

Classifieds

Albany Classifieds

**REAL ESTATE
FOR RENT**

Houses for Rent

2305 Saint George Lane
Albany, GA 31707.
4 BR, 1½ bath, living room,
family room and kitchen.
Section 8 welcome.
Call or text 404-358-2275
or 770-355-2080

FOR RENT. East Albany.
Brick veneer house. 3 BR 1
bath, central air & heat,
hardwood floors, carport,
washer/dryer hookup,
fenced in back yard.
229-886-6488

Hunting Leases

DEER LEASE WANTED
4 person group of senior
hunters from Albany
seeking 200-300 acre deer
lease in central or south
Georgia area. Contact Al
at 229-291-2048 or email at
alanpeterson6667@gmail.com.

**SERVICE
DIRECTORY**

**Home Repair/
Remodeling**

**ENHANCED
REMODELING
& DRYWALL**

- Drywall Repair Services
- Popcorn Removal
- Level 5 Drywall Finish
- Water Damage Repair
- Texture Matching
- Tape & Float
- Moldy Drywall Repair
- Demolition

**WE DO SMALL
AND BIG JOBS!**

229-364-2997
Hernandez
912-432-3016

Residential-Commercial-Renovations

**PAINTING
AND HOME
REPAIR**

Tile work,
popcorn ceiling
removal, wall paper
installation/removal.
Just one call,
we do it all!
**FREE
ESTIMATES**
229-349-5475

MERCHANDISE

Garage Sale

3 FAMILY YARD SALE
1522 Westwood Dr.
Sat. 9/13 8-11 a.m
Fall & winter clothes, XL
women's, children's & baby
clothes, shoes.
ALL CLOTHES \$1
Household items,
appliances, exercise
equipment, furniture, etc.

YARD SALE
One Day Only
Saturday September 13th
from 8:00 to 1:00 pm
1312 Nelms Rd. Albany
Clothes, vintage jewelry,
shoes, lamps,
home decor, pictures.
Everything priced to sell.

YARD SALE Starts at 7am
to 2pm, Saturday, Sept.13th
– Come fill your trunk with
nice items for pennies on
the dollar. Some buy one
get one free. Some buy
bag full. We have cheap
clothing and shoes new and
gently used, good tools,
used furniture, dishes (pots
(pans), new/used costume
and jewelry. We are easy to
find at 192 Lynwood Lane,
Leesburg, GA 31763

Estate Sales

FRANCES PATRICK
ESTATE SALES
Offering the Estate of
Dianne Carr
800 7th Ave., Albany
Sept 12th., 8-5, 13th, 9-4,
14th 9-4

See estatesales.net for
300+ photos
Packed house, antiques
plus so much more.
Cash, ck. & CC
No children on stairs, Multi
level home, enter home at
own risk.

Not responsible for
accidents & must have your
own help to load heavy
items.

Albany Legals

**Construction/
Service Bids**
PUBLIC NOTICE

The Albany Housing Authority will accept Request for Proposals (RFP) for the following:

- Architectural Services for Public Housing Renovations (Dennis Homes)
- Redevelopment of William Binns Homes

RFP packets may be picked up at 521 Pine Avenue, Albany, GA 31701, or requested via e-m ail to Douglas Holdridge, Modernization Director at dholdridge@albanyha.com beginning August 12, 2025.

Original responses must be delivered (and sealed) via hard copy by October 1, 2025 to Douglas Holdridge, Modernization Director, at 521 Pine Avenue, Albany, GA 31702, with the titled subject of the proposal above. Documents must be in a clear, legible, 12-point, 8.5 by 11-inch format.

Respondents are advised to adhere to the submittal requirements. Failure to comply with the instructions of this RFP will be cause for rejection of submittals. Questions regarding this RFP should be submitted in writing via email to dholdridge@albanyha.com or call 229- 434-4505.

INVITATION TO BID
AFD Uniforms
BID REF. #26-015

Sealed bids will be received by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM, on October 8, 2025. Bid documents can be obtained from the Procurement Division, the Georgia Procurement Registry, and at www.albanyga.gov. For additional information, contact Joshua Williams, Procurement Manager, at jswilliams@albanyga.gov.

by Michael Eaton, Chief Financial Officer

PUBLIC NOTICE

The Albany Housing Authority will accept Request for Proposal (RFP) for the following:

Security Camera System (Dennis Homes, 630 Tulsa Lane)

RFP packets may be picked up at 521 Pine Avenue, Albany, GA 31701, or requested via e-mail to Deneshia Taylor-Nance, Associate VP of Field Operations at dnance@albanyha.com beginning August 28, 2025.

Original responses must be delivered (and sealed) via hard copy by September 29, 2025 to Deneshia Taylor-Nance, Associate VP of Field Operations, at 521 Pine Avenue, Albany, GA 31702, with the titled subject of either of the proposals above or emailed to dnance@albanyha.com. Documents must be in a clear, legible, 12-point, 8.5 by 11-inch format.

Respondents are advised to adhere to the submittal requirements. Failure to comply with the instructions of this RFP will be cause for rejection of submittals. Questions regarding this RFP should be submitted in writing via email to dnance@albanyha.com or call 229-434-4500.

INVITATION TO BID
Water System Maintenance
BID REF. #26-012

Sealed bids will be received by City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on October 7, 2025. A Pre-Bid Conference will be held at 10:00 AM on September 11, at the Procurement division office. A 5% Bid Bond is required of all bidders. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Ricky Gladney, Buyer I, at rlgladney@albanyga.gov.

by Michael Eaton, Chief Financial Officer

INVITATION TO BID
Fire Hydrants
BID REF. #26-008R

Sealed bids will be received by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM, on October 6, 2025. Bid documents can be obtained from the Procurement Division, the Georgia Procurement Registry, and at www.albanyga.gov. For additional information, contact Takeshia Martin, Buyer I, at tmartin@albanyga.gov.

**Construction/
Service Bids**

by Michael Eaton, Chief Financial Officer

INVITATION TO BID
Water System Valve Exercising
BID REF. #26-013

Sealed bids will be received by City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on October 8, 2025. A Pre-Bid Conference will be held at 10:00 AM on September 15, at the Procurement division office. A 5% Bid Bond is required of all bidders. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Destin Adams, Buyer I, at dadams@albanyga.gov.

by Michael Eaton, Chief Financial Officer

**Debtors &
Creditors**

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE is hereby given to all debtors and creditors of the Estate of Melvyn Horton Carter of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the estate are hereby requested to make immediate payment to the undersigned. This 27th day of August, 2025.
Loraine Roach Carter, Executor of the Estate of Melvyn Horton Carter
c/o William D. Moorhead III, Esq.
314 W. Residence Ave.
Albany, GA 31701

NOTICE
GEORGIA
DOUGHERTY COUNTY
Notice is hereby given to all creditors of the Estate of Marie Annette Collins, deceased, to present an account of their demands to the undersigned within the time prescribed by law, and all persons indebted to the said estate are hereby requested to make immediate payment to the undersigned.
Natalie Lash
Administratrix of the Estate of Marie Annette Collins
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
229-430-9989
September 6, 13, 20, 27, 2025

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF CALHOUN
NOTICE is hereby given to all debtors and creditors of the Estate of Carolyn Ruth Rambo Cooper of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the estate are hereby requested to make immediate payment to the undersigned.
This 5th day of September 2025.
Carrie Rambo Cooper Pierce, Executrix of the Estate of Carolyn Ruth Rambo Cooper
c/o John M. Moorhead, Esquire
314 W. Residence Ave.
Albany, GA 31701

NOTICE TO DEBTORS AND CREDITORS
GEORGIA, DOUGHERTY COUNTY
All creditors of the estate of PATRICIA M. OLSON, deceased, late of said State and County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to the estate are required to make immediate payment to the undersigned Executor.
This 5th day of September, 2025.
To be published: Four consecutive Saturdays
Annette Pickett, as Executor of the Estate of Patricia M. Olson, deceased
c/o Perry & Walters, LLP Post Office Box 71209
Albany, Georgia 31708

NOTICE TO DEBTORS & CREDITORS
All creditors of the Estate of Betty Ann Williford, late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 4th day of September 2025.
GWENDOLYN RIDLEY-DAVIS
Executor of the Estate of Betty Ann Williford
% DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of Rebecca Murphy Flanigan, late of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the estate are hereby requested to make immediate payment to the undersigned.

This 11th day of August, 2025.

Frank Lee Flanigan, Administrator of the Estate of Rebecca Murphy Flanigan
c/o John M. Moorhead
314 W. Residence Ave.
Albany, GA 31701

GEORGIA, DOUGHERTY COUNTY
RE: ESTATE OF REBECCA DALE LANE, DECEASED
All creditors of said estate are notified to render their demands to the undersigned according to law, and persons indebted to said estate are required to make immediate payment to the undersigned.
Debra Anne Jones, Executrix
c/o DIVINE FINNEY DAVIS, PC
600 N. Jackson St
Albany, GA 31701
Publish dates: August 23 and 30 and September 6 and 13, 2025

**Debtors &
Creditors**

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DOUGHERTY
All debtors and creditors of the Estate of Jacob Freeney, deceased, late of Dougherty County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to the undersigned. This 21st day of August, 2025.
STANLEY M. LEFCO, Law Offices
Stanley M. Lefco, P.C., 4651 Roswell Road, Suite G-802, Atlanta, Georgia 30342, Attorney for the Estate of Jacob Freeney.

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of John Michael Troeger, late of Dougherty County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment.
This 21st day of August, 2025.
Felina Bordeaux Barrett, Attorney for Sherman Willis
Executrix of the Estate of John Michael Troeger
GARDNER WILLIS PLAIRE & WILSON, LLP
P.O. Drawer 71788
Albany, Georgia 31708-1788
229-883-2441

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of Kenneth Morgan Flowe, Sr., late of Dougherty County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment.
This 21st day of August, 2025.
Sherman Willis, Attorney for Mary Alice Flowe, Executrix of the Estate of Kenneth Morgan Flowe, Sr.
GARDNER WILLIS PLAIRE & WILSON, LLP
P.O. Drawer 71788
Albany, Georgia 31708-1788
229-883-2441

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE is hereby given to all debtors and creditors of the Estate of Mary Joyce Edison Hamlett of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the estate are hereby requested to make immediate payment to the undersigned.
This 14th day of August, 2025.
Shirley Grizzard, Executrix of the Estate of Mary Joyce Edison Hamlett
c/o William D. Moorhead III
314 W. Residence Ave.
Albany, GA 31701

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE is hereby given to all debtors and creditors of the Estate of Henry Louis Hamlett of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the estate are hereby requested to make immediate payment to the undersigned.
This 14th day of August, 2025.
Shirley Grizzard, Executrix of the Estate of Henry Louis Hamlett
c/o William D. Moorhead III
314 W. Residence Ave.
Albany, GA 31701

Notice to Debtors and Creditors

State of Georgia
County of Dougherty

Notice is hereby given to all debtors and creditors of the estate of Maxwell Theodore Bland late of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the estate are hereby requested to make immediate payment to the undersigned.

This 14th day of August 2025.

Wanda A. Hubble, executor of the estate of Maxwell Theodore Bland.
P.O. Box 70951
Albany, GA 31708

GEORGIA, DOUGHERTY COUNTY.

NOTICE

Notice is hereby given to all debtors and creditors **JANIS ROWDEN TEMPLIN**, Deceased, to submit an account of their demands to the undersigned within the time prescribed by law, and all persons indebted to said Estate are hereby requested to make immediate payment to the undersigned.

ROBERT WILLIAM TEMPLIN, Administrator
20 Lyle Drive
Decatur, AL 35603

GEORGIA, DOUGHERTY COUNTY

All creditors of the Estate of **WILLIAM WAYNE THOMPSON** deceased, late of **DOUGHERTY COUNTY**, Georgia, are hereby notified to render their demands to the undersigned in accordance with law, and all persons indebted to said Estate are required to make immediate payment to me.

This 14th day of August, 2025.

DEBORAH THOMPSON ANDREWS
Personal Representative for the Estate of
WILLIAM WAYNE THOMPSON, deceased
215 Gatewood Dr.
Albany, GA 31705

Divorces

DOUGHERTY COUNTY
SUPERIOR COURT

Divorces

STATE OF GEORGIA

Petitioner: Nina Taylor

vs.

