

Classifieds

Albany Classifieds

**REAL ESTATE
FOR RENT**

Houses for rent

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

Wanted to rent

WANTED TO RENT. Apartment or house for \$300/mo.

**SERVICE
DIRECTORY**

**Home Repair/
Remodeling**

**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**

**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

JOBS

Full-Time

Medical Technologist

Donalsonville Hospital, located in Donalsonville, Georgia, is looking to hire two full-time Medical Technologists. Duties: Performs laboratory technical procedures & analysis, collects specimens and obtains body fluid/blood samples, cultures from patients of all ages for interpretation in the treatment and diagnosis of disease. Requirements: Bachelor's degree in Medical Technology or related Laboratory Sciences, ASCP or AMT or equivalent certification, good computer skills. Send written application to HR Dept., Donalsonville Hospital, 102 Hospital Circle, Donalsonville, GA 39845.

**Volunteers of America
Southeast
The Millennium Center –
Cuthbert, GA**

Program Manager

Program Manager needed for managing the daily operations of a substance use treatment program in Cuthbert, GA. Minimum requirements include a Bachelor's Degree in a relevant field from an accredited institution, a CAC Level II, one (1) year supervisory experience and

Full-Time

five (5) years experience working with chemically dependent individuals. For more information and application instructions, go to www.voase.org/careers. EOE/Drug Free Workplace/ E-Verify.

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.

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 dance@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 the proposals above or emailed to dance@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 dance@albanyha.com or call 229-434-4500.

**Construction/
Service Bids**

Taylor-Nance, Associate VP of Field Operations dance@albanyha.com beginning September 16, 2025.

Original responses must be delivered (and sealed) via hard copy by October 16, 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 dance@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 dance@albanyha.com or call 229-434-4500.

INVITATION TO BID

Well No. 17 Rehabilitation
BID REF. #26-014

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 9, 2025. A Pre-Bid Conference will be held at 10:00 AM on September 17, 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 Joshua Williams, Procurement Manager, at jswilliams@albanyga.gov.

By: Michael Eaton, Chief Financial Officer

**Debtors &
Creditors**

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY

All creditors of the Estate of Carrie Mae Reid, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to her.

This 11th day of September 2025.

Betty Burks, Executor of the Estate of Carrie Mae Reid
3343 Sweetbrier Road, Albany, Georgia 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 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 5th day of September, 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 TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of Shirley Spry Williams deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us.

This 20th day of September, 2025.

Loretta Hall, Administrator of the Estate of Shirley Spry Williams
1716 Shadow Trace Way Deland, Florida 32720
Hall & Williamson, P.C.

**Debtors &
Creditors**

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY

All creditors of the Estate of Carrie Mae Reid, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to her.

This 11th day of September 2025.

Betty Burks, Executor of the Estate of Carrie Mae Reid
3343 Sweetbrier Road, Albany, Georgia 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 Shirley Spry Williams deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us.

This 20th day of September, 2025.

Loretta Hall, Administrator of the Estate of Shirley Spry Williams
1716 Shadow Trace Way Deland, Florida 32720
Hall & Williamson, P.C.

**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 TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of Shirley Spry Williams deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us.

This 20th day of September, 2025.

Loretta Hall, Administrator of the Estate of Shirley Spry Williams
1716 Shadow Trace Way Deland, Florida 32720
Hall & Williamson, P.C.

**Debtors &
Creditors**

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY

IN RE: ESTATE OF KAY H. HIND, DECEASED

All creditors of the estate of Kay H. Hind, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned Executor of the Estate of Kay H. Hind.

This 3rd day of June 2025.

Kenneth Edwin Barnhill, Executor of the Kay H. Hind Estate
2201 E. Doublegate Drive Albany, Georgia 31721 or
MOORE, CLARKE, DuVALL & RODGERS, P.C.
2829 Old Dawson Road
Post Office Drawer 71727 Albany, Georgia 31708-1727 (229) 888-3338

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

**Debtors &
Creditors**

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY

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 11th day of August, 2025.

**Debtors &
Creditors**

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY

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 11th day of August, 2025.

**Debtors &
Creditors**

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

All creditors of the Estate of LORRAINE DAVIDSON LOVE deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us.

This 12th day of September, 2025.

Sharon Lott
Executrix of the Estate of LORRAINE DAVIDSON LOVE
105 Valhalla Drive Cordele, GA 31015

**Debtors &
Creditors**

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY

All creditors of the Estate of EDWARD ANTHONY CIESIENSKY deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us.

