

Classifieds

Albany Classifieds

REAL ESTATE FOR RENT

Houses for rent

3 BR 1 BATH house with fenced in backyard, storage unit. \$1000/mo, \$1000 deposit Call 912-290-2698

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

MERCHANDISE

Garage Sale

YARD & BAKE SALE
by Albany Woman's Club
1012 N. Van Buren
Sat., Oct. 11, 8 am-1 pm
Best prices in town!

Musical Equipment

GREAT ACOUSTIC GUITARS FOR SALE
Yamaha, Epiphone, too many others to list. Must bring cash. 229-438-8008

JOBS

Full-Time

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 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

INVITATION TO BID
DOCO 2024 & 2025
LMIG Resurfacing
BID REF. #26-019

Sealed bids will be received, on behalf of Dougherty County by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on November 4, 2025. A Pre-Bid Conference will be held at 10:00 AM on October 14, at the Procurement Division Office. A 5% Bid Bond is required of all bidders. Bid

Construction/ Service Bids

documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Destin Adams, Buyer I, at dadams@albanyga.gov.

Invitation to Bid

by/ Michael Eaton, Chief Financial Officer

The City of Arlington, Georgia will accept sealed bids on the work below at Jimmie C. Harpe Community Center, 31 Martin Luther King Drive, Arlington, Georgia 39813 until 2:00 p.m. local time, October 23, 2025 at which time and place all bids will be publicly opened and read aloud.

Project Title:
Water Meter Replacement
CDBG No. 24p-x-019-2-6372
CITY OF ARLINGTON
ARLINGTON, CALHOUN AND EARLY COUNTY, GEORGIA

The project consists of: Replacement of approximately 512 - 3/4" water meters, 4 - 1" water meters, 17 – 2" water meters, 3 - 2½" water meters and 1 - 4" water meters with remote read water meters and system for operation.

The specifications and other contract documents may be examined at:

SOWEGA Engineering, LLC
158 East Lee Street
Dawson, Georgia 39842

Copies may be obtained at the office of SOWEGA Engineering, LLC, P.O. Box 735, Dawson, Georgia 39842, upon payment of \$250.00 for each set. No refunds will be made.

The Owner reserves the rights to waive any and all informalities, to reject any and all bids, and to disregard all nonconforming, nonresponsive, unbalanced or conditioned bids.

Each bidder must deposit with his bid, security in the amount, form and subject to the conditions provided in the Instructions to Bidders.

All bids will remain subject to acceptance for 60 days after the actual date of the opening thereof.



City of Arlington
567 Pioneer Road N. E.
Arlington, Georgia 39813

PUBLIC NOTICE

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

Security Camera System (Lipsey Homes)

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 dnance@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 dnance@albanyha.com. Documents must be in a clear, legible, 12-point, 8.5 by 11-inch format.

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

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-mail 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.

Revision 1
Page 1: property Address clarification: William Binn, also known as AMP 2" homes consist of two separate properties. 1) William Binn Homes, actual property, is located at 500 S. Van Buren St Albany GA. 2) Holly Homes is located at 921 Cherry St Albany GA.

Revision 2
Page 1: Submission deadline: Update the date of submission to December 1st, 2025, 1:00 PM.

Revision 3:
Page 5 section 7: Proposal submission Instructions Update to include electronic submission. Please submit to Dnace@albanyha.com

Construction/ Service Bids

INVITATION TO BID
DOCO 2024 & 2025
LMIG Resurfacing
BID REF. #26-019

Sealed bids will be received by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on November 4, 2025. A Pre-Bid Conference will be held at 10:00 AM on October 14, at the Procurement Division Office. A 5% Bid Bond is required of all bidders. Bid

Corporations

222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM, on November 3, 2025. Bid documents can be obtained from the Procurement Division, the Georgia Procurement Registry, and at www.albanyga.gov. For additional information, contact Destin Adams, Buyer I, at dadams@albanyga.gov.

by/ Michael Eaton, Chief Financial Officer

Debtors & Creditors

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of Roe Chester Burks, 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 12th day of September, 2025.