Respondent: William Taylor, Sr.

Civil Action Case Number:
2024-SU-CV-350-JWO

NOTICE OF SUMMONS

TO: William Taylor, Sr.
Respondent Named Above:

This notice has been published to let you know that a Complaint for Divorce case was filed against you in the Superior Court on April 17, 2025. The court issued an order for service of summons by publication on August 18, 2025. You must file an Answer to the Petition with the clerk of Superior Court and serve the Petitioner with a copy of the Answer. The Petitioner's address is 2600 Pointe North Blvd., Apt. A, Albany, GA 31721. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything she asked for in the Petition for Divorce.

This the 18th day of August, 2025.

Joseph W. Dent, Judge
Dougherty County Superior Court
State of Georgia

Juvenile Court

IN THE JUVENILE COURT OF
HOUSTON COUNTY
STATE OF GEORGIA

IN THE MATTER OF:

A. M. C., SEX M , AGE 5 , DOB 09/2019 , CASE #2500927

R. E. C., SEX M , AGE 6 , DOB 08/2018 , CASE #2500928

L. R. M. C., SEX F , AGE 4 , DOB 01/2021 , CASE #2500929

CHILDREN UNDER 18 YEARS OF AGE

NOTICE OF SUMMONS
TO WHOM IT MAY CONCERN,
ANGELA CLAREY (mother);
RANDOLPH PEARSON (father);
ANY UNKNOWN PUTATIVE
FATHER(S); AND ANYONE ELSE
CLAIMING TO HAVE A PARENTAL
INTEREST IN SAID MINOR
CHILDREN

YOU ARE NOTIFIED that the above styled action seeking the termination of the parental rights of the parents of the named child was filed against you in said Court on the 24th day of July, 2025, by reason of an Order for Service by Publication entered by the Court on the 25th day of July, 2025;

YOU ARE HEREBY COMMANDED AND REQUIRED to appear before the Juvenile Court of Houston County, Georgia, in Warner Robins, Georgia, on the 29th day of October, 2025 at 8:30 o'clock a.m.

The hearing is for the purpose of determining whether your parental rights should be terminated. The effect of an order terminating parental rights under O.C.G.A. Section 15-11-93 is without limit as to duration and terminates all the parent's rights and obligations with respect to the child and all rights and obligations of the child to the parent arising from the parental relationship, including rights of inheritance. The parent whose rights are terminated is not thereafter entitled to notice of proceedings for the adoption of the child by another, nor has the parent any right to object to the adoption or otherwise to participate in the proceedings.

A copy of the petition may be obtained by the parents from the Clerk of the Juvenile Court at Houston County Courthouse, Warner Robins, Georgia, during regular business hours, Monday through Friday, 8:30 o'clock am until 5:00 o'clock p.m. exclusive of holidays. A free copy shall be available to the parent. Upon request, the copy will be mailed to the requester - parents or alleged parents only. The child is in the present physical custody of the Petitioner, the Houston County Department of Family and Children Services.

The general nature of the allegations is termination of the parental rights.

YOU ARE FURTHER NOTIFIED that while responsive pleadings are not mandatory, they are permissible and you are encouraged to file with the Clerk of this Court and serve upon Petitioner's attorney, James E. Patterson, Attorney at Law, P.O. Box 1006, Forsyth, Georgia 31029-1006 an answer or other responsive pleading within sixty (60) days of the date of the order for service by publication.

WITNESS THE HONORABLE Judge of said Juvenile Court.

This 18th day of August, 2025.
CHRISTINA HARPER, DEPUTY
CLERK, JUVENILE COURT OF
HOUSTON COUNTY, GEORGIA

Miscellaneous

The Southwest Georgia Regional Commission Council meeting will be held Thursday, September 25, 2025, at The Camilla Depot, 212 E. Broad Street, Camilla, Georgia. The business meeting will commence at 7:00 PM. Please check our website for updates.

Name Changes

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA

In re the name change of:
Starr Burton

Civil Action File No. 25CV-884-2

NOTICE OF PETITION TO
CHANGE NAME

I, Starr Burton, filed a petition in the Superior Court of Dougherty County, Georgia on the 27 day of August, 2025 to change my name from Starr Burton to Star Bloodsaw. Any

Name Changes

interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 27 day of August, 2025

Starr Burton
Petitioner

GEORGIA, DOUGHERTY COUNTY
NOTICE OF PETITION FOR NAME
CHANGE

Joan MaryJohn Collier Sanders has filed a Petition in the Superior Court of Dougherty County, Georgia, requesting her name be changed to MaryJohn Collier Sanders. The Petition was filed on September 5, 2025, under Case No.: SUCV2025000927. A hearing in matter has been set in the Superior Court of Dougherty County, Georgia, on the 28th day of October, 2025. Any interested or affected party may appear and file an objection to the same.
Edward R. Collier, Attorney for Joan MaryJohn Collier Sanders
COLLIER & GAMBLE
State Bar No.: 0178064
P.O. Box 577
Dawson, Georgia 39842
(229)995-5657

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA

In re the name change of:
Terna Danielle Jones

Civil Action File No. 25CV-922-4

NOTICE OF PETITION TO
CHANGE NAME

I, Terna D. Jones, filed a petition in the Superior Court of Dougherty County, Georgia on the 4 day of September, 2025 to change my name from Terna Danielle Jones to Terna Danielle Waller. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 4 day of September, 2025

Terna Danielle Jones
Petitioner

**Probate Court
Administration**

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: GEORGIA MAE
WASHINGTON
ESTATE FILE NO: 2024-ES-394

Andre E. Washington has petitioned to be appointed administrator of the estate GEORGIA MAE WASHINGTON, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) 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 for any such objections, and must be filed with the court on or before September 22, 2025.

All pleadings/objections must be signed 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.

Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102

Citation dates: August 30, 2025
September 6, 13, and 20, 2025

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: ROE HELEN
GAITER
ESTATE FILE NO: 2025-ES-024

Virgil Gaiter and Valerie Quarles have petitioned to be appointed administrators of the estate ROE HELEN GAITER, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) 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 for any such objections, and must be filed with the court on or before September 22, 2025.

All pleadings/objections must be signed 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.

Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102

Citation dates: August 30, 2025
September 6, 13, and 20, 2025

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: JACQUELINE
MONETE BOWMAN
ESTATE FILE NO: 2025-ES-287

Chukita L. Bowman has petitioned to be appointed administrator of the estate JACQUELINE MONETE BOWMAN, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified

**Probate Court
Administration**

to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before September 15, 2025.

All pleadings/objections must be signed 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.

Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102

Citation dates: August 23 and 30, 2025
September 6 and 13, 2025

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: TREVOR
ROBINSON
ESTATE FILE NO: 2025-ES-272

Renee R. Jackson has petitioned to be appointed administrator of the estate TREVOR ROBINSON, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) 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 for any such objections, and must be filed with the court on or before September 29, 2025.

All pleadings/objections must be signed 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.

Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102

Citation dates: September 6, 13, 20, and 27, 2025

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: RONALD
EUGENE ELLISON
ESTATE FILE NO: 20

Probate Court Administration

Citation dates: September 13, 20, and 27, 2025
October 4, 2025

Probate Court 12 mth Support

GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: REBECCA MURPHY FLANIGAN
ESTATE FILE NO: 2025-ES-236
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Frank Lee Flanigan for a year's support from the estate of REBECCA MURPHY FLANIGAN, Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before October 6, 2025, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed 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.

Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102

Citation dates: September 13, 20, and 27, 2025
October 4, 2025

Probate Court Wills

CASE NAME: THOMAS WALTER STAFFORD
CASE NO: 2025-ES-293

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,

TO: JENEE COLETTE STAFFORD (DAUGHTER OF THOMAS WALTER STAFFORD) AND ALL OTHER INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before October 6, 2025.

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.

Citation dates: September 13, 20, and 27, 2025
October 4, 2025

Leisa G. Blount
Probate Judge
P.O. Box 1827
Albany, GA 31702
(229) 431-2102

CASE NAME: MARY L. YOUNGBLOOD
CASE NO: 2025-ES-259

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,

TO: MARCIA COX (DAUGHTER OF MARY L. YOUNGBLOOD) AND ALL OTHER INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before October 6, 2025.

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.

Citation dates: September 13, 20, and 27, 2025
October 4, 2025

Leisa G. Blount
Probate Judge
P.O. Box 1827
Albany, GA 31702
(229) 431-2102

Probate Court Discharge

NOTICE
(For Discharge from Office and all Liability)

PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2024-ES-129
PETITION OF DEBBIE PARKER FOR DISCHARGE AS PERSONAL REPRESENTATIVE OF THE ESTATE OF: KENNY LEE PARKER

TO: ALL INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before September 23, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed 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

Probate Court Discharge

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.

CITATION DATE: September 13, 2025

LEISA G. BLOUNT, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102

NOTICE

(For Discharge from Office and all Liability)

PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2023-ES-158
PETITION OF PATRICK K. MARLEY FOR DISCHARGE AS PERSONAL REPRESENTATIVE OF THE ESTATE OF: NORMA JEAN MARLEY

TO: ALL INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before September 23, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed 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.

CITATION DATE: September 13, 2025

LEISA G. BLOUNT, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102

NOTICE

(For Discharge from Office and all Liability)

PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2024-ES-427

PETITION OF TIMOTHY EDWARD CRIMMINS, II FOR DISCHARGE AS PERSONAL REPRESENTATIVE OF THE ESTATE OF: GRACE ANN TALLEY CRIMMINS

TO: ALL INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before September 23, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed 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.

CITATION DATE: September 13, 2025

LEISA G. BLOUNT, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102

Public Sales/ Auctions

A1 Wrecker Service
Car Auction
9/24/2025

YEAR: 2006
MAKE: Acura
MODEL: TL
VIN: 19UUA66216A057001

YEAR: 1992
MAKE: Cadillac
MODEL: Deville
VIN: 1G6DC53B2N4212235

YEAR: 2015
MAKE: Chevrolet
MODEL: Cruze
VIN: 1G1PC5SB3F7268339

YEAR: 2007
MAKE: Chevrolet
MODEL: Malibu
VIN: 1G1ZW67117F169483

YEAR: 2003
MAKE: Chevrolet
MODEL: Tahoe
VIN: 1GNEC13Z53R216477

YEAR: 2012
MAKE: Chrysler
MODEL: 200
VIN: 1C3CCBBB1CN301175

YEAR: 2007
MAKE: Chrysler
MODEL: Town & Country
VIN: 2A4GP44R17R247662

YEAR: 2002
MAKE: Chrysler
MODEL: Town Country
VIN: 2C8GP47L62R566226

YEAR: 2010
MAKE: Dodge
MODEL: Avenger
VIN: 1B3CC5FB9AN211309

YEAR: 2014
MAKE: Ford
MODEL: E Series
VIN: 1FTNE1EW0EDB14087

YEAR: 2014
MAKE: Ford
MODEL: Edge
VIN: 2FMDK4C9EBB04500

YEAR: 2005
MAKE: Ford
MODEL: Escape
VIN: 1FMYU931X5KD63400

YEAR: 2000
MAKE: Ford
MODEL: Escort
VIN: 3FAFP13PYR159322

YEAR: 2003
MAKE: Ford
MODEL: Expedition
VIN: 1FMPU17L33LC39842

Public Sales/ Auctions

YEAR: 2004
MAKE: Ford
MODEL: F250
VIN: 1FTNX21P74EB93992

YEAR: 2000
MAKE: Honda
MODEL: Accord
VIN: 1HGGCG3251YA008103

YEAR: 2007
MAKE: Honda
MODEL: Civic
VIN: 2HGFG12837H506931

YEAR: 2010
MAKE: Honda
MODEL: Pilot
VIN: 5FNFY3H68AB005722

YEAR: 2003
MAKE: Honda
MODEL: Pilot
VIN: 2HKYF18543H537954

YEAR: 2012
MAKE: Hyundai
MODEL: Genesis
VIN: KMHGC4DD5CU171779

YEAR: 2015
MAKE: Hyundai
MODEL: Sonata
VIN: 5NPE24AF7FH243276

YEAR: 2014
MAKE: Hyundai
MODEL: Sonata
VIN: 5NPEB4AC3EH868326

YEAR: 2011
MAKE: Kia
MODEL: Soul
VIN: KNDJT2A20B7294467

YEAR: 2011
MAKE: Mazda
MODEL: 3
VIN: JM1BL1UF0B1391622
YEAR: 2020
MAKE: Mitsubishi
MODEL: Mirage G4
VIN: ML32F3FJXLHF05502

YEAR: 2015
MAKE: Nissan
MODEL: Altima
VIN: 1N4AL3AP7FC269781

YEAR: 2013
MAKE: Nissan
MODEL: Altima
VIN: 1N4AL3AP8DC151722

YEAR: 2007
MAKE: Nissan
MODEL: Maxima
VIN: 1N4BA41E37C823284

YEAR: 2007
MAKE: Nissan
MODEL: Murano
VIN: JN8A208TX7W529072

YEAR: 2006
MAKE: Nissan
MODEL: Pathfinder
VIN: 5N1AR18U36C629925

YEAR: 2016
MAKE: Nissan
MODEL: Rogue
VIN: JN8AT2MV2GW131696

YEAR: ?
MAKE: Trailer
VIN: NONE

YEAR: 2004
MAKE: Trailer/Jet Ski
VIN: 1MSBW101741E94249

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: Hook Em Towing and Wrecker Service – 204 Poplar Street Albany, GA 31707. Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: September 30, 2025. Answer forms may be found in the Magistrate Court Clerk's office located at: 225 Pine Ave – Albany, Ga 31701. Forms may also be obtained online at www.georgiamagistratecouncil.com.