This 10th day of September, 2025.

ALICE M. MITCHELL
Administrator of the Estate of EDWARD ANTHONY CIESIENSKY
22493 Heritage Dr. McCalla, AL 35111

**Debtors &
Creditors**

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 said 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 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

**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 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

**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 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

**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 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

**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 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

**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 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.

**Debtors &
Creditors**

Frank Lee Flanigan, Administrator of the Estate of Rebecca Murphy Flanigan
c/o John M. Moorhead 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

Divorces

DOUGHERTY COUNTY SUPERIOR COURT STATE OF GEORGIA

Petitioner: Katrina Christian

vs.

Respondent: Gerry Floyd

Civil Action Case Number: 25CV871-1

NOTICE OF SUMMONS

TO: Gerry Floyd,
Respondent Named Above:

This notice has been published to let you know that a Divorce case was filed against you in the Superior Court on August 22, 2025. The court issued an order for service of summons by publication on August 27, 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 1908 Cobblestone Ct., Albany, GA 31707. 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 8th day of September, 2025.

Samantha Sebastian, Deputy Clerk
Dougherty County Superior Court
State of Georgia

Juvenile Court

PUBLICATION DOUGHERTY COUNTY JUVENILE COURT

IN THE MATTER OF: D.C., B/M, DOB: 12/18/2012
To: Lisa Covin and any putative biological father of one male child born on December 18, 2012.

A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 9th day of June, 2025. The Petition alleges the above-referenced children to be dependent according to Georgia law and seeks termination of your parental rights, if any. You may obtain a copy of the Petition, which sets forth the specific allegations in detail, from the Clerk of Juvenile Court of Dougherty County, 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, phone is 229-431-2162.

By authority of an Order for Service by Publication by the Judge of said Court on the 9th day of June, 2025, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, at the Dougherty County Courthouse located at 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, within sixty (60) days of said Order for Service by Publication and on the 21st day of October, 2025, at 3:00 p.m. to then and there make defense to allegations of the petition, and to show cause why the prayers of the petition should not be granted, and why the said child and all parties named herein should not be dealt with according to the provisions of the law. **The hearing is for the purpose of terminating your parental rights.**

You or any other interested party may file a written objection or answer on or before the date and time for the hearing stated above by filing the same at the office of the Clerk of Juvenile Court of Dougherty County, Georgia, and the Petitioner's Attorney, Gregory T. Williams

Be advised that any biological father who is not the legal father of this child shall lose all rights to this child and shall not be entitled to object to the termination of his rights unless within thirty (30) days of receipt of this notice, he files (1) a petition to legitimize the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimize with the Dougherty County Juvenile Court.

Witness The Honorable Herbie L. Solomon, Judge of said Court this 9th day of June, 2025.

Tequila Woods
Clerk of Dougherty County Juvenile Court

Gregory T. Williams
Special Assistant Attorney General
Post Office Box 1113, Camilla, Georgia 31708
Phone (229) 330-0614, Georgia Bar Number 443607

Juvenile Court

PUBLICATION DOUGHERTY COUNTY JUVENILE COURT

IN THE MATTER OF: L.M., W/F, DOB: 12/26/2014
To: Charlene Mateo Vicente, Francisco Mateo or any other individual who might be the biological father of one female child born to Charlene Mateo Vicente on December 26, 2014

A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 9th day of June, 2025. The Petition alleges the above-referenced children to be dependent according to Georgia law and seeks termination of your parental rights, if any. You may obtain a copy of the Petition, which sets forth the specific allegations in detail, from the Clerk of Juvenile Court of Dougherty County, 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, phone is 229-431-2162.

By authority of an Order for Service by Publication by the Judge of said Court on the 9th day of June, 2025, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, at the Dougherty County Courthouse located at 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, within sixty (60) days of said Order for Service by Publication and on the 21st day of October, 2025, at 3:00 p.m. to then and there make defense to allegations of the petition, and to show cause why the prayers of the petition should not be granted, and why the said child and all parties named herein should not be dealt with according to the provisions of the law. **The hearing is for the purpose of terminating your parental rights.**

You or any other interested party may file a written objection or answer on or before the date and time for the hearing stated above by filing the same at the office of the Clerk of Juvenile Court of Dougherty County, Georgia, and the Petitioner's Attorney, Gregory T. Williams

Be advised that any biological father who is not the legal father of this child shall lose all rights to this child and shall not be entitled to object to the termination of his rights unless within thirty (30) days of receipt of this notice, he files (1) a petition to legitimize the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimize with the Dougherty County Juvenile Court.

