Park Ave, Shellman Ga.

J. Scott Peavy  
Superintendent of Elections  
Randolph County, Georgia

**Randolph County BOE Head Start is hiring for the following jobs:**

Teacher	Custodian
Assistant Teacher	Bus Driver

Applications can be picked up at Randolph County BOE Head Start, Keisha Burkes 90 School Drive Cuthbert, Georgia 39840. Application deadline Thursday, August 9, 2018. EOE/Drug-Free

**Shellman Storage**

**3056 Calhoun St.  
Shellman, GA 39886**

In accordance with Georgia Self Storage Act, the above will hold a public sale of the contents of the units belonging to the persons listed below at 10 AM on Thursday, August 16, 2018:

Trella Whaley - Unit 8

Katie Puckett - Unit 9

Arnold Marcus - Unit 21

All items or spaces may not be available the day of the sale. We reserve the right to refuse any or all bids."

**PUBLIC NOTICE**

The FY-2018 Capital Fund Program grants have been received by the West Georgia Consortium for the Housing Authorities of the Cities of Arlington, Cuthbert, Edison, Fort Gaines and Shellman. The authorities are "qualified" authorities and are exempt from developing annual agency plans. A public hearing will be held on the use of the capital fund program at the West Georgia Consortium, 228 Blakely Street, Cuthbert, GA on August 22, 2018 at 8:00 AM. Everyone is invited to the public hearing.

**NOTICE OF APPOINTMENT TO THE CLAY COUNTY BOARD OF EQUIALIZATION**

THE SEPTEMBER 10<sup>TH</sup> GRAND JURY WILL APPOINT ONE MEMBER AND ONE ALTERNATE MEMBER TO THE BOARD OF EQUALIZATION FOR A 3 YEAR TERM TO BEGIN JANUARY 1, 2019.

Eligibility requirements are:

Must be qualified to serve on the Clay County Grand Jury and own real property in Clay County.

Must be a high school graduate.

Must attend 40 hours of classroom training within the 1<sup>st</sup> year of appointment and continued education yearly. The cost of training, travel and meals will be reimbursed.

Applications and details are available at:  
Clay County Clerk of Superior Court Office  
210 Washington St. Ste 3  
Fort Gaines, GA 39851  
229-768-2631

Deadline to submit application:  
September 5, 2018

**NOTICE OF CONSOLIDATION OF VOTING PRECINCTS**

Notice is given that the Randolph County Board of Elections and Registration, acting as Election Superintendent for Randolph County, proposes to consolidate the following precincts into a single precinct with a polling place located at the Cuthbert Courthouse, 93 Front St, Cuthbert, GA 39840: Springvale, Coleman, Carnegie, Cuthbert Middle School and current Cuthbert Courthouse. Additionally, all voters who currently reside in the Benevolence precinct and reside west of the gas line that is marked with a red line on the map on file in the Elections Office shall also be included in the consolidated precinct.

The Randolph County Board of Elections and Registration further proposes to consolidate the following precincts into a single precinct with the current Shellman Precinct: Fountain Bridge, Shellman and Fourth District. Additionally, all voters who currently reside in the Benevolence precinct and reside east of the gas line that is marked with a redline on the map on file in the Elections Office shall also be included in the consolidated precinct. The polling place for these precincts shall be located at the Shellman Train Depot, 58 Park Avenue, Shellman, Georgia 39886

The Randolph County Board of Elections will hold a meeting on August 24, 2018 to consider this proposal. Any objection to this proposal must be filed with the Board of Elections prior to that time. A copy of a map of the proposed consolidated precincts is available for inspection at the Randolph County Board of Elections. This change shall become effective for all elections held on or after the 24<sup>th</sup> day of August 2018.

**RANDOLPH COUNTY BOARD OF ELECTIONS AND REGISTRATION,  
ACTING AS ELECTION SUPERINTENDENT FOR RANDOLPH COUNTY, GEORGIA.**

**City of Bluffton**

**GENERAL ELECTION**

**Election Date: Tuesday,  
November 6, 2018.**

**Mayor**

**Two Council Members**

Qualifying opens at 1:30 a.m. on Monday, August 27, 2018 and closes at 4:30 p.m. Wednesday, August 29, 2018. The qualifying fee is \$5.00. Candidates may qualify at the office of the Election Superintendent 109 Broad St., Bluffton, Georgia. The notice is given pursuant to O.C.G.A. 21-2-132(d)(3).