VEHICLE MAKE: TOYOTA
YEAR: 2012
MODEL: CAMRY BASE SE
VEHICLE ID#: 4T1BFKXCUS56735
VEHICLE LICENSE #: TFJ47777
STATE: GA

VEHICLE MAKE: HONDA
YEAR: 1997
MODEL: ODYSSEY
VEHICLE ID#: JHMRA1863VC004759
VEHICLE LICENSE#: DBA6310
STATE: GA

VEHICLE MAKE: HONDA
YEAR: 2018
MODEL: HR-V LX
VEHICLE ID#: 3CZRU5H31JM722478
VEHICLE LICENSE#: CMU2638
STATE: GA

Anyone with an ownership interest in any of these vehicles should contact the following business immediately: Business Name: Hook Em Towing and Wrecker Service Address: 204 Poplar Street Albany, Ga 31707 Telephone #: 229-496-2011

Public Auction Location:
Royal Storage
2801 Palmyra Road
Albany, GA 31707
229-446-2038
Date & Time:
Tuesday, September 16, 2025
Bids due by 12:00 PM Sharp
Auction by Sealed Bid Only Viewing:
Monday, September 15, 2025
9:00 am – 5:00 pm

129 Jacob Jones: ladder, tools, microwave & misc. 427 Kelvin Thomas: tables, clothes, suitcases 633 Fredrick Davis: Microwave, desk, clothes, totes & misc. 727 Jakiyah Huntly: Furniture and appliances 814 Arther Williams: totes, wheelchair & misc. 822 Timothy Harris: Furniture & misc.

Service by Publication

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

M&R LEGACY PARTNERS, LLC Plaintiff,

vs.

LIKEYSHA NELSON, AS AN HEIR AT LAW AND AS THE

Service by Publication

ADMINISTRATOR OF THE ESTATE OF LIZZIE FINNEY, AND OTIS RICHARDSON, AS AN HEIR AT LAW OF THE ESTATE OF LIZZIE : FINNEY, AND ALL OTHER PERSONS WHO CLAIM ANY INTEREST IN AND TO THE FOLLOWING PROPERTY 102 S. WEST ROAD, ALBANY, DOUGHERTY COUNTY, GA Defendants.

CIVIL ACTION FILE NO. SUCV2025000673

NOTICE OF PUBLICATION

By Order for Service by Publication dated the 1st day of August 2025, you are hereby notified that on the 7th day of July 2025, Plaintiff filed suit against the Defendants a Petition for Quia Timet Against all the World to Establish Title to Real Property. You are required to file with the Clerk of the Superior Court and to serve upon Plaintiff's attorney, TIMOTHY O. DAVIS, an Answer in writing within sixty (60) days of the date of the Order for Publication. WITNESS, the Honorable VICTORIA M. JOHNSON, Judge of this Superior Court. This 7th day of August 2025.

/s/ DEPUTY CLERK, SUPERIOR COURT
TIMOTHY O. DAVIS, Attorney for Plaintiff
Georgia State Bar No. 213025
600 N. Jackson Street
Albany, GA 31701
(229) 883-1610
tim@dfdpclaw.com

Foreclosures

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM

TO: **L. Berman Estate and/or all heirs and persons claiming thereunder**

Take notice that: **James Unlimited Property Management LLC**

The right to redeem the following described property to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE LAND LOT 335, 1ST DISTRICT, DOUGHERTY COUNTY, GEORGIA, BEING A PORTION OF LOT 10, BLOCK 150 OF DIXIE LAND SUBDIVISION AS SHOWN ON A PLAT OR MAP OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, IN PLAT BOOK 1, PAGE 54 AND BEING A PORTION OF THAT LAND THAT IS CONVEYED IN A DEED OF RECORD IN DEED BOOK 65, PAGE 562.

Parcel: 000HH-00001-006
Location Address: 527 Cotton Avenue

will expire and forever foreclosed and barred on and after the **4th of October 2025**.

The tax deed to which the notice relates is dated the **1st day of August 2023** and is recorded in the Office of the Clerk of the Superior Court of Ben Hill County, Georgia, in Deed Book 5122 Page 154.

The property may be redeemed at any time before the **4th day of October 2025** by payment of the redemption price as fixed and provided by law to the undersigned at the following address

James Unlimited Property Management
Harry James (Authorized Agent)
327 8th Avenue
Albany, GA 31701

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF DOUGHERTY

Under and by virtue of the power of sale contained in that certain Commercial Debt to Secure Debt, Security Agreement and Fixture Filing and Assignment of Leases and Rents from WIL 1401 Whispering Pines LLC, a Georgia limited liability company ("Grantor"), to and in favor of Pacific Private Money, Inc., a California corporation, dated May 11, 2022, and recorded May 16, 2022 in Deed Book 4976, Page 210, Dougherty County, Georgia records (the "Security Deed"), securing that certain Commercial Promissory Note dated May 11, 2022 in the original principal amount of \$2,500,000.00 (the "Note"); as assigned to Saluda Grade Mortgage Funding LLC, pursuant to that certain Assignment of Commercial Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents, dated as of May 24, 2022, recorded November 22, 2023, in Deed Book 5145, Page 278, aforesaid records; and as assigned to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2021-RTL1 ("Lender") pursuant to that certain Assignment of Security Deed/Mortgage, recorded January 16, 2024, in Deed Book 5157, Page 1, aforesaid records (the "Last Assignment"); which Last Assignment as affected by that certain Scrivener's Error Affidavit, indicating the assignee originally and incorrectly identified in the Last Assignment, Saluda Grade Alternative Mortgage Trust 2021-RTL1, should have instead been Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2021-RTL1, recorded February 8, 2024, in Deed Book 5163, Page 161, aforesaid records; there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door in Dougherty County, Georgia, on the first Tuesday in October 2025, the following described property (the "Premises") to wit:

The person or entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtors is MACH 15, LLC. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument.

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 person or entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtors is MACH 15, LLC. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument.

To the best knowledge and belief of the undersigned, the party in possession of the property is Kimberly Bell or a tenant or tenants. 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.

MACH 15, LLC
As Attorney in Fact for Kimberly Bell
LARRY B. OWENS, LLC
Post Office Box 352
Albany, Georgia 31702
BY: LARRY B. OWENS
To be Advertised: September 13, 20, 27, October 4, 2025

NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from TOMMY T HOLLIS to

Foreclosures

APARTMENTS; TOGETHER WITH ALL GAS AND ELECTRIC FIXTURES, HEATING, PLUMBING AND MR CONDITIONING EQUIPMENT; STATIONARY TREES AND SHRUBBERY, SWIMMING POOL AND SWIMMING POOL EQUIPMENT.

Property commonly known as: **1401 WHISPERING PINES ROAD, ALBANY, GA 31707**

The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed.

The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto.

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Saluda Grade Alternative Mortgage Trust 2021-RTL1, as agent for Lender, 8180 E. Keiser Boulevard, Anaheim, California 92808 (914) 261-1349. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument.

To the best knowledge and belief of the undersigned, the party in possession of the Premises is Grantor, WIL 1401 Whispering Pines LLC, or a tenant or tenants and said property is more commonly known as **1401 WHISPERING PINES ROAD, ALBANY, GA 31707**.

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2021-RLT1 as Attorney-in-Fact for WIL 1401 Whispering Pines LLC

William. O Tate
McCalla Raymer Leibert, Pierce, LLP
1544 Old Alabama Road
Roswell, Georgia 30076
(678) 281-6473
william.tate@mccalla.com

GEORGIA, DOUGHERTY COUNTY ADVERTISEMENT OF SALE UNDER POWER

By virtue of the Power of Sale contained in a Purchase Money Security Deed from Kimberly Bell to MACH 15, LLC, dated June 17, 2020 and recorded June 19, 2020 in Deed Book 4716, Page 182, Dougherty County Land Records, said Security Deed being given to secure a Note dated June 17, 2020 in the original principal amount of Forty-Five Thousand Five Hundred and No/100 Dollars (\$45,500.00); there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Dougherty County, Georgia, within the legal hours of sale on the first Tuesday in October the following described property:

All that tract or parcel of land lying and being in Dougherty County, Georgia, and more particularly described as being Lot 115, Block 7, in Highland Park Subdivision, according to a map or plat of said subdivision as the same is recorded in Plat Book 1, Page 263, in the office of the Clerk of Superior Court, Dougherty County, Georgia.

The subject property is commonly known as 1413 Highland Ave., Albany, Georgia.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, the sale will be made for the purpose of paying the same and all expenses of the sale, including attorney fees (notice of intention to collect attorney fees 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), 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 person or entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtors is MACH 15, LLC. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument.

To the best knowledge and belief of the undersigned, the party in possession of the property is Kimberly Bell or a tenant or tenants. 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.

MACH 15, LLC
As Attorney in Fact for Kimberly Bell
LARRY B. OWENS, LLC
Post Office Box 352
Albany, Georgia 31702
BY: LARRY B. OWENS
To be Advertised: September 13, 20, 27, October 4, 2025

NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from TOMMY T HOLLIS to

Foreclosures

ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR QUICKEN LOANS INC, dated August 16, 2019, recorded September 6, 2019, in Deed Book 4634, Page 140-155, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Fifty-Seven Thousand One Hundred Thirty-Three and 00/100 dollars (\$57,133.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., there will be sold at public outcry to the highest bidder for cash at the Dougherty County Courthouse, within the legal hours of sale on the **first Tuesday in October, 2025**, all property described in said Security Deed including but not limited to the following described property:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF DOUGHERTY, STATE OF GEORGIA:ALL THAT TRACT OR PARCEL OF LAND, SIUATE, LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 19 OF FLINT LAND SUBDIVISION, ACCORDING TO A PLAT OF SAME RECORDED IN PLAT BOOK 3, PAGE 181 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

Said legal description being controlling, however the property is more commonly known as **316 SOUTHWOOD DR, ALBANY, GA 31**

Foreclosures

referenced Security Deed.

To the best of the knowledge and belief of the undersigned, the party presently in possession of said property is ROOSEVELT FRANKLIN WRIGHT, and/or a tenant or tenants.

The entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage pursuant to established guidelines is:

Josie E. Rich
P. O. Box 70272
Albany, GA 31708
Tel: (229) 291-2549
ATTN: Josie E. Rich

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

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

JOSIE E. RICH, as Attorney-in-Fact for ROOSEVELT FRANKLIN WRIGHT
MOORE, CLARKE, DuVALL & RODGERS, P.C.