Witness The Honorable Herbie L. Solomon, Judge of said Court this 9th day of June, 2025.

Tequila Woods
Clerk of Dougherty County Juvenile Court

Gregory T. Williams
Special Assistant Attorney General
Post Office Box 1113, Camilla, Georgia 31708
Phone (229) 330-0614, Georgia Bar Number 443607

Juvenile Court

PUBLICATION DOUGHERTY COUNTY JUVENILE COURT

IN THE MATTER OF: L.S., W/F, DOB: 05/01/2023
To: Lauren Bass, Andrew Steen and any other individual who might be the biological father of one female child born to Lauren Bass on May 1, 2023.

A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 18th day of August, 2025. The Petition alleges the above-referenced children to be dependent according to Georgia law

Juvenile Court

PUBLICATION DOUGHERTY COUNTY JUVENILE COURT

IN THE MATTER OF: L.S., W/F, DOB: 05/01/2023
To: Lauren Bass, Andrew Steen and any other individual who might be the biological father of one female child born to Lauren Bass on May 1, 2023.

A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 18th day of August, 2025. The Petition alleges the above-referenced children to be dependent according to Georgia law

Juvenile Court

PUBLICATION DOUGHERTY COUNTY JUVENILE COURT

IN THE MATTER OF: L.S., W/F, DOB: 05/01/2023
To: Lauren Bass, Andrew Steen and any other individual who might be the biological father of one female child born to Lauren Bass on May 1, 2023.

A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 18th day of August, 2025. The Petition alleges the above-referenced children to be dependent according to Georgia law

Juvenile Court

PUBLICATION DOUGHERTY COUNTY JUVENILE COURT

IN THE MATTER OF: L.S., W/F, DOB: 05/01/2023
To: Lauren Bass, Andrew Steen and any other individual who might be the biological father of one female child born to Lauren Bass on May 1, 2023.

A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 18th day of August, 2025. The Petition alleges the above-referenced children to be dependent according to Georgia law

Juvenile Court

PUBLICATION DOUGHERTY COUNTY JUVENILE COURT

IN THE MATTER OF: L.S., W/F, DOB: 05/01/2023
To: Lauren Bass, Andrew Steen and any other individual who might be the biological father of one female child born to Lauren Bass on May 1, 2023.

A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 18th day of August, 2025. The Petition alleges the above-referenced children to be dependent according to Georgia law

Juvenile Court

and seeks termination of your parental rights, if any. You may obtain a copy of the Petition, which sets forth the specific allegations in detail, from the Clerk of Juvenile Court of Dougherty County, 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, phone is 229-431-2162.

By authority of an Order for Service by Publication by the Judge of said Court on the 18th day of August, 2025, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, at the Dougherty County Courthouse located at 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, within sixty (60) days of said Order for Service by Publication and on the 21st day of October, 2025, at 1:30 p.m. to then and there make defense to allegations of the petition, and to show cause why the prayers of the petition should not be granted, and why the said child and all parties named herein should not be dealt with according to the provisions of the law. **The hearing is for the purpose of terminating your parental rights.**

You or any other interested party may file a written objection or answer on or before the date and time for the hearing stated above by filing the same at the office of the Clerk of Juvenile Court of Dougherty County, Georgia, and the Petitioner's Attorney, Gregory T. Williams.

Be advised that any biological father who is not the legal father of this child shall lose all rights to this child and shall not be entitled to object to the termination of his rights unless within thirty (30) days of receipt of this notice, he files (1) a petition to legitimize the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimize with the Dougherty County Juvenile Court.

Witness The Honorable Herbie L. Solomon, Judge of said Court this 18th day of August, 2025.

Tequila Woods
Clerk of Dougherty County Juvenile Court

Gregory T. Williams
Special Assistant Attorney General
Post Office Box 1113, Camilla, Georgia 31708
Phone (229) 330-0614, Georgia Bar Number 443607

Juvenile Court

PUBLICATION DOUGHERTY COUNTY JUVENILE COURT

IN THE MATTER OF: D.C., B/M, DOB: 12/18/2012
To: Lisa Covin and any putative biological father of one male child born on December 18, 2012.