Atalaya Bianca Knowles,
Administrator of the Estate of
Roe Chester Burks
c/o Moorhead Law Firm, LLC
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 Russell James Edwards 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 22nd day of September, 2025.
Tracey Lorraine Rust, Executor of the Estate of Russell James Edwards
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 Claire Moore Gordon, 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 23rd day of September 2025.
John Jackson Gordon, Executor of the Estate of Claire Moore Gordon
c/o Moorhead Law Firm, LLC
314 W. Residence Avenue
Albany, Georgia 31701

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 & CREDITORS

All creditors of the Estate of Roger L. Posey, 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 30th day of September 2025.
Roger Scott Posey
Excutor of the Estate of Roger L. Posey
% DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701

NOTICE
GEORGIA
DOUGHERTY COUNTY
Notice is hereby given to all creditors of the Estate of Eva Mae Shiver, 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.
Glenda Simmons Apperson
Executrix of the Estate of Eva Mae Shiver
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989
Dates: October 4, 11, 18, 25, 2025

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

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA,
COUNTY OF DOUGHERTY
All creditors of the Estate of KAROUSA NAN ROBERTS EDWARDS deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned

Debtors & Creditors

according to law, and all persons indebted to said estate are required to make immediate payment to us. This 26th day of September, 2025.
Angelique Edwards,
Administrator of the Estate of
KAROUSA NAN ROBERTS EDWARDS
528 North Ingleside Dr
Albany, GA 31707

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA,
COUNTY OF DOUGHERTY
All 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.

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA,
COUNTY OF DOUGHERTY

All creditors of the Estate of David Lee Stokes 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 24th day of September, 2025.

Lauren H. Williamson,
Administrator of the Estate of
David Lee Stokes
P.O. Drawer 70639
Albany, Ga 31708

Notice to Debtors and Creditors
All creditors of the estate of MELVIN CHARLES TERRELL late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment. This 4th day of October, 2025
Name: ANITA WILLIAMS FAOYE
Title: ADMINISTRATOR
Address: 3118 WAX MYRTLE COVE, ALBANY, GA 31721

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

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA,
COUNTY OF DOUGHERTY

All creditors of the Estate of Patricia Solomon Marcus, 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 Administrator. This 24th day of September, 2025.
James Edward Fallin,
Administrator of the Estate of STERLING PEMBLETON FALLIN, JR.
5294 Florida Short Route
Dawson, GA 39842

NOTICE TO DEBTORS AND CREDITORS

State of Georgia,
County of DOUGHERTY
Estate No. 2025-ES-128

All creditors of the Estate of Patricia Solomon Marcus, 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 Administrator.

Sandra Webb
Administrator of the Estate of Patricia Solomon Marcus
c/o Christopher A. Flowers.
504 N. Jefferson Street
Albany, GA 31701

NOTICE

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

CATHY C. THURMOND,
Administrator
2812 Spring Flats Road
Sylvester, GA 31791

Notice to Debtors and Creditors
IN THE PROBATE COURT OF DOUGHERTY COUNTY, STATE OF GEORGIA
RE: ESTATE OF WARD MILES WHITFIELD, DECEASED ESTATE NO. 2025-ES-324
NOTICE IS HERBY GIVEN to all creditors or persons having demands against Ward Miles Whitfield, deceased, of said County, to present them to me, properly made out within the time prescribed by law, so as to show their character and amount; and all persons indebted to said deceased are required to make immediate payment to me. This 8th day of October, 2025. B.A.

Debtors & Creditors

WHITFIELD Executor of the Estate of Ward Miles
Whitfield Post Office Box 71132,
Albany Georgia 31707

GEORGIA, DOUGHERTY COUNTY

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of PEGGY JO HALL, deceased, late of Dougherty County, Georgia are hereby notified to render in their demands to the undersigned according to law and all persons indebted to said estate are required to make immediate payment to the undersigned.

This the 7th day of August 2025.

Kevin Curtis Hall,
Executor of the Estate
of Peggy Jo Hall, deceased
c/o Phil Cannon
Georgia Bar 107895
Meeks and Cannon, P.C.
P O Drawer 720
Leesburg, GA 31763
229-759-9111 phone
229-759-9001 fax
philcannon@meeksandcannon.com

NOTICE TO CREDITORS AND DEBTORS

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 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

Divorces

DOUGHERTY COUNTY SUPERIOR COURT
STATE OF GEORGIA

Petitioner: Olivia Charles

vs.