By: D. BRADLEY FOLSOM
Attorneys for JOSIE E. RICH
Post Office Box 4540
Valdosta, Georgia 31604-4540
(229) 245-7823
PUBLICATION DATES: September 13th, 20th, 27th and October 4th, 2025

NOTICE OF SALE UNDER POWER

GEORGIA, DOUGHERTY COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from MARY L KINNEL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR REVERSE MORTGAGE SOLUTIONS, INC. DBA SECURITY 1 LENDING, dated December 10, 2013, recorded December 18, 2013, in Deed Book 4087, Page 44, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Forty-Three Thousand and 00/100 dollars (\$243,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, there will be sold at public outcry to the highest bidder for cash at the Dougherty County Courthouse, within the legal hours of sale on the first Tuesday in October, 2025, all property described in said Security Deed including but not limited to the following described property:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF GEORGIA, COUNTY OF DOUGHERTY, AND IS DESCRIBED AS FOLLOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 5 & 6, BLOCK 23 OF RAWSON CIRCLE. ACCORDING TO THE PLAT OF THE SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 203 (PLAT CABINET 1, SLIDE A-26), AND REVISED IN PLAT BOOK 1, PAGE 227 (PLAT BOOK 1, SLIDE A-29), IN THE OFFICE OF THE CLERK OF DOUGHERTY COUNTY, GEORGIA. PARCEL NUMBER(S): OOOFF/OQ014/002

Said legal description being controlling, however the property is more commonly known as **1228 RAWSON DRIVE, ALBANY, GA 31701.**

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

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

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MARY L KINNEL, or tenants(s).

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

The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation, Loss Mitigation Dept., 1661 Worthington Road Ste 100, West Palm Beach, FL 33409, Telephone Number: 866-503-5559. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST
as Attorney in Fact for MARY L KINNEL

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL

Foreclosures

LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100,
Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992
Case No. RMU-22-05236-3
Ad Run Dates 09/13/2025,
09/20/2025, 09/27/2025, 10/04/2025

riselaw.com/property-listing

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM

TO: **Duane C. Wilson Estate and/or all heirs and persons claiming thereunder**

Take notice that: **James Unlimited Property Management LLC**

The right to redeem the following described property to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DOUGHERTY COUNTY, GEORGIA, BEING LOT 6, BLOCK 3 OF HOLLYWOOD HEIGHTS SUBDIVISION ACCORDING TO A PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, IN PLAT BOOK 1, PAGE 209.

**Parcel: 000HH-00007-013
Location Address: 718 Cotton Avenue**

will expire and forever foreclosed and barred on and after the **4th of October 2025.**

The tax deed to which the notice relates is dated the **2nd day of August 2022** and is recorded in the Office of the Clerk of the Superior Court of Ben Hill County, Georgia, in Deed Book 5019 Page 303.

The property may be redeemed at any time before the **4th of October 2025** by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

**James Unlimited Property Management
Harry James (Authorized Agent)
327 8th Avenue
Albany, GA 31701**

NOTICE OF SALE

GEORGIA, DOUGHERTY COUNTY
By virtue of a power of sale contained in that certain Security Deed from Bone Doc Properties, LLC to Renasant Bank dated March 8, 2016 and recorded in Deed Book 4298, Pages 227, et seq., Dougherty County Deed Records, said Security Deed having originally been given to secure that certain Note in the original principal amount of FOUR MILLION NINE HUNDRED THOUSAND and 00/100 DOLLARS (\$4,900,000.00) of even date therewith, as well as all extensions, renewals and modifications thereof, together with any and all other indebtedness, of any type or description, then or thereafter owing by Bone Doc Properties, LLC to Renasant Bank, there will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door at Albany, Dougherty County, Georgia, within the legal hours of sale on the first Tuesday in October 2025, the following described property: All that tract or parcel of land lying and being in Land Lot 39 in the Second Land District, City of Albany, Dougherty County, Georgia, containing 3.729 acres and being all of Lot 2 of Bone Doc Subdivision, according to a map or plat of subdivision as same is recorded in Plat Cabinet 1D, Slide 31F, in the office of the Clerk of Superior Court of Dougherty County, Georgia. TOGETHER WITH, as an appurtenance to the above described property, a perpetual, non-exclusive right and easement to us, subject to the approval of the City of Albany, the following existing sanitary and storm sewer easements, and the pipes and lines therein: (a) fifty-five-foot (55') wide perpetual sanitary and storm sewer easement from Ruth Cross Hayes, et al, to the City of Albany, dated October 22, 1986, recorded in Deed Book 909, Page 314, Dougherty County land records, which is located immediately west of, and adjacent to, the above described property; and (b) thirty foot (30') wide perpetual sanitary and storm sewer easement from Ruth Cross Hays to Westover / Centermark Limited Partnership, dated April 26, 1988, recorded in Deed Book 918, Page 268, Dougherty County land records; which is located along the extreme southern portion of the above described property.

The indebtedness secured by the aforementioned Security Deed has been and is hereby declared immediately due and payable in full because of the failure of Bone Doc Properties, LLC to maintain payments upon said indebtedness owing to the Renasant Bank, in accordance with its terms. Said indebtedness remaining in default, this sale shall be made for the purpose of paying such indebtedness, as well as all expenses of this sale, including attorneys' fees.

The above-described real property will be sold as the property of Bone Doc Properties, LLC and will be sold subject to the following items which may affect the title to said property: all zoning and subdivision ordinances and/or regulations; matters which would be disclosed by an accurate survey or an inspection of the property; all real property ad valorem taxes or assessments, which may constitute liens upon said property; all liens which, under applicable law, would take priority over the Security Deed described above; and all easements, restrictions, rights-of-way, Security Deeds or other encumbrances of record which have priority over the referenced Security Deed.

To the best of the knowledge and belief of the undersigned, the party presently in possession of said property is Bone Doc Properties, LLC, Albany Bone and Joint Clinic, P.C. and/or a tenant or tenants. Please be further advised that the entity which has full authority to negotiate, amend and modify all terms of the Note, Security Deed, and related documents, is: Renasant Bank

104 Heritage Lane
Leesburg, GA 31763
Telephone: (229) 878-2008
ATTN: Joey Shiver
Please note, however, that such

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

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

RENASANT BANK, as Attorney-in-Fact for BONE DOC PROPERTIES, LLC
MOORE, CLARKE, DuVALL & RODGERS, P.C.
By: D. BRADLEY FOLSOM
Attorneys for RENASANT BANK
Post Office Box 4540
Valdosta, Georgia 31604-4540
(229) 245-7823
PUBLICATION DATES: September 13th, 20th, 27th, and October 4th, 2025

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA, COUNTY OF DOUGHERTY

By virtue of a Power of Sale contained in that certain Security Deed from Mark A Brooks to Walter Mortgage Company, LLC, dated March 10, 2011 and recorded on April 1, 2011 in Deed Book 3797, Page 327, in the Office of the Clerk of Superior Court of Dougherty County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Forty-Two Thousand Three Hundred and 00/100 dollars (\$42,300.00) with interest thereon as provided therein, as last transferred to Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2020-1, recorded in Deed Book 4741, Page 308, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in October, 2025, all property described in said Security Deed including but not limited to the following described property:

All of Lot 6 as shown on plat of Lula Miller Subdivision, property of Earl E. Miller according to plat of same as recorded in Plat Book 5, page 109, Clerk's Office, Dougherty County, Georgia.

Said property may more commonly be known as 705 Johnny West William Road, Albany, GA 31701.

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

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2020-1, 75 Beattie Place, Greenville, SC 29601, 1-800-365-7107.

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

2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2020-1 as Attorney-in-Fact for Mark A Brooks Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 20-04522-2
Ad Run Dates: 09/13/2025, 09/20/2025, 09/27/2025, 10/04/2025;

TS # 2025-16802-GA

Notice Of Sale Under Power
Georgia, Dougherty County Under and by virtue of the Power of Sale contained in that certain Security Deed given by Margaret L. Taylor a single person to Mortgage Electronic Registration Systems, Inc., as Grantor, as nominee for Crescent Mortgage Company, its successors and assigns, dated 12/17/2009, and recorded on 12/22/2009, in Instrument No.: 009298, Deed Book 3666, Page 313, Dougherty County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 6/6/2025 in Instrument No.: D2025-003116 Deed Book 5304, Page 47, conveying the after-described property to secure a Note in the original principal amount of \$182,575.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia, within the legal hours of sale on 10/7/2025, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 77 Of The Second Land District Of Dougherty County, Georgia, And Being More Particularly Described As Follows: Commencing At The Intersection Of The North Margin Line Of Gillionville Road With The Center Line Of Beaty Road, Run Thence South 88 Degrees 30 Minutes West Along The North Margin Line Of Said Gillionville Road For A Distance Of 2,380.6 Feet To A Point On The West Margin Line Of Covey Road; Run Thence North 0 Degrees 13 Minutes West Along The West Margin Line Of Said Covey Road For A Distance Of 505.65 Feet To The Point Of Beginning; From Said Point Of Beginning, Continue Thence North 0 Degrees 13 Minutes West Along The West Margin Line Of Covey Road For A Distance Of 214.35 Feet To The Southeast Corner Of Lot 25 Of The Southwest Subdivision; Run Thence South 88 Degrees 30 Minutes West Along The South Line Of Said Lot 25 For A

Foreclosures

Distance Of 360 Feet To The Southwest Corner Of Said Lot 25, Run Thence South 0 Degrees 13 Minutes East For A Distance Of 215.2 Feet To A Point; Run Thence In An Easterly Direction For A Distance Of 360 Feet To The Point Of Beginning; Said Property Described According To A Plat Of The Property Of William Don Kearse, Sr. And Doris W. Kearse, Of Part Of Land Lot 77, Second Land District, Dougherty County, Georgia, Dated February 7, 1974, As Prepared By William Lowe, Registered Land Surveyor. Said property is commonly known as **1907 Covey Rd Albany, GA 31721.** The indebtedness secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 11988 EXIT 5 PKWY BLDG 4 FISHERS IN 46037-7939, Telephone No.: (855) 690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Margaret L. Taylor a single person or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Margaret L. Taylor a single person. Nestor Solutions, LLC 214 5th Street, Suite 205, Huntington Beach, California 92648, (888) 403-4115, TS # 2025-16802-GA. For sale information, visit: https://www.nestortrustee.com/sales -information.com or call (888) 902-3989.

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
DOUGHERTY COUNTY
By virtue of a power of sale contained in a certain security deed from Jenna C Wirtz Chang to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Better Mortgage Corporation, Isaoca, its successors and assigns and recorded in Deed Book 4725, Page 20, Dougherty County, Georgia records given to secure a note in the original amount of \$153,000.00 with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of DOUGHERTY COUNTY, Georgia, or at such place as has or may be lawfully designated as an alternative location within the legal hours of sale on the first Tuesday in October, 2025, to wit: October 07, 2025, the following described property:

All that tract or parcel of land situate, lying and being in Land Lot 37 of the Second Land District of Dougherty County, Georgia, and being more particularly known as all of Lot 28 of St. Andrews Subdivision, Section 1, according to a map or plat of said subdivision recorded in Plat Book 4, Page 163, (Plat Cabinet 1 , Slide B-40), and a part of Lot 265 of St. Andrews Subdivision, Section 2, according to a map or plat of said subdivision recorded in Plat Book 5, Page 30, (Plat Cabinet 1, Slide B-51), in the office of the Clerk of Superior Court of Dougherty County, Georgia, and being more particularly described as follows: Commence at the intersection of the east right-of-way of East Alberson Drive with the South right-of-way of Wexford Drive and run thence in a northeasterly direction along the south right-of-way of Wexford Drive, a distance of 140.63 feet to the point of beginning. From said point of beginning, continue along the south right-of-way of Wexford Drive around a curve with a chord bearing north 57 degrees 18 minutes 43 seconds east a distance of 109.99 feet to a point; thence run south 36 degrees 33 minutes 19 seconds east a distance of 260.92 feet to a point; thence run south 43 degrees 18 minutes 07 seconds west a distance of 81.78 feet to a point; thence run south 08 degrees 19 minutes 09 seconds west a distance of 111.92 feet to a point; thence run south 87 degrees 43 minutes 56 seconds west a distance of 119.10 feet to a point; thence run north 07 degrees 56 minutes 12 seconds east a distance 164.14 feet to a point; thence run north 25 degrees 59 minutes 18 seconds west a distance of 180.93 feet to a point located on the south right of-way of Wexford Drive and the point of beginning. Said tract contains 1.131 acres according to plat of survey entitled "Property" of Philip J. Derwinski and Geraldine Derwinski" dated August 15, 1994, prepared by William H. Spires, Jr., a Georgia Registered Land Surveyor #2527. Said plat being incorporated herein and by specific reference thereto being made a part of this description.