A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 9th day of June, 2025. The Petition alleges the above-referenced children to be dependent according to Georgia law and seeks termination of your parental rights, if any. You may obtain a copy of the Petition, which sets forth the specific allegations in detail, from the Clerk of Juvenile Court of Dougherty County, 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, phone is 229-431-2162.

By authority of an Order for Service by Publication by the Judge of said Court on the 9th day of June, 2025, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, at the Dougherty County Courthouse located at 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, within sixty (60) days of said Order for Service by Publication and on the 21st day of October, 2025, at 2:15 p.m. to then and there make defense to allegations of the petition, and to show cause why the prayers of the petition should not be granted, and why the said child and all parties named herein should not be dealt with according to the provisions of the law. **The hearing is for the purpose of terminating your parental rights.**

You or any other interested party may file a written objection or answer on or before the date and time for the hearing stated above by filing the same at the office of the Clerk of Juvenile Court of Dougherty County, Georgia, and the Petitioner's Attorney, Gregory T. Williams

Be advised that any biological father who is not the legal father of this child shall lose all rights to this child and shall not be entitled to object to the termination of his rights unless within thirty (30) days of receipt of this notice, he files (1) a petition to legitimize the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimize with the Dougherty County Juvenile Court.

Witness The Honorable Herbie L. Solomon, Judge of said Court this 9th day of June, 2025.

Tequila Woods
Clerk of Dougherty County Juvenile Court

Gregory T. Williams
Special Assistant Attorney General
Post Office Box 1113, Camilla, Georgia 31708
Phone (229) 330-0614, Georgia Bar Number 443607

Juvenile Court

PUBLICATION DOUGHERTY COUNTY JUVENILE COURT

IN THE MATTER OF: D.C., B/M, DOB: 12/18/2012
To: Lisa Covin and any putative biological father of one male child born on December 18, 2012.

A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 9th day of June, 2025. The Petition alleges the above-referenced children to be dependent according to Georgia law and seeks termination of your parental rights, if any. You may obtain a copy of the Petition, which sets forth the specific allegations in detail, from the Clerk of Juvenile Court of Dougherty County, 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, phone is 229-431-2162.

By authority of an Order for Service by Publication by the Judge of said Court on the 9th day of June, 2025, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, at the Dougherty County Courthouse located at 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, within sixty (60) days of said Order for Service by Publication and on the 21st day of October, 2025, at 2:15 p.m. to then and there make defense to allegations of the petition, and to show cause why the prayers of the petition should not be granted, and why the said child and all parties named herein should not be dealt with according to the provisions of the law. **The hearing is for the purpose of terminating your parental rights.**

You or any other interested party may file a written objection or answer on or before the date and time for the hearing stated above by filing the same at the office of the Clerk of Juvenile Court of Dougherty County, Georgia, and the Petitioner's Attorney, Gregory T. Williams

Be advised that any biological father who is not the legal father of this child shall lose all rights to this child and shall not be entitled to object to the termination of his rights unless within thirty (30) days of receipt of this notice, he files (1) a petition to legitimize the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimize with the Dougherty County Juvenile Court.

Witness The Honorable Herbie L. Solomon, Judge of said Court this 9th day of June, 2025.

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Gregory T. Williams
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Juvenile Court

PUBLICATION DOUGHERTY COUNTY JUVENILE COURT

IN THE MATTER OF: D.C., B/M, DOB: 12/18/2012
To: Lisa Covin and any putative biological father of one male child born on December 18, 2012.

A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 9th day of June, 2025. The Petition alleges the above-referenced children to be dependent according to Georgia law and seeks termination of your parental rights, if any. You may obtain a copy of the Petition, which sets forth the specific allegations in detail, from the Clerk of Juvenile Court of Dougherty County, 225 Pine Avenue, Basement,

Probate Court Administration

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: 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: WILLIAM REX BYRD
ESTATE FILE NO: 2025-ES-238

Cynthia Karen Byrd has petitioned to be appointed administrator of the estate WILLIAM REX BYRD, 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 October 6, 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 13, 20, and 27, 2025 October 4, 2025

Probate Court 12 mth Support

GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: CHARLES DAVID GODWIN, SR.
ESTATE FILE NO: 2025-ES-309
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of **Debra M. Godwin** for a year's support from the estate of **CHARLES DAVID GODWIN, SR.**, 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 13, 2025**, why said petition should not be granted.