Respondent: Camron Ward

Civil Action Case Number:
25CV968-2

NOTICE OF SUMMONS

TO: Camron Ward
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 September 16, 2025. The court issued an order for service of summons by publication on September 25, 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 2205 Star Lane, 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 25th day of September, 2025.

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

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

Divorces

DOUGHERTY COUNTY SUPERIOR COURT
STATE OF GEORGIA

Petitioner: Raynesha Sutton

vs.

Respondent: Shanorris Taylor

Civil Action Case Number:
25CV475-1

NOTICE OF SUMMONS

TO: Shanorris Taylor
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 May 7, 2025. The court issued an order for service of summons by publication on September 18, 2025. You must file an Answer to the Petition with the clerk of Superior Court and serve the Petitioner with a copy of the Answer. The Petitioner's address is 521 Hickory Lane, Albany, GA 31701. 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 19th 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: J.W., B/M, DOB: 11/25/2012

To: Rose White, Jawaski Cobb and any other individual who might be the biological father of one male child born to Rose White on November 25, 2012.

A petition was filed in this Court by Social Services Case Supervisor Trenea White, on the 18th day of August 2025. The Petition alleges the above-referenced child 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 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 4th day of November, 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 legitimate the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimate 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

PUBLICATION

DOUGHERTY COUNTY JUVENILE COURT IN THE MATTER OF: C.G., B/M, DOB: 01/16/2014; C.W., B/M, DOB: 12/23/2015, D.G, B/F, DOB: 01/26/2017 and D.G., B/M, DOB: 12/28/2018.

To: Jessica Green, Nayvoski Bell, Demetrius Womack and any other individual who might be the biological father of three male children and one female child born to Jessica Green on January 16, 2014, December 23, 2015, January 26, 2017, and December 28, 2018, respectively.

A petition was filed in this Court by Social Services Case Supervisor Trenea White, on the 18th day of August 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 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 4th day of November, 2025, at 9:00 a.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 children 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 these children shall lose all rights to these children 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 legitimate the children pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimate 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

Juvenile Court

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

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

Miscellaneous

INVITATION TO BID
Well No. 35 Rehabilitation
BID REF. #26-022

Sealed bids will be received by City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on November 6, 2025. A Pre-Bid Conference will be held at 10:00 AM on October 15, at the Procurement division office. A 5% Bid Bond is required of all bidders. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Joshua Williams, Procurement Manager, at jswilliams@albanyga.gov.

^b^l Michael Eaton, Chief Financial Officer

CITY OF ALBANY MUNICIPAL COURT

CIVIL DOCKET NO. 25-NA-35
LEGAL NOTICE

CITY OF ALBANY
Petitioner,

vs

This property is known as 730 Gordon Ave., Albany, Georgia, bearing Tax ID# 000HH/00004/013; and

ALONZO EDISON, Property Owner, and Interested Persons as Defined in O.C.G.A. §41-2-8(B): AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 730 Gordon Ave.,
Respondent(s)

TO: ALONZO EDISON, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 730 GORDON AVE., ALBANY, DOUGHERTY COUNTY, GEORGIA:

You are notified that the City of

Miscellaneous

Albany is seeking to abatement the conditions existing at the property located at 730 Gordon Ave., in the City of Albany, Dougherty County, Georgia, more particularly described as follows:

All of LOT 2, BLOCK 2, Hollywood Heights Subdivision, according to a plat of said subdivision, as recorded in Plat Book 1, Page 209, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, bearing Tax ID# 000HH/00004/013

seeking to abate the conditions existing on said property which constitute a nuisance in violation of codes and ordinances of the City of Albany, Georgia. You are ordered to show cause before the undersigned on the 24 th day of October, 2025, at 9:00 a.m. and from time to time thereafter as the same may be called at the Law Enforcement Center at 201 W. Oglethorpe Blvd., Albany, Georgia, why the relief requested in said Petition should not be granted and the Code violations remedied and the nuisance abated at your expense. Let this notice be published and posted as required by law.

Witness the Honorable Ingrid Driskell, Chief Judge, Municipal Court.