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
DOUGHERTY COUNTY

By virtue of a power of sale contained in a certain security deed from Jenna C Wirtz Chang to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Better Mortgage Corporation, Isaoca, its successors and assigns and recorded in Deed Book 4725, Page 20, Dougherty County, Georgia records given to secure a note in the original amount of \$153,000.00 with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of DOUGHERTY COUNTY, Georgia, or at such place as has or may be lawfully designated as an alternative location within the legal hours of sale on the first Tuesday in October, 2025, to wit: October 07, 2025, the following described property: All that tract or parcel of land situate, lying and being in Land Lot 37 of the Second Land District of Dougherty County, Georgia, and being more particularly known as all of Lot 28 of St. Andrews Subdivision, Section 1, according to a map or plat of said subdivision recorded in Plat Book 4, Page 163, (Plat Cabinet 1 , Slide B-40), and a part of Lot 265 of St. Andrews Subdivision, Section 2, according to a map or plat of said subdivision recorded in Plat Book 5, Page 30, (Plat Cabinet 1, Slide B-51), in the office of the Clerk of Superior Court of Dougherty County, Georgia, and being more particularly described as follows: Commence at the intersection of the east right-of-way of East Alberson Drive with the South right-of-way of Wexford Drive and run thence in a northeasterly direction along the south right-of-way of Wexford Drive, a distance of 140.63 feet to the point of beginning. From said point of beginning, continue along the south right-of-way of Wexford Drive around a curve with a chord bearing north 57 degrees 18 minutes 43 seconds east a distance of 109.99 feet to a point; thence run south 36 degrees 33 minutes 19 seconds east a distance of 260.92 feet to a point; thence run south 43 degrees 18 minutes 07 seconds west a distance of 81.78 feet to a point; thence run south 08 degrees 19 minutes 09 seconds west a distance of 111.92 feet to a point; thence run south 87 degrees 43 minutes 56 seconds west a distance of 119.10 feet to a point; thence run north 07 degrees 56 minutes 12 seconds east a distance 164.14 feet to a point; thence run north 25 degrees 59 minutes 18 seconds west a distance of 180.93 feet to a point located on the south right of-way of Wexford Drive and the point of beginning. Said tract contains 1.131 acres according to plat of survey entitled "Property" of Philip J. Derwinski and Geraldine Derwinski" dated August 15, 1994, prepared by William H. Spires, Jr., a Georgia Registered Land Surveyor #2527. Said plat being incorporated herein and by specific reference thereto being made a part of this description.

STATE OF GEORGIA
COUNTY OF CALHOUN

NOTICE OF SALE UNDER POWER

Because of a default in the payment of the indebtedness secured by the Deed to Secure Debt executed by **LACARRIE RENEA DAVIS to FIRST STATE BANK OF BLAKELY**, and recorded on May 10, 2023, in Deed Book 221, Pages 343-351, Calhoun County, Georgia, Deed Records, said Deed to Secure Debt securing a Note in the original principal amount of \$20,717.32 dated April 26, 2023, as well as that Note in the original principal amount of \$3,675.00 dated August 29, 2024. First State Bank of Blakely, as the holder thereof pursuant to said Deed and Notes, and all extensions thereof, thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday in the month, following the publication of this notice, being October 7, 2025, during the legal hours of sale being 10:00 a.m. through 4:00 p.m., before the Courthouse door in Calhoun County, sell at public outcry to the highest bidder for cash, the property described in said deed to wit:

A tract of land, with all improvements thereon, situated in Land Lot No. 323 in the 4th Land District of Calhoun County, Georgia, containing 3.43 acres, more or less, as shown on that plat of survey prepared by D. Conner Collins, GRLS No. 1371, dated March 14, 1995, and recorded in Plat Book 5, Page 217, Calhoun County, Georgia, Deed Records, which said plat and the record thereof are incorporated herein by reference.

Being the same property described in and conveyed by that deed from Major Hill to LaCarrie Renea Davis dated July 8, 2020, and recorded in Deed Book 210, Pages 150-151, Calhoun County, Georgia, Deed Records.

**MAP/Parcel: 0040 016A
ADDRESS: 665 BLUFFTON ROAD
EDISON, CALHOUN COUNTY, GA 398466**

Being the same property described in and conveyed by that deed from Major Hill to LaCarrie Renea Davis dated July 8, 2020, and recorded in Deed Book 210, Pages 150-151, Calhoun County, Georgia, Deed Records.

Foreclosures

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

Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.

Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:
RoundPoint Mortgage Servicing LLC
446 Wrenplace Road
Fort Mill, SC 29715
877-426-8805

The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require TH MSR Holdings LLC to negotiate, amend, or modify the terms of the Security Deed described herein. TH MSR Holdings LLC as Attorney in Fact for Jenna C Wirtz Chang

Attorney Contact:
Miller, George & Suggs, PLLC
3000 Langford Road, Building 100
Peachtree Corners, GA 30071
Phone: 404-793-1447
Fax: 404-738-1558

25GA040-0049

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM

TO: **Kenneth Isaac Malone and/or all heirs and persons claiming thereunder**

Take notice that: **James Unlimited Property Management LLC**

The right to redeem the following described property to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, CONSISTING OF 0.15 ACRES, MORE OR LESS, BEING A PORTION OF LOT 1, BLOCK B, AND SHOWN ON A PLAT OF SURVEY RECORDED IN DEED BOOK 15 PAGE 55, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. THIS IS A PORTION OF THAT PROPERTY THAT IS DESCRIBED IN A DEED OF RECORD IN DEED BOOK 2585, PAGE 7, AFORESAID RECORDS.

**Parcel: 000CC-00008-014
Location Address: 720 N MADISON ST**

will expire and forever foreclosed and barred on and after the **4th of October 2025.**

The tax deed to which the notice relates is dated the **2nd day of August 2022** and is recorded in the Office of the Clerk of the Superior Court of Ben Hill County, Georgia, in Deed Book 5020 Page 25.

The property may be redeemed at any time before the **4th of October 2025** by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

**James Unlimited Property Management
Harry James (Authorized Agent)
327 8th Avenue
Albany, GA 31701**

STATE OF GEORGIA
COUNTY OF CALHOUN

NOTICE OF SALE UNDER POWER

Because of a default in the payment of the indebtedness secured by the Deed to Secure Debt executed by **LACARRIE RENEA DAVIS to FIRST STATE BANK OF BLAKELY**, and recorded on May 10, 2023, in Deed Book 221, Pages 343-351, Calhoun County, Georgia, Deed Records, said Deed to Secure Debt securing a Note in the original principal amount of \$20,717.32 dated April 26, 2023, as well as that Note in the original principal amount of \$3,675.00 dated August 29, 2024. First State Bank of Blakely, as the holder thereof pursuant to said Deed and Notes, and all extensions thereof, thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday in the month, following the publication of this notice, being October 7, 2025, during the legal hours of sale being 10:00 a.m. through 4:00 p.m., before the Courthouse door in Calhoun County, sell at public outcry to the highest bidder for cash, the property described in said deed to wit:

A tract of land, with all improvements thereon, situated in Land Lot No. 323 in the 4th Land District of Calhoun County, Georgia, containing 3.43 acres, more or less, as shown on that plat of survey prepared by D. Conner Collins, GRLS No. 1371, dated March 14, 1995, and recorded in Plat Book 5, Page 217, Calhoun County, Georgia, Deed Records, which said plat and the record thereof are incorporated herein by reference.

Being the same property described in and conveyed by that deed from Major Hill to LaCarrie Renea Davis dated July 8, 2020, and recorded in Deed Book 210, Pages 150-151, Calhoun County, Georgia, Deed Records.

**MAP/Parcel: 0040 016A
ADDRESS: 665 BLUFFTON ROAD
EDISON, CALHOUN COUNTY, GA 398466**

Being the same property described in and conveyed by that deed from Major Hill to LaCarrie Renea Davis dated July 8, 2020, and recorded in Deed Book 210, Pages 150-151, Calhoun County, Georgia, Deed Records.

Foreclosures

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

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deeds, and the balance, if any, will be distributed as provided by law.

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

The property is or may be in the possession of LaCarrie Renea Davis.

First State Bank of Blakely as Attorney-in-fact for LaCarrie Renea Davis.

By: PATAULA LAW, LLC,
AMOS JOHN SHEFFIELD, Lawyer
Attorney for FIRST STATE BANK OF BLAKELY
94 Court Square
Blakely, Georgia 39823
(229) 7

Foreclosures

Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

BANK OF AMERICA, N.A. as Attorney in Fact for TESSA YVONNE VAN TRECE

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

Attorney Contact: Rubín Lubin, LLC 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. BAC-25-03061-3 Ad Run Dates 09/13/2025, 09/20/2025, 09/27/2025, 10/04/2025

riselaw.com/property-listing

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM

TO: **L. Berman Estate and/or all heirs and persons claiming thereunder**

Take notice that: **James Unlimited Property Management LLC**

The right to redeem the following described property to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE LAND LOT 335, 1ST DISTRICT, DOUGHERTY COUNTY, GEORGIA, BEING A PORTION OF LOT 10, BLOCK 150 OF DIXIE LAND SUBDIVISION AS SHOWN ON A PLAT OR MAP OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, IN PLAT BOOK 1, PAGE 54 AND BEING A PORTION OF THAT LAND THAT IS CONVEYED IN A DEED OF RECORD IN DEED BOOK 65, PAGE 562.

Parcel: 000HH-00001-005 Location Address: 529 Cotton Avenue

will expire and forever foreclosed and barred on and after the **4th of October 2025**.

The tax deed to which the notice relates is dated the **1st day of August 2023** and is recorded in the Office of the Clerk of the Superior Court of Ben Hill County, Georgia, in Deed Book 5122 Page 151.

The property may be redeemed at any time before the **4th of October 2025** by payment of the redemption price as fixed and provided by law to the undersigned at the following address

**James Unlimited Property Management
Harry James (Authorized Agent)
327 8th Avenue
Albany, GA 31701**

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA FRANK DAVIS; Petitioner, v. LLOYD BRANSON OR ANY UNKNOWN ESTATE REPRESENTATIVE OR UNKNOWN HEIRS-AT-LAW;BESSIE BRANSON OR ANY UNKNOWN ESTATE REPRESENTATIVE OR UNKNOWN HEIRS - AT - L A W ; A N G E L A JOHNSTON A/K/A ANGIE JOHNSTON;BEVERLY FAYE DAVIS;LIONEL RICKY JACKSON; LESTER R. JACKSON;GWENDOLYN SHARPE OR ANY UNKNOWN ESTATE REPRESENTATIVE OR UNKNOWN HEIRS-AT-LAW;LAURA SHARPE SCARFF; TANYA SHARPE A/K/A TANYA SHARPE DIXON; TAMERA CHARLES;STATE OF GEORGIA;CITY OF ALBANY; NAVY FEDERAL CREDIT UNION;REGIONS BANK;LYRIC CO., LLC OR ITS UNKNOWN SUCCESSORS, ASSIGNS, OR SHAREHOLDERS;OCCUPANT OF 212 FROST STREET, ALBANY, GA 31705;Respondents. CIVIL ACTION FILE NO.SUCV2024001138 NOTICE OF SERVICE OF SUMMONS BY PUBLICATION TO:Occupant Of 212 Frost Street, Albany, GA 31705 (212 Frost Street, Albany, GA 31705);Lloyd Branson Or Any Unknown Estate Representative or Unknown Heirs-at-Law;Bessie Branson Or Any Unknown Estate Representative or Unknown Heirs-at-Law;Lyrice Co, LLC or its Unknown Successors, Assigns, and Shareholders;Tanya Sharpe a/k/a Tanya Sharpe Dixon;