Probate Court 12 mth Support

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 pleading/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 20, and 27, 2025 October 4 and 11, 2025

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 pleading/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

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF DONALD D. FOLDS
ESTATE FILE NO: 2025-ES-282

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of **Virginia A. Folds** for a year's support from the estate of **DONALD D. FOLDS**, 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 13, 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 pleading/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 20 and 27, 2025 October 4 and 11, 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 Wills

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

Public Sales/ Auctions

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#: 4T1BFKXC556735
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

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE:

You are hereby, in accordance with OCGA 40-11-19 (A) 2, that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at: Strums Elite Towing & Recovery, 2800 Phillips Drive Albany Ga 31721. Anyone with an ownership interest in this vehicle should contact the business above.

VIN:2G11X5SA6J9152500
YEAR:2018
MAKE:Chevrolet
MODEL:Impala

VIN:5YJ3E1EA5JF032628
YEAR:2018
MAKE:Tesla
MODEL: Model 3*

VIN:1HGCP2F74AA106294
YEAR:2010
MAKE:Honda
MODEL:Accord

STRUM'S ELITE TOWING & RECOVERY
229-319-5924
2800 Phillips Drive Albany Ga, 31721

Foreclosures

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.foreclosurehotline.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

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-LAW;ANGELA 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;Residents. 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;Beverly Faye Davis;Lester R. Jackson;Gwendolyn Sharpe Or Any Unknown Estate Representative or Unknown Heirs-at-Law;Lyric 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 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

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"**).

Foreclosures

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 BURNS, 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 WEST A DISTANCE OF 95.92 FEET TO A POINT; GO THENCE NORTH 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 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 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 SECONDS WEST 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 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 SECONDS WEST 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 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

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assurance afforded to the exact acreage and square footage contained in the Land description, and subject to all of the following, without limitation:

- all outstanding taxes, assessments, and utility bills which are valid liens and encumbrances upon any of the Property and which are prior in right to the lien and security interest of Lender (including taxes which are liens, but not yet payable);
- any and all easements, restrictions, covenants, encumbrances and other matters which would be revealed by an inspection or accurate survey of the Land;
- all valid zoning ordinances;
- any and all easements, limitations, restrictions, reservations, covenants, and encumbrances of record to which the Security Deed is subordinate in terms of priority;
- confirmation and audit of the status of the loan evidenced by the Note; and

the effect of the United States Bankruptcy Code. The proceeds of the sale of the Property will be applied in accordance with the Security Deed to the payment of the indebtedness owed to Lender under the Security Deed and Note, and to the payment of all expenses of sale to the extent provided by Georgia law. Lender reserves the right to credit bid at the sale all or a portion of the unpaid indebtedness owed to Lender under the Security Deed and Note.

Notice has been given, in writing and by statutorily sufficient delivery, to Borrower containing the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and Note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a), and such person may be contacted by and through his agent, counsel for Lender at the name, address and telephone number below.

THIS PUBLICATION IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED IN THIS REGARD WILL BE USED FOR THE PURPOSE OF COLLECTION. TOORAK CAPITAL PARTNERS LLC, a Delaware limited liability company, as attorney-in-fact for GABBRIELLE ESTATES LLC, a Georgia limited liability company.

Counsel for Lender:
Natalie deLatur
Polsinelli PC
1201 West Peachtree Street NW,
Suite 1100
Atlanta, Georgia 30309
404.253.6046

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 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

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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 AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, CONSISTING OF 0.14 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-00008-015
Location Address: 718 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 26.

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 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

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-00007-010
Location Address: 803 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

NOTICE OF SALE

GEORGIA, DOUGHERTY COUNTY.

By virtue of a power of sale contained in that certain Security Deed from ROOSEVELT FRANKLIN WRIGHT to JOSIE E. RICH, dated July 1, 2010, and recorded in Deed Book 3720, Page 319, et seq., Dougherty County Deed Records,

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said Security Deed having originally been given to secure that certain Promissory Note in the original principal amount of EIGHTY-THREE THOUSAND AND 00/100 DOLLARS (\$83,000.00) 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 ROOSEVELT FRANKLIN WRIGHT to JOSIE E. RICH, 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 230 in the First Land District, City of Albany, Dougherty County, Georgia, and being part of Lots 7 and 8 in Block "B" of Isabella Heights, according to a map or plat of said subdivision as the same is recorded in Plat Book 1, Page 218 (Plat Cabinet 1, Slide A-28), in the office of the Clerk of Superior Court, Dougherty County, Georgia, and being more particularly described as follows:

