

Public Notices

NOTICE OF SALE UNDER POWER GEORGIA, CLINCH COUNTY

Under and by virtue of Power of Sale contained in the Security Deed from Jessica Monik Cummings a/k/a Jessica Cummings and Zedric Lamar Collins, to Vanderbilt Mortgage and Finance, Inc., dated September 19, 2023, filed for record October 11, 2023, recorded at Deed Book 10-I, Page 127, Clinch County, Georgia Records, in the original principal amount of \$90,590.49 aforesaid records together with a Promissory Note of equal date and value, 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, or designated area at CLINCH COUNTY, Georgia, or designated area, within the legal hours of sale on the first TUESDAY in February 2026, the following described property:

All and only that parcel of land situate, lying and being in Land Lot SS8* in the 12th Land District of Clinch County, Georgia, containing 2.438 acres, more or less, delineated as "Area n Triangle" on the below described plat of survey, and being more particularly described as follows:

COMMENCE at the northwest corner of Tract #1 as described on a plat of record in Plat Book "F", Page 19, office of Clerk of Superior Court of Clinch County, Georgia and travel South 6 degrees 03 minutes 23 seconds East to the western margin of the Right-of-Way of a county dirt road known as Strickland Road; then travel in a northeasterly direction along the western Right-of-Way of said county dirt road (Strickland Road) to U.S. Highway 441; thence travel in a northwesterly direction along the southern margin of the Right-of-Way of U.S. Highway 441 to the POINT AND PLACE OF BEGINNING.

Together with all improvements situated thereon. Said property is bounded on the north by U.S. Highway 441; on the west by lands now or formerly of Joe M. Watts, or successors in title; and bounded on the south and east by a county graded road.

*NOTE: The Land Lot is actually 558, however the Security Deed shows SS8 Together with that certain 2024 Southern Energy Manufactured Home with Serial Number of SRB045539ALAC.

Said legal description is controlling but the property is commonly known as 46 Balance Farm Road, Homerville, Georgia 31634.

Tax and Parcel ID Number: 101-010A.

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 Jessica Monik Cummings a/k/a Jessica Cummings and Zedric Lamar Collins 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. VANDERBILT MORTGAGE AND FINANCE, INC. and its counsel are acting as debt collectors. Any information obtained will be used for that purpose.

V A N D E R B I L T MORTGAGE AND

FINANCE, INC., as Attorney-in-Fact for Jessica Monik Cummings a/k/a Jessica Cummings and Zedric Lamar Collins. For information on modifying or altering the loan or acquiring further information about this Security Deed:

Contact: Jason Godwin Godwin Law Group 3985 Steve Reynolds Blvd, Bldg D Norcross, GA 30093 Phone: 470-427-2683 Email: jgodwin@godwinlawgroup.com 691w ch. Jason B. Godwin 1/7-1/28

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA CLINCH COUNTY

RE: Estate of Kathryn Marie Burton Hilliard All debtors and creditors of the Estate of Kathryn Marie Burton Hilliard, deceased, late of Clinch County, Georgia, are hereby notified to render their demands and payments to the Personal Representative of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

Dedorah Kay Burton Crawford Administrator of Estate of Kathryn Marie Burton Hilliard C/O Charles J. Steedley P.O. Box 316 / 348 E Dame Ave. Homerville, GA 31634 By: Kassi Knight Deputy Probate Clerk 104w ch. Clinch Probate 1/14-2/4

INVITATION TO BID

The Housing Authority of the City of Homerville, Georgia will receive bids at the Central Office of the Valdosta Housing Authority at 610 East Ann Street until 10:00 a.m., February 10, 2026 for the following individually listed item below. At the time and place noted above the bids will be opened. The item is listed as follows:

- Apartment Painting
- Vacant Apartment Cleaning
- Computer Systems Service & Repair
- HVAC Repair
- Pest Control
- Plumbing Repair
- Tree Surgeon
- Miscellaneous Carpentry & Roofing Repair
- Electrical Repair Services
- Contract documents

are on file at the office of the Housing Authority of the City of Valdosta, 610 East Ann Street, Valdosta, Georgia 31601. Contract documents will specify the specific requirements for all requested services listed above.

This Contract will be covered under Section 3 of the HUD Act of 1968. All bidders are required to provide employment, training and contracting opportunities to the greatest extent feasible to low and very low income individuals with a preference for Homerville Housing Authority residents as part of their Contract. Attention is called to the provisions for equal employment opportunity and the requirement that not less than the current minimum salaries and wages as established by the U.S. Department of Housing and Urban Development and the U.S. Department of Labor must be paid on this project.

The Housing Authority of the City of Homerville, Georgia reserves the right to reject any and or all bids or to waive any informality in the bidding.

No bid shall be withdrawn for a period of sixty days

subsequent to the opening of bids without the consent of the Housing Authority of the City of Homerville, Georgia.

THE HOUSING AUTHORITY OF THE CITY OF HOMERVILLE BY: Mark T. Stalvey, Executive Director 288w ch. Homerville Housing Authority 1/14-2/4

ABANDONED VEHICLES UP FOR AUCTION

In accordance with O.C.G.A Section 40-11-6 the following described vehicles have been impounded and are presently stored at Clinch Brake and Alignment, 17 S Church St, Homerville, GA (912-487-2500) 2003 GMC 1500 VIN: 2GTEC19VX31101282 1994 Ford Mustang VIN: 1FALP4049RF229344 1996 Toyota Tacoma VIN: 4TAVL52N6TZ131254 2016 Nissan Altima VIN: 1N4AL3AP5GN313914 Auction will be held January 29, 2026 at 9:00 AM at Clinch Brake and Alignment, 173 S. Church St., Homerville, GA 31634. 76w ch. Clinch Brake 1/14-1/21

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