You are hereby notified that the above styled action, seeking to remove clouds on the Petitioner's title to certain real property caused by the equities of redemption following a tax sale, as specifically provided by O.C.G.A. §23-3-44, related to property located at 212 Frost Street, Dougherty County Tax Parcel ID 00011/00003/013 was filed against you in the Superior Court of Dougherty County on the December 16, 2024, and that by reason of an Order for Service of Summons by Publication entered by the Court on the 27th day of August, 2025 you are hereby commanded and required to file with the Clerk of said Court and serve upon John Coleman, Attorney at Law, whose address is 675 Seminole Ave. NE, Suite 302, Atlanta, GA 30307 an Answer to the Complaint within sixty(60) days. Concurrently with the publication of this notice, and pursuant to requirements of O.C.G.A. §9-4-1(f)(1)(C), the undersigned Clerk hereby certifies that, within 15 days of the date of the filing of the Order for Service by Publication, the undersigned Clerk will send a copy of this Notice, together with a copy of the Order for Service by Publication and Complaint or Petition to the Respondents being served by

Foreclosures

publication at their last known addresses stated above. WITNESS, the Honorable Victoria S. Darrisaw, Judge of said Court. This the 27th day of August, 2025. /s/Phyllis N. Johnson

Clerk of Superior Court, Dougherty County

Notice of Sale Under Power. State of Georgia, County of DOUGHERTY. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by BILLY WEST JR 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 02/03/2022, and Recorded on 02/03/2022 as Book No. 4936 and Page No. 202 214, DOUGHERTY COUNTY, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$178,500.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DOUGHERTY County Courthouse within the legal hours of sale on the first Tuesday in October, 2025, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 43 IN THE SECOND LAND DISTRICT, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 8 OF PLANTATION HILLS SUBDIVISION, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS THE SAME IS RECORDED IN PLAT BOOK 5, PAGE 80 (PLAT CABINET 1, SLIDE B 56), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3422 PLANTATION DR, ALBANY, GEORGIA 31721 is/are: BILLY WEST JR or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. T h e sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for BILLY WEST JR. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010554723 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

riselaw.com/property-listing

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM

TO: **L. Berman Estate and/or all heirs and persons claiming thereunder**

Take notice that: **James Unlimited Property Management LLC**

The right to redeem the following described property to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE LAND LOT 335, 1ST DISTRICT, DOUGHERTY COUNTY, GEORGIA, BEING A PORTION OF LOT 10, BLOCK 150 OF DIXIE LAND SUBDIVISION AS SHOWN ON A PLAT OR MAP OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, IN PLAT BOOK 1, PAGE 54 AND BEING A PORTION OF THAT LAND THAT IS CONVEYED IN A DEED OF RECORD IN DEED BOOK 65, PAGE 562.

Parcel: 000HH-00001-005 Location Address: 529 Cotton Avenue

will expire and forever foreclosed and barred on and after the **4th of October 2025**.

The tax deed to which the notice relates is dated the **1st day of August 2023** and is recorded in the Office of the Clerk of the Superior Court of Ben Hill County, Georgia, in Deed Book 5122 Page 151.

The property may be redeemed at any time before the **4th of October 2025** by payment of the redemption price as fixed and provided by law to the undersigned at the following address

**James Unlimited Property Management
Harry James (Authorized Agent)
327 8th Avenue
Albany, GA 31701**

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA FRANK DAVIS; Petitioner, v. LLOYD BRANSON OR ANY UNKNOWN ESTATE REPRESENTATIVE OR UNKNOWN HEIRS-AT-LAW;BESSIE BRANSON OR ANY UNKNOWN ESTATE REPRESENTATIVE OR UNKNOWN HEIRS - AT - L A W ; A N G E L A JOHNSTON A/K/A ANGIE JOHNSTON;BEVERLY FAYE DAVIS;LIONEL RICKY JACKSON; LESTER R. JACKSON;GWENDOLYN SHARPE OR ANY UNKNOWN ESTATE REPRESENTATIVE OR UNKNOWN HEIRS-AT-LAW;LAURA SHARPE SCARFF; TANYA SHARPE A/K/A TANYA SHARPE DIXON; TAMERA CHARLES;STATE OF GEORGIA;CITY OF ALBANY; NAVY FEDERAL CREDIT UNION;REGIONS BANK;LYRIC CO., LLC OR ITS UNKNOWN SUCCESSORS, ASSIGNS, OR SHAREHOLDERS;OCCUPANT OF 212 FROST STREET, ALBANY, GA 31705;Respondents. CIVIL ACTION FILE NO.SUCV2024001138 NOTICE OF SERVICE OF SUMMONS BY PUBLICATION TO:Occupant Of 212 Frost Street, Albany, GA 31705 (212 Frost Street, Albany, GA 31705);Lloyd Branson Or Any Unknown Estate Representative or Unknown Heirs-at-Law;Bessie Branson Or Any Unknown Estate Representative or Unknown Heirs-at-Law;Lyrice Co, LLC or its Unknown Successors, Assigns, and Shareholders;Tanya Sharpe a/k/a Tanya Sharpe Dixon;

NOTICE OF FORECLOSURE SALE UNDER POWER

DOUGHERTY COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by Solomon I. Campbell to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Lend America, dated September 23, 2008, and recorded in Deed Book 3533, Page 66, Dougherty County, Georgia Records, subsequently modified by a Loan Modification Agreement recorded February 12, 2013 in Book 3987, Page 16 in the amount of One Hundred Sixty-Two Thousand Nine Hundred Fifty and 00/100 (\$162,950.00) Dougherty County, Georgia Records, subsequently modified by a Loan Modification Agreement recorded October 14, 2021 in Book 4895, Page 322 in the amount of One Hundred Eighty-Three Thousand Seven Hundred Seventy-Eight and 96/100 (\$183,778.96) Dougherty County, Georgia Records, as last transferred to Selene Finance LP by assignment recorded on May 11, 2015 in Book 4216 Page 164 in the Office of the Clerk of Superior Court of Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Thirty-Five Thousand One Hundred Fifty-Five and 0/100 dollars (\$135,155.00), 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 Dougherty County, Georgia, within the legal hours of sale on October 7, 2025, the following described property:

All that tract or parcel of land lying

Foreclosures

and being in Dougherty County, Georgia, and being more particularly described as All of Lot 1 in Block "F" of Section 1 of Iadrum Springs, inc., according to a map or plat of said subdivision as the same recorded in Plat Book 2, Page 15 (Plat Cabinet 1, Slide A-39), in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

Parcel ID No. 00008/00010/001

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

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance, L.P. they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Solomon I. Campbell or tenant(s); and said property is more commonly known as **2501 S Hibiscus Rd, Albany, GA 31705**.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

Selene Finance LP as Attorney in Fact for Soloman I. Campbell.

Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 25-19533

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM

TO: **Jason Andrew Griswold and/or all heirs and persons claiming thereunder**

Take notice that: **James Unlimited Property Management LLC**

The right to redeem the following described property to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOTS 7 & 8 BLOCK 3 HOLLYWOOD HEIGHTS SUBDIVISION ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 209 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

Parcel: 000HH-00007-009 Location Address: 805 S MCKINLEY ST

will expire and forever foreclosed and barred on and after the **4th of October 2025**.

The deed to which the notice relates is dated the **19th day of March 2015** and is recorded in the Office of the Clerk of the Superior Court of Ben Hill County, Georgia, in Deed Book 4201 Page 195.

The property may be redeemed at any time before the **4th of October 2025** by payment of the redemption price as fixed and provided by law to the undersigned at the following address

**James Unlimited Property Management
Harry James (Authorized Agent)
327 8th Avenue
Albany, GA 31701**

STATE OF GEORGIA COUNTY OF DOUGHERTY **NOTICE OF SALE UNDER POWER TOORAK CAPITAL PARTNERS LLC**, a Delaware limited liability company (the "**Lender**"), under and by virtue of the power of sale contained in that certain Deed to Secure Debt, Assignment of Leases and Rents, Fixture Filing and Security Agreement; Request for Notice, dated July 29, 2021, and recorded on September 21, 2021, in Deed Book **4886**, Page **200** with the Dougherty County, Georgia, Clerk of Superior Court (as amended from time to time, collectively, the "**Security Instrument**"), executed and delivered by **GABBRIELLE ESTATES LLC**, a Georgia limited liability company (the "**Borrower**"), to **PATCH LENDING, LLC, DBA PATCH OF LAND**, a Delaware limited liability company ("**Assignor**"), as assigned by Assignor to Lender, pursuant to that certain Assignment of Security Instruments, dated March 26, 2024 and recorded March 10, 2024, in Deed Book **5189**, Page **292** with the Dougherty County, Georgia, Clerk of Superior Court (the "**Assignment**," and together with the Security Instrument, the "**Security Deed**"), which Security Deed secures indebtedness evidenced by that certain Promissory Note Secured by Mortgage/Deed of Trust dated July 29, 2021, in the original principal amount of \$1,912,000.00 (the "**Note**").

Lender, being the owner and holder of the Security Deed and acting in its capacity as attorney-in-fact for Borrower, will sell at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia, within the legal hours of sale on **October 7, 2025** certain real property legally

described as (or so much thereof as has not, as of the first Tuesday, been released by duly recorded instrument from the Security Deed): THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGHERTY, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS: TRACT 1 (also known as **611 Swift Street**):

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 238 OF THE FIRST LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND CONTAINING 5.145 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF THE GEORGIA NORTHERN RAILROAD SPUR (50 FOOT RIGHT-OF-WAY) TO TURNER FIELD AND THE WEST RIGHT-OF-WAY OF SWIFT STREET (60 FOOT RIGHT-OF-WAY) AND GO THENCE SOUTH 89 DEGREES 13 MINUTES WEST ALONG THE NORTH RIGHT-OF-WAY OF SAID GEORGIA NORTHERN RAILROAD SPUR 92.50 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF THE GEORGIA NORTHERN RAILROAD SPUR SOUTH 89 DEGREES 13 MINUTES WEST A DISTANCE OF 680.20 FEET TO THE POINT OF A CURVE; CONTINUE THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID GEORGIA NORTHERN RAILROAD SPUR ALONG A CURVE TO THE RIGHT A CHORD BEARING SOUTH 89 DEGREES 58 MINUTES 20 SECONDS WEST AN ARC DISTANCE OF 14.80 FEET; THENCE PROCEED NORTH 00 DEGREES 39 MINUTES WEST 316.80 FEET TO A POINT; THENCE PROCEED NORTH 89 DEGREES 13 MINUTES EAST 633.99 FEET TO THE WESTERN RIGHT-OF-WAY OF A 20 FOOT ALLEY; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF SAID 20 FOOT ALLEY SOUTH 33 DEGREES 27 MINUTES EAST 41.58 FEET TO A POINT; THENCE NORTH 89 DEGREES 13 MINUTES EAST ALONG THE SOUTHERN RIGHT-OF-WAY OF SAID 20 FOOT ALLEY 38.49 FEET TO A POINT; THENCE PROCEED SOUTH 0 DEGREES 39 MINUTES EAST 115 FEET TO A POINT; THENCE PROCEED NORTH 89 DEGREES 13 MINUTES EAST 92.50 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF SWIFT STREET; THENCE PROCEED SOUTH 0 DEGREES 39 MINUTES EAST ALONG THE WESTERN RIGHT-OF-WAY OF SWIFT STREET 60 FEET TO A POINT; THENCE PROCEED SOUTH 89 DEGREES 13 MINUTES WEST 92.50 FEET TO A POINT; THENCE PROCEED SOUTH 0 DEGREES 39 MINUTES EAST 107 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED. ALL IN ACCORDANCE WITH A PLAT OF SURVEY PREPARED BY MALCOLM BURNSD, GEORGIA REGISTERED LAND SURVEYOR NO. 1691, DATED OCTOBER 28, 1997, AND ENTITLED "PLAT PROPERTY OF JOHN ROTH", THE SAME BEING INCORPORATED HEREIN BY SPECIFIC REFERENCE THERETO.