Beginning at the point of intersection of the eastern right-of-way line of Collins Street (a 50-foot wide right-of-way) and the southern right-of-way line of East Broad Avenue (a 60-foot wide right-of-way), run thence easterly along the southern right-of-way line of East Broad Avenue 133.00 feet to a point; run thence southerly along a line parallel to the eastern right-of-way line of Collins Street 135.00 feet to a point; run thence westerly along a line parallel to the southern right-of-way line of East Broad Avenue 133.00 feet to a point on the eastern right-of-way line of Collins Street; and run thence northerly along the right-of-way line 135.00 feet to the point of beginning. The described tract is based upon a plat of survey prepared by Malcolm Burnsed, Georgia Registered Land Surveyor No. 1691, dated January 3, 1989.

THE STREET ADDRESS OF THE ABOVE-DESCRIBED PROPERTY IS 1316 E. BROAD AVENUE, ALBANY, DOUGHERTY COUNTY, GEORGIA, TO THE BEST OF THE KNOWLEDGE AND BELIEF OF JOSIE E. RICH.

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 ROOSEVELT FRANKLIN WRIGHT to maintain insurance coverage on the property secured by the Security Deed to JOSIE E. RICH in accordance with its terms. Said default continuing, 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 property will be sold as the property of ROOSEVELT FRANKLIN WRIGHT 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 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 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

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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

NOTICE OF SALE UNDER POWER

GEORGIA, DOUGHERTY COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from TESSA YVONNE VAN TRECE to BANK OF AMERICA, N.A., dated May 6, 2024, recorded May 9, 2024, in Deed Book 5189, Page 158, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Five Hundred Fifty-Three Thousand Two Hundred Fifty and 00/100 dollars (\$553,250.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to BANK OF AMERICA, N.A., 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:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF BROADWAY AND MULBERRY STREETS; THENCE SOUTH, ALONG THE EAST SIDE OF NORTH BROADWAY, 140 FEET TO A POINT; THENCE EASTERLY, 99 FEET, MORE OR LESS, TO A POINT; THENCE NORTH, 140 FEET TO A POINT LOCATED ON THE SOUTH SIDE OF MULBERRY STREET; THENCE WESTERLY, ALONG THE SOUTH SIDE OF MULBERRY STREET, 99 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SAID PROPERTY BEING PARTS OF LOTS 32 AND 34 ON MULBERRY STREET, IN EAST ALBANY, GEORGIA.

Said legal description being controlling, however the property is more commonly known as 230 N BROADWAY ST, UNIT 201, ALBANY, GA 31705.

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 TESSA YVONNE VAN TRECE, 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: 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: Rubin Lublin, 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

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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 Byron Fleming and Valerie Fleming to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., dated May 19, 2003 and recorded on May 23, 2003 in Deed Book 2591, Page 97, 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-Six Thousand Five Hundred Sixty-Seven and 22/100 dollars (\$66,567.22) with

Foreclosures

interest thereon as provided therein, as last transferred to BANK OF AMERICA, N.A., recorded in Deed Book 3932, Page 78, 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 City of Albany, Dougherty County, Georgia, and being all of Lot 65 of Avondale "B" according to a map or plat of said subdivision as same is recorded in Plat Book 2, Page 123 (Plat Cabinet 1, Slide A-52), in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

Said property may more commonly be known as 108 S Ingleside Drive, Albany, GA 31707. 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 Bank of America, N.A., 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 Byron Fleming and Valerie Fleming 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. Bank of America, N.A. as Attorney-in-Fact for Byron Fleming and Valerie Fleming
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 08/30/2025, 09/06/2025, 09/13/2025, 09/20/2025, 09/27/2025, 10/04/2025;

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 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

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

Foreclosures

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 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 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,

Foreclosures

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

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 Road
Roswell, GA 30076
www.foreclosurehotline.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

Foreclosures

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 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, Isaoo, 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. Spies, Jr., a Georgia Registered Land Surveyor #2527. Said plat being incorporated herein and by specific reference thereto being made a part of this description.

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

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

Being real property commonly known as **3528 Wexford Drive, Albany, GA 31721**.

The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).