**The Randolph County Board of Education will hold a called meeting**

**Thursday August 9, 2018 at 5:00 PM.**

The meeting will be held in the Conference room located at 98 School Drive, Cuthbert GA 39840

**All Legal Ads**

**published in  
the Southern  
Tribune are  
now available**

**online at  
georgiapublic-  
notice.com**



**LEGAL ADVERTISEMENTS**

**Debtors and Creditors**

**NOTICE  
STATE OF GEORGIA  
COUNTY OF CLAY**

**TO ALL DEBTORS AND CREDITORS OF  
JUDITH AMES JOHNSON**

All debtors and creditors of Judith Ames Johnson, deceased, late of said county, are hereby notified to render an account of 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 23<sup>rd</sup> day of July, 2018.

*/s/ Charlene Clark*  
Charlene Clark, Executor  
490 Clark Lane  
Edison, GA 39846

**NOTICE TO DEBTORS AND CREDITORS**

This is to notify all persons to render an account to the undersigned of any and all claims you have against the Estate of Ross Clifton Plowden, late of Clay County, Georgia and any and all persons indebted to said decedent are requested to make immediate payment to the undersigned.

Marcia K. Plowden, Executrix  
515 Coleman Road  
Fort Gaines, GA 39851  
Attorney for Executrix:  
Jesse G. Bowles, III  
Attorney at Law  
P.O. Drawer 99  
Cuthbert, Georgia 39840  
(229) 732-2222  
Georgia Bar No. 071825

**Election Notices**

**State of Georgia  
County of Randolph  
PUBLIC MEETING**

The Randolph County Board of Elections & Registration will be holding 2 public meetings to discuss Precinct Consolidation. The first meeting will be held on Thursday, August 16, 2018 at 6:00PM in the courtroom at the Randolph County Government Building at 93 Front Street, Cuthbert Ga. The second meeting will be Friday, August 17, 2018 at 6:00PM at the Train Depot at 58 Park Ave, Shellman Ga.

**J. Scott Peavy  
Superintendent of Elections  
Randolph County, Georgia**

**Foreclosure**

**NOTICE OF SALE UNDER POWER**

Under and by virtue of the Power of Sale contained in a Security Deed from MELISSA JACKSON to Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp, its successors and assigns, dated January 6, 2009, and recorded on January 7, 2009, in DEED BOOK J10, PAGE 527, of the Randolph County, Georgia Records, as last assigned to CARRINGTON MORTGAGE SERVICES, LLC (Secured Creditor); conveying the after-described property to secure a Note in the original principal amount of FORTY-NINE THOUSAND THREE HUNDRED FORTY-EIGHT Dollars and 00/100 (\$49,348.00) 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 Randolph County, Georgia, within the legal hours of sale on the first **TUESDAY in September 2018**, the following described property:

All that certain tract or parcel of land, with all improvements thereon, facing on and lying immediately South of Anderson Street in the City of Cuthbert, Randolph County, Georgia, in the shape of a parallelogram, described as follows: Beginning at a point on the South side of said Anderson Street, which point is the Northeast corner of the property herein conveyed and the Northwest corner of the property of the Mary Jane West Estate; thence run West along the South side of Anderson Street for a distance of 70 feet; thence run South 10 degrees East for a distance of 140 feet; thence run in an Easterly direction parallel with said Anderson Street a distance of 70 feet to the West line of the Mary Jane West Estate; thence run North 10 degrees West along the West side of the Mary Jane West Estate to the South side of Anderson Street a distance of 140 feet to the point of beginning. As further described on Retrace-ment Survey by Langford & Associates, Inc., D. Scott Langford, GA RLS No. 5172, dated 5/3/2018, and recorded at Plat Book E2017, Page 65, Randolph County, Georgia Records.

Including that certain 2000 Dynasty Manufactured Home, Model 24X604+2, bearing identification numbers H801209GL and H801209GR.

The indebtedness secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, non-payment of the monthly installments as required by said 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) and all other payments provided for under the terms of the Security Deed and Note.

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

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

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC, 1600 South Douglas Road, Suite 200-A, Anaheim, CA 92806, 1-800-790-9502. Please understand that

the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument.

To the best of the undersigned's knowledge and belief, said property is also known as **101 Anderson Street, Cuthbert, Georgia 39840**, and the party in possession of the property is/are Melissa Jackson or a tenant or tenants of said property.