TRACT 2 (also known as **1024 Swift Court, 1008 Blakely Court and 1011 Swift Street**): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 238 OF THE FIRST LAND DISTRICT OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE POINT WHERE THE WESTERN RIGHT-OF-WAY OF SWIFT STREET (60 FOOT RIGHT-OF-WAY) INTERSECTS WITH THE NORTH LINE OF LAND LOT 238 OF THE FIRST LAND DISTRICT, THE SAME BEING THE SOUTHERN LINE OF LAND LOT 237 OF THE FIRST LAND DISTRICT AND FROM THIS POINT GO THENCE SOUTH 88 DEGREES 32 MINUTES 00 SECONDS WEST ALONG THE NORTHERN LINE OF LAND LOT 238 430.48 FEET TO THE POINT OF BEGINNING; THENCE GO SOUTH 00 DEGREES 58 MINUTES 15 SECONDS EAST 150.12 FEET TO AN IRON PIN; GO THENCE NORTH 89 DEGREES 01 MINUTES 45 SECONDS EAST 55.81 FEET TO AN IRON PIN; GO THENCE SOUTH 01 DEGREE 05 MINUTES 04 SECONDS EAST 423.66 FEET TO A POINT; GO THENCE NORTH 88 DEGREES 43 MINUTES 44 SECONDS EAST 95.92 FEET TO A POINT; GO THENCE NORTH 01 DEGREE 74 MINUTES 52 SECONDS WEST 4.31 FEET TO A POINT; GO THENCE NORTH 89 DEGREES 20 MINUTES 31 SECONDS EAST 274.70 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF SWIFT STREET; GO THENCE ALONG THE WESTERN RIGHT-OF-WAY OF SWIFT STREET SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST 137.97 FEET TO A POINT; GO THENCE NORTH 87 DEGREES 28 MINUTES 17 SECONDS WEST 140.43 FEET TO A POINT; GO THENCE SOUTH 0 DEGREES 39 MINUTES 00 SECONDS EAST 329.83 FEET TO A POINT; GO THENCE SOUTH 86 DEGREES 41 MINUTES 44 SECONDS EAST 49.59 FEET TO A POINT; GO THENCE SOUTH 01 DEGREE 41 MINUTES 23 SECONDS EAST 116.28 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF A GEORGIA POWER COMPANY EASEMENT; GO THENCE NORTH 87 DEGREES 02 MINUTES 14 SECONDS WEST ALONG THE NORTHERN RIGHT-OF-WAY OF SAID GEORGIA POWER COMPANY EASEMENT 281.26 FEET TO A POINT; GO THENCE NORTH 01 DEGREE 28 MINUTES 42 SECONDS WEST 68.62 FEET TO A POINT; GO THENCE, NORTH 24 DEGREES 55 MINUTES 37 SECONDS WEST 501.85 FEET TO A POINT; GO THENCE NORTH 04 DEGREES 31 MINUTES 33 SECONDS WEST 397.52 FEET TO A POINT; GO THENCE NORTH 34 DEGREES 51 MINUTES 55 SECONDS EAST 254.28 FEET TO A POINT; GO THENCE NORTH 88 DEGREES 32 MINUTES 00 SECONDS EAST 25.37 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED. ALL IN ACCORDANCE WITH A PLAT OF SURVEY PREPARED BY WILLIAM DAVID MCCRARY, JR., GEORGIA REGISTERED LAND

SURVEYOR NUMBER 2594, DATED NOVEMBER 2, 1995, AND ENTITLED "PLAT OF SURVEY PREPARED FOR H.P. BURT, JR.", THE SAME BEING INCORPORATED HEREIN BY SPECIFIC REFERENCE THERETO. TRACT 3: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN PART OF LAND LOT 238 OF THE FIRST LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LAND LOT LINE OF SAID LAND LOT 238 IN THE FIRST LAND DISTRICT AS IT INTERSECTS WITH THE WESTERN RIGHT-OF-WAY OF SWIFT STREET (60 FOOT RIGHT-OF-WAY) AND GO THENCE SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY OF SAID SWIFT STREET A DISTANCE OF 499.20 FEET TO A POINT; GO THENCE SOUTH 89 DEGREES 20 MINUTES 31 SECONDS WEST A DISTANCE OF 275.48 FEET TO A POINT; GO THENCE SOUTH 01 DEGREE 14 MINUTES 52 SECONDS EAST A DISTANCE OF 79.31 FEET TO A POINT; GO THENCE SOUTH 88 DEGREES 43 MINUTES 44 SECONDS WEST A DISTANCE OF 95.92 FEET TO A POINT; GO THENCE NORTH 01 DEGREE 05 MINUTES 04 SECONDS WEST A DISTANCE OF 423.66 FEET TO A POINT; GO THENCE SOUTH 89 DEGREES 01 MINUTE 45 SECONDS WEST A DISTANCE OF 55.81 FEET TO A POINT; GO THENCE NORTH 00 DEGREES 58 MINUTES 15 SECONDS WEST A DISTANCE OF 150.12 FEET TO A POINT LOCATED ON THE NORTH LAND LOT LINE OF SAID LAND LOT 238; GO THENCE ALONG THE NORTH LAND LOT LINE NORTH 88 DEGREES 32 MINUTES 00 SECONDS EAST A DISTANCE OF 430.48 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SWIFT STREET AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. SAID TRACT CONTAINS 4.520 ACRES OF LAND ALL IN ACCORDANCE WITH PLAT ENTITLED "PLAT OF SURVEY PREPARED FOR H.P. BURT, JR.", AND PREPARED BY WILLIAM DAVID MCCRARY, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2594, DATED MAY 24, 1995, AND SPECIFIC REFERENCE TO SAID PLAT IS INCORPORATED AND MADE A PART OF THIS DESCRIPTION.

TRACT 4: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 238 OF THE FIRST LAND DISTRICT, DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LAND LOT LINE OF SAID LAND LOT 238 WITH THE WEST RIGHT-OF-WAY OF SWIFT STREET (60 FOOT RIGHT-OF-WAY) AND GO THENCE ALONG THE WEST RIGHT-OF-WAY OF SAID SWIFT STREET SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST A DISTANCE OF 499.20 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; CONTINUE THENCE SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST A DISTANCE OF 75.00 FEET TO A POINT; GO THENCE SOUTH 89 DEGREES 20 MINUTES 31 SECONDS WEST A DISTANCE OF 274.70 FEET TO A POINT; GO THENCE NORTH 01 DEGREE 14 MINUTES 52 SECONDS WEST A DISTANCE OF 75.00 FEET TO A POINT; GO THENCE NORTH 89 DEGREES 20 MINUTES 31 SECONDS EAST A DISTANCE OF 275.48 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY OF SWIFT STREET, AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED (collectively, the "**Property**"). ALL OF TRACTS 2, 3 AND 4 BEING ALSO, IN WHOLE, DESCRIBED AS (**1024 Swift Court, 1008 Blakely Court, 1011 Swift Street and 1105 Swift Street**):

ALL THAT TRACT OR PARCEL OF LAND LYING IN OR BEING IN LAND LOT 238, FIRST LAND DISTRICT, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE POINT OF BEGINNING, COMMENCE AT A 5/8" IRON PIN LOCATED AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF SWIFT STREET AND THE NORTH LINE OF SAID LAND LOT 230; THENCE SOUTH 00 DEGREES 25 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 712.20 FEET ALONG THE WEST RIGHT OF WAY OF SWIFT STREET TO A POINT WITNESSED BY A 5/8" IRON PIN LOCATED 0.18" WEST OF THE WEST RIGHT OF WAY OF SWIFT STREET; THENCE NORTH 07 DEGREES 11 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 140.36 FEET ALONG THE NORTH RIGHT OF WAY OF AN UNUSED 20' WIDE ALLEY TO A 5/8" IRON PIN; THENCE SOUTH 07 DEGREES 09 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 50.03 FEET ALONG THE WEST RIGHT OF WAY OF SWIFT STREET TO A POINT WITNESSED BY A 5/8" IRON PIN LOCATED 0.18" WEST OF THE WEST RIGHT OF WAY OF SWIFT STREET; THENCE NORTH 07 DEGREES 11 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 140.36 FEET ALONG THE NORTH RIGHT OF WAY OF AN UNUSED 20' WIDE ALLEY TO A 5/8" IRON PIN; THENCE SOUTH 07 DEGREES 09 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 50.03 FEET ALONG THE SOUTH RIGHT OF WAY OF A 20' WIDE UNUSED ALLEY TO A NAIL SET IN CONCRETE; THENCE SOUTH 00 DEGREES 26 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 115.00 FEET TO A NAIL SET IN CONCRETE LOCATED ON THE NORTH EDGE OF A 100' WIDE GEORGIA POWER COMPANY EASEMENT; THENCE NORTH 87 DEGREES 05 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 280.85 FEET ALONG THE NORTH EDGE OF SAID GEORGIA POWER COMPANY EASEMENT TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREES 06 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 68.57 FEET TO A

Foreclosures

5/8" IRON PIN; THENCE NORTH 24 DEGREES 35 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 501.85 FEET TO A POINT LOCATED WITHIN A 48" OAK TREE; THENCE NORTH 04 DEGREES 36 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 396.74 FEET TO A 5/8" IRON PIN; THENCE NORTH 35 DEGREES 12 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 255.48 FEET TO THE A POINT WITNESSED BY A 1/2" IRON PIN LOCATED 1.12' EAST OF CORNER; THENCE NORTH 88 DEGREES 49 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 456.54 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD SAID PROPERTY CONTAINS 12.287 ACRES MORE OR LESS ALL ACCORDING TO A ALTA/NSFS LAND TITLE SURVEY FOR: TOYBOX DEVELOPMENT PARTNERS, LLC, PREPARED BY LARRY BURNSD, GEORGIA REGISTERED LAND SURVEYOR NO. 2634 ON THE DATE OF JULY 5, 2019 AND LAST REVISED ON JULY 9, 2019 AND IS INCORPORATED HEREIN BY THIS EXPRESS REFERENCE THERETO. A. All right, title, and interest of Borrower in and to (i) all streets, roads, alleys, easements, rights-of-way, licenses, rights of ingress and egress, vehicle parking rights and public places, existing or proposed, abutting, adjacent, used in connection with or pertaining to the real property or the Improvements (as hereinafter defined), (ii) any strips or gores between the real property and abutting or adjacent properties, and (iii) all water and water rights, timber, crops and mineral interests pertaining to the real property (such real property and other rights, titles, and interests being hereinafter sometimes called the "**Land**");

B. All buildings, structures, improvements now constructed or at any time in the future constructed or placed upon the Land, including any future alterations, replacements and additions (the "**Improvements**");

C. All fixtures and systems and articles of personal property, of every kind and character (all of which are herein sometimes referred to together as "**Accessories**");

D. All rents (whether from residential or non-residential space), revenues, and other income of the Land or the Improvements (all of which are herein sometimes referred to together as the "**Rents**");

E. All present and future leases, subleases, licenses, concessions or grants or other possessory interests now or hereafter in force, whether oral or written, covering or affecting the Property, or any portion of the Property (including proprietary leases or occupancy agreements if Borrower is a cooperative housing corporation), and all modifications, extensions or renewals (all of which are herein sometimes referred to together as the "**Leases**");

F. All proceeds, products, consideration, compensation and recoveries, direct or consequential, cash and noncash, of or arising from, as the case may be, (i) the properties, rights, titles and interests referred to above in paragraphs (A), (B), (C), (D), and (E); (ii) any sale, lease or other disposition thereof; (iii) each policy of insurance relating thereto (including premium refunds); (iv) the taking thereof or of any rights appurtenant thereto by eminent domain or sale in lieu thereof for public or quasi-public use under any law; and (v) any damage thereto whether caused by such a taking (including, without limitation, change of grade of streets, curb cuts or other rights of access) or otherwise caused; and

G. All other interests of every kind and character, and proceeds thereof (including, without limitation, declarant's rights under any declaration of covenants affecting the Land, which Grantor now has or hereafter acquires in, to or for the benefit of the properties, rights, titles and interests referred to above in paragraphs (A), (B), (C), (D), (E), (F), and all property used or useful in connection therewith, including, but not limited to, remainders, reversions and reversionary rights or interests.

To the best knowledge of Lender, the Property is in the legal possession of Borrower. The Property will be

Foreclosures

M&T Bank
as Attorney in Fact for
Andrea L Powell

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

EXHIBIT "A"

All that tract or parcel of land lying
and being in the City of Albany,
Dougherty County, Georgia, and
being all of Lot 46 of Westgate
Subdivision, Section One, according
to a map or plat of said subdivision
as same is recorded in Plat Book 3,
Page 337 (Plat Cabinet 1, Slide
B-16), in the office of the Clerk of
Superior Court of Dougherty County,
Georgia.