Michael M. Custer
Ga. Bar No. 525350
Attorney for Petitioner

222 Pine Ave., Suite 560
Albany, Georgia 31701
(229) 431-2805 (office)
mcuster@albanyga.gov

Name Changes

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

In re the name change of:
Anna Katherine Roberts

Civil Action File No. 25CV712-2

NOTICE OF PETITION TO CHANGE NAME

I, Anna Katherine Roberts, filed a petition in the Superior Court of Dougherty County, Georgia on the 21 day of July, 2025 to change my name from Anna Katherine Roberts to Katherine Roberts Hatcher. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 21 day of July, 2025

Anna K. Roberts
Petitioner

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

In re the name change of:
Anita Paulk

Civil Action File No. 25CV958-4

NOTICE OF PETITION TO CHANGE NAME

I, Anita Paulk, filed a petition in the Superior Court of Dougherty County, Georgia on the 12 day of September, 2025 to change my name from Anita Wilcox Paulk to Anita Michelle Wilcox. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 12th day of September, 2025

Anita Paulk
Petitioner

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

In re the name change of:
Cartez J. Holton

Civil Action File No. 25CV981-3

NOTICE OF PETITION TO CHANGE NAME

I, Cartez J. Holton, filed a petition in the Superior Court of Dougherty County, Georgia on the 19 day of September, 2025 to change my name from Cartez J. Holton to Cartez J. Pinkins. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 19 day of September, 2025

Cartez Holton
Petitioner

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

In re the name change of:
Jaylan Ja'quan Lewis

Civil Action File No. 25CV-811-1

NOTICE OF PETITION TO CHANGE NAME

I, Jaylan Ja'quan Lewis, filed a petition in the Superior Court of Dougherty County, Georgia on the 5th day of August, 2025 to change my name from Jaylan Ja'quan Lewis to Jaylan Ja'quan Davis. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 5th day of August, 2025

Jaylan Lewis
Petitioner

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

In re the name change of:
Teresa Williams Threadcraft

Civil Action File No. 25-SU-CV-740

NOTICE OF PETITION TO CHANGE NAME

I, Teresa Williams Threadcraft, filed a petition in the Superior Court of Dougherty County, Georgia on the 25th day of July, 2025 to change my name from Teresa Williams Threadcraft to Thersha Williams Threadcraft. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 25th day of July, 2025

Teresa Williams Threadcraft
Petitioner

Probate Court Administration

GEORGIA, DOUGHERTY COUNTY

Probate Court Administration

PROBATE COURT
IN RE: ESTATE OF: SAM FARKAS, JR., a/k/a SAM FARKAS
ESTATE FILE NO: 2025-ES-334

TO WHOM IT MAY CONCERN:
Samuel Arien Farkas has petitioned to be appointed administrator of the estate of SAM FARKAS, JR., a/k/a SAM FARKAS, 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 27, 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: October 4, 11, 18, and 25, 2025

GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: SHALANDA R. MASSEY
ESTATE FILE NO: 2025-ES-341

TO WHOM IT MAY CONCERN:
De'Erica L. Clay has petitioned to be appointed administrator of the estate of SHALANDA R. MASSEY, 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 November 3, 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: October 11, 18, and 25, 2025

GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: QUEEN EASTER BAISDEN
ESTATE FILE NO: 2025-ES-314

TO WHOM IT MAY CONCERN:
Mary L. Baisden has petitioned to be appointed administrator of the estate of QUEEN EASTER BAISDEN, 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 27, 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: October 4, 11, 18, and 25, 2025

GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: BRENDA LAVERN COX
ESTATE FILE NO: 2025-ES-285

Gregory Lucious Cox has petitioned to be appointed administrator of the estate BRENDA LAVERN COX, 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 20, 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 27, 2025
October 4, 11, and 18, 2025

Probate Court Administration

GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: DIEZ EDWARDS
ESTATE FILE NO: 2025-ES-331

TO WHOM IT MAY CONCERN:
Sherita Singleton has petitioned to be appointed administrator of the estate of **DIEZ EDWARDS**, 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 27, 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: October 4, 11, 18, and 25, 2025

GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: ALONZA FEDD
ESTATE FILE NO: 2025-ES-311

Michelle Williams has petitioned to be appointed administrator of the estate **ALONZA FEDD**, 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 20, 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 27, 2025