**CARRINGTON MORTGAGE SERVICES, LLC**  
As Attorney-in-Fact for  
MELISSA JACKSON  
SOLOMON | BAGGETT, LLC  
3763 Rogers Bridge Road  
Duluth, GA 30097  
(678) 243-2512

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

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CONTAINED IN DEED TO SECURE DEBT  
GEORGIA, RANDOLPH COUNTY.**

WHEREAS, heretofore, on the 19th day of December, 2017, KRISTOPHER BLOME and GIOVANNA FACUNDO did make and execute to PHILIP ALBERT MOSHELL and MARK KIMBROUGH MOSHELL, a Deed to Secure Debt, which has been duly recorded in Deed Book KK12, Pages 360-363, of the Randolph County Public Deed Records, securing an indebtedness therein described, as well as any and all other present or future indebtedness or liability of Kristopher Blome and Giovanna Facundo to said Philip Albert Moshell and Mark Kimbrough Moshell;

AND WHEREAS, said security deed conveyed to said Philip Albert Moshell and Mark Kimbrough Moshell the real estate hereinafter described as security for the indebtedness from the said Kristopher Blome and Giovanna Facundo to the Philip Albert Moshell and Mark Kimbrough Moshell, including one (1) note in the amount of \$78,500.00 being due and payable in monthly installments of \$758.00 each, beginning January 10, 2018;

AND WHEREAS, the said indebtedness has not been paid, when due, and is now in default, and the undersigned Philip Albert Moshell and Mark Kimbrough Moshell have elected to accelerate the entire debt and have declared the same to be in default and immediately due and payable;

AND WHEREAS, under and by virtue of the terms of said Deed to Secure Debt and the power of sale therein contained, there will be sold by the undersigned at public outcry, to the highest and best bidder for cash, before the Courthouse door in Cuthbert, Randolph County, Georgia, within the legal hours of sale, on the first Tuesday in September, 2018, the following described real estate, to-wit:

All that certain tract or parcel of land, together with a dwelling house and any and all other improvements thereon, situate, lying and being on the North margin of the right-of-way of College Street in the City of Cuthbert, County of Randolph, State of Georgia, being the property occupied as the residence and residence lot of Jack W. Moshell and Anne Phillips Moshell at the time of the death of said Jack W. Moshell, being whereon said Jack W. Moshell resided for more than thirty years prior to his death and being more particularly described as lying within a boundary defined as follows:

BEGINNING at the point of intersection of the Northern margin of the right-of-way of College Street with the Western margin of the right-of-way of Girard Street, run thence Westerly along the said Northern margin of the right-of-way of College Street a distance of 224 feet to the Southwest corner of the property conveyed from Vernon Phillips to Jack W. Moshell by Warranty Deed dated September 3, 1948 and recorded in Deed Book FF-1 at Page 179 of the Randolph County Georgia Public Deed Records and also conveyed by that certain Quitclaim Deed from Vernon Phillips to Jack W. Moshell dated September 22, 1948 and recorded in Deed Book FF-1 at Pages 195-196 of said Public Deed Records [said property conveyed by such Warranty Deed recorded in Deed Book FF-1 at Page 179 and/or such Quitclaim Deed recorded in Deed Book FF-1 at Pages 195-196 hereinafter referred to as the "Jack W. Moshell Phillips Lot"]; thence run Northerly along the West line of said Jack W. Moshell Phillips Lot a distance of 112 and 1/2 yards to the Northwest corner of said Jack W. Moshell Phillips Lot; thence run Easterly perpendicular to the last described line, along the North line of said Jack W. Moshell Phillips Lot a distance of 43 yards to the Northeast corner of said Jack W. Moshell Phillips Lot and to the West line of property conveyed from Caleb West and other heirs-at-law of Mary Jane West to Jack W. Moshell by Quitclaim Deed dated January 3, 1952 and recorded in Deed Book II-1 at pages 74-75 of the said Public Deed Records [said property conveyed in the Quitclaim Deed recorded in Deed Book II-1 at Pages 74-75 hereinafter referred to as the "Jack W. Moshell Mary Jane West Lot"]; thence run Northerly along the West line of said Jack W. Moshell Mary Jane West lot to the Northwest corner of said Jack W. Moshell Mary Jane West Lot and to the Southern margin of the right-of-way of Anderson Street; thence run Easterly along the said Southern margin of the right-of-way of Anderson Street to the said Western margin of the right-of-way of Girard Street; thence run Southerly along the said Western margin of the right-of-way of Girard Street a distance of 365 feet to the Northeast corner of that certain property conveyed from P.M. Reid to Jack W. Moshell by Warranty Deed dated November 12, 1947, recorded in Deed Book EE-1, at Page 518 of said Deed Records, and hereinafter referred to as the "Jack W. Moshell Reid Lot"; thence continue Southerly along the East line of said Jack W. Moshell Reid Lot a distance of 110 feet to the said Northern margin of the right-of-way of College Street and to the aforesaid point of beginning.