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

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

25GA404-0049

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

STATE OF GEORGIA
COUNTY OF DOUGHERTY
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,

Foreclosures

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 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 Andrea L Powell to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Southpoint Financial Services, Inc., its successors and assigns. dated April 23, 2021, recorded in Deed Book 4827, Page 292, Dougherty County, Georgia Records, as last transferred to M&T Bank by assignment recorded in Deed Book 5167, Page 110, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-SEVEN THOUSAND FOUR HUNDRED SIXTY-FOUR AND 0/100 DOLLARS (\$137,464.00), 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.

M&T Bank is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

Foreclosures

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 Andrea L Powell or a tenant or tenants and said property is more commonly known as **2300 Meadow Brook Lane, 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.

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

McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.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, 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 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 AS RECORDED IN PLAT BOOK 5, PAGE 147, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA; RUNNING THENCE NORTH 41 37' 20" EAST A DISTANCE OF 48.95' TO A POINT ON THE WESTERN LINE 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 RED 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

Foreclosures

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 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 ,09/20/2025 ,09/13/2025 ,09/27/2025,10/04/2025

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-RLT1 ("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-RLT1, 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:

ALL OF LOTS 51, 53, 55, 57, 59, 61, 63 AND 65 OF WHISPERING PINES SUBDIVISION WHICH IS MORE PARTICULARLY DESCRIBED BY PLAT RECORDED IN PLAT BOOK 2, PAGE 23 IN THE OFFICE OF CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, BEING IMPROVED PROPERTY HAVING LOCATED THEREON A MULTIPLE APARTMENT COMPLEX KNOWN AS WHISPERING PINES APARTMENTS; TOGETHER WITH ALL GAS AND ELECTRIC FIXTURES, HEATING, PLUMBING AND MR CONDITIONING EQUIPMENT, STATIONARY EQUIPMENT, 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.

Foreclosures

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 ADVERTISEMNT 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 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 and being in Dougherty

Foreclosures

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

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 SUPERIOR COURT 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 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

rslaw.com/property-listing

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

Foreclosures

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.

FORECLOSURE AD

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt, from KREG JENKINS to BANK OF DAWSON and filed for record on July 25, 2017, and recorded in Deed Book 4433, Pages 205-209, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, the undersigned will sell at public outcry during the legal hours of sale before the Courthouse in Dougherty County, Georgia, on the first Tuesday in October, 2025, to the highest bidder for cash, the following described real property, to wit: All that tract or parcel of land lying and being in Land Lot 342, First Land District, Dougherty County, Georgia, and being more particularly described as follows:

Beginning at the Southeast corner of Lot #51 of the Kreg Pecan Company Subdivision A as the same as recorded in Plat Book 1, Page 11 in the Office of the Clerk of Superior Court, Dougherty County, proceed North 186.66 feet to the POB; thence West 93.33 feet; thence North 93.33 feet; thence East 93.33 feet; thence South 93.33 feet to the POB. Said tract comprised of two (2) acres more or less and may be further identified in part as being all of Lot #22 of Bluegate Subdivision as same as platted in Plat Book 4, Page 224, together with one (1)

Foreclosures

acre tract immediately West of Lot #22, said one (1) acre Tract being a portion of Lot #52 of the Kreg Pecan Company Subdivision and said one (1) acre tract being 93.33 feet North and South and approximately 466.66 feet East and West.

This is the same property conveyed to KREG JENKINS by Warranty Deed recorded at Deed Book 641, Page 531 in the Office of the Clerk of Superior Court, Dougherty County, Georgia and this property is known as 3725 Victory Street according to the present system of numbering in Dougherty County, Georgia.

Parcel No.: 00205/00003/026

The debt secured by said Deed to Secure Debt is evidenced by those certain notes from KREG JENKINS in favor of Bank of Dawson, dated July 11, 2017, in the principal amount of \$125,334.47, respectively.

The debt secured by said Deed to Secure Debt and evidenced by said notes has been and is hereby declared due and payable because of Grantor's failure to pay said notes as the same became due. The debt remaining in default, this sale will be made for the purpose of paying said indebtedness including all accrued and unpaid interest thereon and attorney's fees and all expenses of said sale.

Pursuant to O.C.G.A. §44-14-162.2, the person who shall have full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is as follows: Barry Lyle, Bank of Dawson, Post Office Box 230, Dawson, GA 39842; Phone Number 229-995-2141. Provided however, such person shall not be required to negotiate, amend or modify the terms of a mortgage instrument.