MR / JH October 7, 2025
Our file no. 25-18147GA-FT5

25-18147GA

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

By virtue of a Power of Sale contained in that certain Security Deed from Twila Jones to Mortgage Electronic Registration Systems, Inc., as a nominee for Southwest Stage Funding, LLC dba Cascade Financial Services, dated April 18, 2019 and recorded on May 22, 2019 in Deed Book 4603, Page 21, in the Office of the Clerk of Superior Court of Dougherty County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Sixty-Seven Thousand Three Hundred Nine and 00/100 dollars (\$67,309.00) with interest thereon as provided therein, as last transferred to Southwest Stage Funding, LLC dba Cascade Financial Services, recorded in Deed Book 5325, Page 247, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in October, 2025, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE STATE OF GEORGIA, COUNTY OF DOUGHERTY, CITY OF ALBANY, AND BEING LL 153 OF THE 1ST LAND DISTRICT OF ALBANY, DOUGHERTY COUNTY, GEORGIA AND BEING A PORTION OF LOT I AND THE SOUTHEASTERN CORNER OF LOT J OF THE BUTLER SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 147 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, OF THE LOT HEREIN DESCRIBED, COMMENCE AT AN IRON PIN LOCATED ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF MADELINE ROAD (60' RIGHT OF WAY AT THIS POINT) AND THE NORTHEAST CORNER OF LOT I OF THE RESUBDIVISION OF BUTLER SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 147, IN

THE OFFICE OF THE CLERK OF SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA; RUNNING THENCE SOUTH 41 37' 20" WEST ALONG THE SOUTHEASTERN LINE OF LOT J A DISTANCE OF 40' TO AN IRON PIN, WHICH IRON PIN MARKS THE TRUE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED, RUNNING THENCE SOUTH 41 37' 20" WEST A DISTANCE OF 200.00', TO AN IRON PIN, RUNNING THENCE NORTH 48 22' 40" WEST A DISTANCE OF 170.00' TO A POINT ON THE SOUTHWEST CORNER OF LOT I OF THE RESUBDIVISION OF BUTLER SUBDIVISION RUNNING THENCE NORTH 90 00' 00" EAST A DISTANCE OF 227.41' TO A POINT LOCATED ON THE SOUTHEASTERLY LOT LINE OF LOT I OF THE REDIVISION OF BUTLER SUBDIVISION AND THE TRUE POINT OF BEGINNING.

Said property may more commonly be known as 2921 Madeline Rd, Albany, GA 31705.

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

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Southwest Stage Funding, LLC dba Cascade Financial Services, 2290 E. Yeager Dr, Suite 250, Chandler, AZ 85286, 1-928-636-7390.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey

or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Twila Jones and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of

Foreclosures

the Security Deed.

Southwest Stage Funding, LLC dba Cascade Financial Services as Attorney-in-Fact for
Twila Jones Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Case No. 25-009866
Ad Run Dates: 09/06/2025 ,09/13/2025 ,09/20/2025 ,09/27/2025,10/04/2025

NOTICE OF SALE UNDER POWER

GEORGIA, DOUGHERTY COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Paul Bailey to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Mortgage Solutions of Georgia, LLC., its successors and assigns. dated June 27, 2024, recorded in Deed Book 5205, Page 30, Dougherty County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 5296, Page 15, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-TWO THOUSAND FIVE HUNDRED TWENTY-SIX AND 0/100 DOLLARS (\$242,526.00), 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 Dougherty 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 October, 2025, the following described property:

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

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

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

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Paul Bailey or a tenant or tenants and said property is more commonly known as 3207 Lancaster Ln, Albany, GA 31721. Should a conflict arise between the property address and the legal description the legal description will control.

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

Lakeview Loan Servicing, LLC as Attorney in Fact for
Paul Bailey

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

EXHIBIT "A"

All that tract or parcel of land lying and being in Albany, Dougherty County, Georgia, and being all of Lot 13 in Westhampton Subdivision Section One, according to a map of plat of said subdivision as same is recorded in Plat Cabinet 1, Slide-B-31(Plat book 4, Page 91) in the office of the Clerk of Superior Court of Dougherty County, Georgia.

MR / KR October 7, 2025
Our file no. 25-18281GA-FT5

25-18281GA

STATE OF GEORGIA
COUNTY OF DOUGHERTY

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by DOROTHY A. MCCLENDON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. in the original principal amount of \$88,000.00 dated November 22, 2006, and recorded in Deed Book 3261, Page 88, Dougherty County records, said Security Deed being last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26 in Deed Book 4160, Page 37, Dougherty County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on October 7, 2025, the property in said Security Deed and described as follows:

ALL THAT REAL ESTATE SITUATED AND BEING IN THE COUNTY OF DOUGHERTY, CITY OF ALBANY, STATE OF GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT NO. 52 OF INDIAN CREEK SUBDIVISION, PHASE "I", ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 4, PAGE 209, (PLAT CABINET 1, SLIDE B-45), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

Said property being known as: 620 ARROWHEAD LN, ALBANY, GA 31721

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are DOROTHY A. MCCLENDON or tenant(s).

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

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

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

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

NEWREZ LLC D/B/A Shellpoint Mortgage Servicing
75 Beattie Place, Suite 300
Greenville, SC 29601
866-825-2174

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

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

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26, as Attorney-in-Fact for DOROTHY A. MCCLENDON

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 25-326921 - BrS

STATE OF GEORGIA
COUNTY OF DOUGHERTY

NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Security Deed executed by AARON MASSENGILL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR GUARANTEED RATE AFFINITY, LLC in the original principal amount of \$150,228.00 dated June 30, 2023, and recorded in Deed Book 5104, Page 198, Dougherty County records, said Security Deed being last transferred to PLANET HOME LENDING, LLC in Deed Book 5319, Page 270, Dougherty County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on 10/7/2025, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 17 OF COLLEGE PARK SUBDIVISION, SECTION II, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 5, PAGE 49, IN THE OFFICE OF THE CLERK OF DOUGHERTY COUNTY, GEORGIA.

Said property being known as: 2509 COLLEGE PARK LN, ALBANY, GA 31705

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

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

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

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

Foreclosures

Security Deed.

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

Planet Home Lending, LLC
321 Research Parkway, Suite 303
Meriden, CT 06450
1-855-884-2250

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

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

PLANET HOME LENDING, LLC, as Attorney-in-Fact for AARON MASSENGILL

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 25-325172 - AnB

NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Eric C Williams Sr. to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Mortgage Solutions of Colorado, LLC, its successors and assigns dated August 11, 2022, recorded in Deed Book 5009, Page 132, Dougherty County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 5257, Page 114, Dougherty County, Georgia Records, as last transferred to MORTGAGE SOLUTIONS OF COLORADO, LLC, D/B/A MORTGAGE SOLUTIONS FINANCIAL by assignment recorded in Deed Book 5274, Page 1, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-SEVEN THOUSAND FOUR HUNDRED THIRTEEN AND 0/100 DOLLARS (\$187,413.00), 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 Dougherty 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 October, 2025, the following described property:

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

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL 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: Mortgage Solutions Financial Servicing, a division of Mortgage Solutions of Colorado, LLC, 7450 Campus Dr, Suite 200, Colorado Springs, CO 80920, . Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Eric C Williams, Sr. or a tenant or tenants and said property is more commonly known as 2016 Gail Ave, Albany, GA 31707. Should a conflict arise between the property address and the legal description the legal description will control.

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

MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL as Attorney in Fact for Eric C Williams Sr.

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

EXHIBIT "A" All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being all of Lot 64 of Gailshar Gardens Subdivision E, Section 2, according to a map or plat of said subdivision as same is recorded in Plat Book 3, Page 270 (Plat Cabinet 1, Slide B-8), in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

MR / MA October 7, 2025
Our file no. 25-17839GA-FT17
25-17839GA

NOTICE OF FORECLOSURE OF
RIGHT TO REDEEM

TO: N B & T LLC and/or all heirs and persons claiming thereunder

Take notice that: James Unlimited Property Management LLC

The right to redeem the following described property to-wit:

ALL THAT TRACT OR PARCEL OF LAND AND BEING IN THE CITY OF ALBANY, DOUGHERTY

Foreclosures

COUNTY, GEORGIA, AND MORE PARTICULARLY DESCRIBED AS A PORTION OF LOT 54, BLOCK 47, SAID CITY, LOCATED AT 711 N MADISON STREET, ALBANY, GEORGIA, AND IS THE SAME PROPERTY THAT IS MORE SPECIFICALLY DESCRIBED IN DEED OF RECORD IN DEED BOOK 2847, PAGE 341, DOUGHERTY COUNTY PUBLIC RECORDS.

Parcel: 0000D-00011-019

will expire and forever foreclosed and barred on and after the 4th of October 2025.

The tax deed to which the notice relates is dated the 1st day of August 2023 and is recorded in the Office of the Clerk of the Superior Court of Ben Hill County, Georgia, in Deed Book 5122 Page 189.

The property may be redeemed at any time before the 4th of October 2025 by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

James Unlimited Property Management
Harry James (Authorized Agent)
327 8th Avenue
Albany, GA 31701

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CELEBRITY CIPHER
by Luis Campos

Colcbity Cipher cryptograms are created from quotations by famous people, past and present. Each letter in the cipher stands for another.

" JOA XIHU. TF'R FZO GIRF
O C D T F T J L D T F X T J F Z O A I H B N J I A .
F Z V F ' R F Z O A V X T F T R . F Z V F ' R T F ."
— H I Y O H F N O J T H I

Previous Solution: "It was the worst day we have ever seen, but it brought out the best in all of us." — Sen. John Kerry on 9/11
TODAY'S CLUE: *o sjenba o*
© NEA, Inc., dist. by Andrews McMeel Syndication 9-13

7 LITTLE WORDS

Find the 7 words to match the 7 clues. The numbers in parentheses represent the number of letters in each solution. Each letter combination can be used only once, but all letter combinations will be necessary to complete the puzzle.

CLUES SOLUTIONS

1 assigning roles (7) _____
2 producing profit (9) _____
3 gaining entrance to (9) _____
4 from Bali, perhaps (10) _____
5 "American Bandstand" dance (9) _____
6 medieval Germanic people (6) _____
7 Portuguese footballer Figo (4) _____

ESS CA DON RAT JIT
TER ESI NG IS ING
STI ONS BUG IN IVE
SAX LUC AN ACC LU

Friday's Answers: 1. RAPIDLY 2. WRISTWATCH 3. CLONED 4. SPLINTER 5. OUTSPREAD 6. VISAGE 7. FINANCIER 9/13

CROSSWORD

ACROSS
1 Some fancy foot work
6 Stylish confidence
10 Ocean spray
14 Villainous superpower
16 Laptop brand
17 Foam toy that can be repurposed for childproofing corners and doors
18 Lion-tailed macaque feature
19 Meh
20 "I love the white stuff, baby / In the middle of an ____": "Weird Al" lyric
21 Cause of insomnia or euphoria
22 Some fountain drinks
24 Mocking bird
25 Ant-Man's partner
27 More loyal
28 Ring
29 Leadership
31 On
33 1975 thriller based on a Peter Benchley novel
34 Poet Jones who wrote the memoir "How We Fought for Our Lives"
35 Mousse kin
36 Some Main lines on maps?: Abbr.
37 "The Subtle Power of the Red Carpet ____": Vogue headline
38 __ patootie
39 Trouble spot
41 Cracks, in a way
43 Pressures
44 Lost color
45 Sign into law
46 Window shopper's purchase
47 [Bor-r-ring!]
51 Actress Daly
52 Piece of art that's cut short
54 Nonchewing teeth
55 Groups of world travelers?
56 Paint sample strip blocks

DOWN
1 __ up
2 Dressing acronym
3 "Vaya con ____"
4 Warning signs
5 Ottawa NHL pro
6 Place for a draft pick
7 Jam band that holds the record for sold-out shows at Red Rocks Amphitheatre
8 First name in folk
9 "Golly!"
10 "Drag Race" matriarch, affectionately
11 "Tell me about it!"
12 Affliction similar to spring fever
13 Reward
15 Scratch
21 Planet entirely inhabited by robots
23 Start for some?
24 EMDR target

ANSWER TO TODAY'S PUZZLE:

09/13/25

1 2 3 4 5 6 7 8 9 10 11 12 13
14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50
51 52 53 54 55 56 57 58

By Jess Rucks
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09/13/25