The indebtedness hereinabove described, remaining in default, this sale will be made for the purpose of paying the same. The proceeds from the sale will be applied first to the expenses of sale, including attorney's fees and the indebtedness described. Upon these things being done, any excess will be paid to the party or parties lawfully entitled thereto. Said property will be sold as the property of Kristopher Blome and Giovanna Facundo, subject to any outstanding ad valorem taxes against the same.

This law firm is attempting to collect a debt and any information obtained will be used

for that purpose.

Philip Albert Moshell and Mark Kimbrough Moshell  
By: Jesse G. Bowles, III,  
their Attorney-in-Fact  
THIS DOCUMENT PREPARED BY:  
JESSE G. BOWLES, III  
Attorney at Law  
P.O. Drawer 99  
Cuthbert, Georgia 39840  
(229) 732-2222  
State Bar No. 071825

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

WILLIE SMITH did on the 29th day of MARCH, 2018, did execute and deliver a Security Deed to BOBBY RAY ATKINS, in the original principal sum of Forty-SEVEN Thousand and 00/100 (\$47,000.00), and, as recorded in Deed Book LL12 Page 451-456 in the records of the Superior Court of Randolph County, Georgia and by virtue of the power of sale contained in said Security Deed, there will be sold a public outcry before the courthouse doors in Randolph County, Georgia, by the undersigned during the legal hours of sale on the first Tuesday in SEPTEMBER, 2018 to the highest bidder for cash the following described property to wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN RANDOLPH COUNTY, GEORGIA, BEING LOT 12, SINGER HEIGHTS SUBDIVISION, SHOWN IN PLAT BOOK 4, PAGE 65, THE DESCRIPTION CONTAINING THEREIN BEING INCORPORATED HERIN BY THIS REFERENCE, DESCRIBED IN DED BOOK ZZ9, PAGE 475, KNOWN AS 172 SINGER HEIGHTS ROAD.

The Deed secured by the referenced Security Deed has been and is hereby declared due because of, among the other possible events of default, nonpayment of the indebtedness as and when due on the indebtedness and the holder has declared the balance of the indebtedness due.

Therefore, in accordance with the terms of said Security Deed and applicable law, after proper advertisement, the property will be sold. This sale will be made for the purpose of paying indebtedness secured by the Security Deed, and the proceeds of the sale will be applied to the payment of the indebtedness and interest and all charges, expenses, and attorney fees in connection with the foreclosure as provided in the Security Deed, due notice of intention to collect attorney's fees having been given and the balance, if any, will be applied as provided by law. Said property will be sold as the property of WILLIE SMITH and the sale will be made subject to any unpaid ad valorem taxes, any street assessment, special assessments, visual easements, and restriction and easement of record, matter that would be evidenced by a survey or inspection of the property, all liens or encumbrances superior to the said Security Deed and liens for taxes due and payable, if any.

This law firm is attempting to collect a debt and any information obtained will be used for that purpose.

BOBBY RAY ATKINS  
RALPH L. PHILLIPS, P.C.  
As Attorney for BOBBY RAY ATKINS

This Document Prepared By:  
Ralph L. Phillips, P.C.  
State Bar No 575942  
RALPH L. PHILLIPS, P.C.  
PO BOX 782  
Dawson, GA 39842  
(229) 995-3440

**Probate Notices**

IN THE PROBATE COURT OF  
RANDOLPH COUNTY  
STATE OF GEORGIA

IN RE: ESTATE OF  
VERA GRANGER DECEASED  
ESTATE NO. 7098.

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: DARYL KANGBO and to whom it may concern:

LORETTA KAMARA has petitioned to be appointed Administrator of the estate of VERA GRANGER, 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 September 4, 2018. BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

*/s/ Tony C. Thompson*  
Judge of the Probate Court  
By: */s/ Rachel Bush*  
Clerk of the Probate Court  
P.O. Box 424  
Cuthbert, GA 39840  
855-782-6310 (Ext. 6)

**Invitation to Bid**

**STATE OF GEORGIA  
COUNTY OF CLAY  
NOTICE OF ADVERTISEMENT FOR BIDS**

Notice is hereby given that White Oak Pastures will receive bids from qualified, licensed general contractors, by sealed bids submitted to the White Oak Pastures administration office until **September 17th, 2018 at 2:00 p.m., at which time bids will be opened.** Bids will be received at 111 S. Broad Street, Bluffton, GA 39824, phone 229-641-2081, ext. 5203. The bids are for the site preparation and other tasks connected with the construction of six modular duplex housing units as outlined in the Bid Documents.