This property will be sold as the property of KREG JENKINS, who, to the best of the undersigned's knowledge and belief is the parties in possession of said property.

Notice has been given of intention to enforce provisions for collection of attorney's fees and foreclosure in accordance with legal requirements and the terms of said Deed to Secure Debt and notes.

Said property will be sold subject to any and all unpaid taxes and assessments, if any, and other restrictions and easements of record, if any.

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

Bank of Dawson
As Attorney-in-Fact For
KREG JENKINS

COLLIER & GAMBLE, LLP
As Attorneys For
BANK OF DAWSON

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

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-law 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) 724-4471 Phone
(888) 420-5792 Fax
amos@pataulalaw.com
File No.: 2025-00277

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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CROSSWORD

ACROSS

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13 Muralist on some Mexican 500-peso notes

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DONW

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45 Nor. neighbor

47 Tip of the tongue?

ANSWER TO TODAY'S PUZZLE:

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Los Angeles Times Sunday Crossword Puzzle

Edited by Patti Varol

"CAN YOU HEAR ME NOW?" BY KATY STEINMETZ & RICH KATZ

ACROSS

1 Facing the pitcher

6 Closely guarded areas in soccer

11 Korean-style __

14 Brunch side

18 Sunday singers

19 Window parts

20 __ deco

21 Alexander of "Rizzoli & Isles"

22 "There's not enough chocolate for the both of us!"

25 Up to

26 Failure

27 __ firma

28 Not trans

29 Give heart to

30 "Our waiter's wearing leopard-print pants!"

34 Former NPR host Norris

37 Frosts

38 Main ideas

39 Workout reminders?

40 Opera set in Egypt

42 Viewed

43 "Stop switching lanes so aggressively!"

51 "My treat!"

52 Elderly

53 Wax-coated cheese

54 Sandwich choice

56 Spot for a pot

58 Following

60 Big batteries

62 Moody genre

65 "We could get separated in this crowd!"

69 Board alternative

70 Coco Gauff's sport

72 MeTV fare

73 German auto

75 __-Cola

76 Singer Halliwell

77 Gentlemen

79 __ terrier

83 "Our next flight leaves 10 minutes after we land!"

89 Nearly all

90 Bygone GM line

91 Drummer Starr

92 Portmanteau pastry

95 Swit co-star

3 No fighter

4 Suffer

5 "Have a few samples"

6 Few and far between

7 Le __: French port

8 Like some headsets

9 Keanu role

10 W-2 fig.

11 Some pediatric patients

12 Luca of "The Godfather"

13 NBA div.

14 Horse-drawn carriage

15 Insightful

16 Skins'

17 Jay and Gloria's oldest grandchild on "Modern Family"

21 Leave dangling

23 Stiletto, for one

24 Latin "behold"

29 Wan

30 "__ no easy way to say this ..."

31 Center of a historic boast

32 Declaration of ability

33 Cook dim sum, say

34 Subway spread

35 Touchscreen image

36 Fish used to fish for other fish

40 Chowded down

41 "__ be my pleasure"

42 Trap

44 Soothes

45 Fruit that sounds unattractive

46 "All aboard!"

47 March day for a historic coup

48 Face late charges, maybe

49 Browser links

50 "__ is cheap"

55 Tire meas.

57 Junior's junior

58 Heart parts

59 Winter bug

60 Drench

61 Meadow mouthful

62 "Yada yada" abbr.

63 Copy cats?

64 Frost's "__ by the Pacific"

66 Awesome

67 Sage, for one

68 Raw material for some bees

71 "Hard pass"

74 Self-critical remark

76 Noble deed of yore

77 Supply that might be ready to roll

78 __ and outs

80 ilk

81 Lenovo laptop whose screen bends over backward

82 Actress Mireille

84 Blanket forgiveness

85 __ for: attest to

86 "Ice Age" bird

87 Family

88 Folding

92 French fashion house

93 Biblical site of long division?

94 Get one's bearings

95 Unify, in a way

96 Perjurer

97 "That's a shame"

98 Nerd (out)

99 Unlikely gaits out of the starting gate

100 Garden flower

101 Former Pakistan prime minister __ Khan

102 Tuscan city that's home to the oldest bank in the world

106 Taj Mahal site

107 Garbage truck destination

108 Sanctuary area

110 Yang

111 Big bird

112 __ canto

113 Scand. kingdom

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