Required Bid Documents can be obtained by contacting [info@whiteoakpastures.com](mailto:info@whiteoakpastures.com), with a subject line of "REQUEST FOR BID PACKET".

A Pre-Bid Conference will be held on August 31<sup>st</sup>, 2018 at 11:00 a.m. at the White Oak Pastures Administration Office located at 111 S. Broad St, Bluffton, GA. Attendance is encouraged but is not mandatory. The

**CLASSIFIED ADS**

**For Sale**

Heavy Duty Trailer 7 ft. 7" wide 16 ft. long. New tires and paint \$2200. Call Mr. Wilson 229-942-6784

**Yard Sale**

**FREE AD**

Free yard sale ads for one week, up to 15 words, in Classified Ads in The Southern Tribune. Call 229-732-6016, come by 66 Maple St., or email: [cuthbert-southerntribune@gmail.com](mailto:cuthbert-southerntribune@gmail.com)

**All Legal Ads published in the  
Southern Tribune are now available online at  
[georgiapublicnotice.com](http://georgiapublicnotice.com)**

**NOTICE OF ELECTION CANCELLATION**

Pursuant to O.C.G.A. 21-2-291, notice is hereby given that the Clay County Special Election scheduled for November 6, 2018, is cancelled. The following candidate has qualified for office and is unopposed:

County Commissioner District 3 – Christopher Clifton

The above unopposed candidate shall be deemed to have voted for himself.

This the 9<sup>th</sup> day of August, 2018.

*s/ Melessa Shivers*  
Melessa Shivers  
Election Superintendent  
Clay County

**City of Bluffton  
GENERAL ELECTION  
Election Date: Tuesday,  
November 6, 2018.  
Mayor  
Two Council Members**

Qualifying opens at 1:30 a.m. on Monday, August 27, 2018 and closes at 4:30 p.m. Wednesday, August 29, 2018. The qualifying fee is \$5.00. Candidates may qualify at the office of the Election Superintendent 109 Broad St., Bluffton, Georgia. The notice is given pursuant to O.C.G.A. 21-2-132(d)(3).

**NOTICE OF APPOINTMENT TO THE CLAY COUNTY BOARD OF  
EQUILIZATION**

THE SEPTEMBER 10<sup>TH</sup> GRAND JURY WILL APPOINT ONE MEMBER AND ONE ALTERNATE MEMBER TO THE BOARD OF EQUALIZATION FOR A 3 YEAR TERM TO BEGIN JANUARY 1, 2019.

Eligibility requirements are:

Must be qualified to serve on the Clay County Grand Jury and own real property in Clay County.

Must be a high school graduate.

Must attend 40 hours of classroom training within the 1<sup>st</sup> year of appointment and continued education yearly. The cost of training, travel and meals will be reimbursed.

Applications and details are available at:  
Clay County Clerk of Superior Court Office  
210 Washington St. Ste 3  
Fort Gaines, GA 39851  
229-768-2631

Deadline to submit application:  
September 5, 2018

**NOTICE OF CONSOLIDATION OF VOTING PRECINCTS**

Notice is given that the Randolph County Board of Elections and Registration, acting as Election Superintendent for Randolph County, proposes to consolidate the following precincts into a single precinct with a polling place located at the Cuthbert Courthouse, 93 Front St, Cuthbert, GA 39840: Springvale, Coleman, Carnegie, Cuthbert Middle School and current Cuthbert Courthouse. Additionally, all voters who currently reside in the Benevolence precinct and reside west of the gas line that is marked with a red line on the map on file in the Elections Office shall also be included in the consolidated precinct.

The Randolph County Board of Elections and Registration further proposes to consolidate the following precincts into a single precinct with the current Shellman precinct: Fountain Bridge, Shellman and Fourth District. Additionally, all voters who currently reside in the Benevolence precinct and reside east of the gas line that is marked with a redline on the map on file in the Elections Office shall also be included in the consolidated precinct. The polling place for these precincts shall be located at the Shellman Train Depot, 58 Park Avenue, Shellman, Georgia 39886

The Randolph County Board of Elections will hold a meeting on August 24, 2018 to consider this proposal. Any objection to this proposal must be filed with the Board of Elections prior to that time. A copy of a map of the proposed consolidated precincts is available for inspection at the Randolph County Board of Elections. This change shall become effective for all elections held on or after the 24<sup>th</sup> day of August 2018.

**RANDOLPH COUNTY BOARD OF  
ELECTIONS AND REGISTRATION,  
ACTING AS ELECTION SUPERINTENDENT FOR  
RANDOLPH COUNTY, GEORGIA.**