October 4, 11, and 18, 2025
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: CARL TRACY GREEN
ESTATE FILE NO: 2025-ES-312

TO WHOM IT MAY CONCERN:
Sabrina Green has petitioned to be appointed administrator of the estate of CARL TRACY GREEN, 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 November 3, 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: October 11, 18, and 25, 2025

GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: TRACY R. SAPP, SR.
ESTATE FILE NO: 2025-ES-042

TO WHOM IT MAY CONCERN:
Claudia Deborah Sapp has petitioned to be appointed administrator of the estate of TRACY R. SAPP, SR., 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 27, 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

Probate Court Administration

(229) 431-2102
Citation dates: October 4, 11, 18, and 25, 2025

Probate Court Misc.

IN THE PROBATE COURT OF DOUGHERTY COUNTY STATE OF GEORGIA
IN RE: ESTATE OF RUSSELL JAMES EDWARDS, DECEASED
ESTATE NO. 2025-ES-305

PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS

NOTICE

Tracey Lorraine Rust has petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before November 3, 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.

Leisa G. Blount
Judge of the Probate Court
225 Pine Ave, Suite 123,
PO Box 1827, Albany, GA 31702

229-431-2102

Probate Court 12 mth Support

GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF JERRY LEE GARRETT
ESTATE FILE NO: 2025-ES-319
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Cherry Lee Garrett for a year's support from the estate of JERRY LEE GARRETT, 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 20, 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 27, 2025

October 4, 11, and 18, 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

GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: LARRY A. BROWN, SR.
ESTATE FILE NO: 2025-ES-068
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Sandra Jane Brown for a year's support from the estate of LARRY A. BROWN, 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 27, 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

Probate Court 12 mth Support

Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
Citation dates: October 4, 11, 18, and 25, 2025

GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF SHIRLEY SPRY WILLIAMS
ESTATE FILE NO: 2024-ES-198
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

TO: ASHLEY SPRY AND ALL INTERESTED PARTIES

The Petition of Ozell Williams, III, for a year's support from the estate of SHIRLEY SPRY WILLIAMS, 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 20, 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 27, 2025

October 4, 11, and 18, 2025

Public Sales/
Auctions

Albany, GA.

Make: Chevrolet
Year: 2005
Model: Trailblazer
Vin ID: 1GNDT13S452334384
License: PQD9352
State: GA
Case #: 2025-261AV

Make: Nissan
Year: 2009
Model: Altima
Vin ID: 1N4AL21E69N40490
License: P6363807
State: GA
Case #: 2025-256AV

Make: Honda
Year: 2000
Model: Civic
Vin #: 1HGEJ667XYL01687
License: RCW4946
State: GA
Case: 2025-258AV

Make: Chevrolet
Year: 2013
Model: Cruze
Vin ID: 1G1PC5SB7D7106467
License: NONE
State: GA
Case #: 2025-259AV

Make: Honda
Year: 2009
Model: Civic
Vin ID: 2HGFG12869H534273
License: P6652347
State: GA
Case #: 2025-199AV

Make: Chevrolet
Year: 2005
Model: Impala
Vin ID: 2G1WF52EX59131621
License: PP2U771
State: GA
Case #: 2025-202AV

Make: Kawasaki
Year: ?
Model: KX250
Vin ID: NONE
License: NONE
State: GA
Case #: 2025-257AV

Make: Chevrolet
Year: 2007
Model: SDU8058
Vin ID: 1GCEC19Z17Z186514
License: SDU8058
State: GA
Case #: 2025-260AV

Service by
Publication

IN THE SUPERIOR COURT OF
DOUGHERTY COUNTY
STATE OF GEORGIA

CIVIL ACTION NO. 25CV0457

STATE OF GEORGIA
ex rel
GREGORY W. EDWARDS
DISTRICT ATTORNEY
DOUGHERTY JUDICIAL CIRCUIT
PLAINTIFF

VS.

\$2, 378.00 IN U.S. CURRENCY;
19.4 GRAMS OF
METHAMPHETAMINE; AND
2 DIGITAL SCALES,
DEFENDANT IN REM

RE
PROPERTY OF BENJAMIN JONES
CLAIMANT

NOTICE OF ASSET FORFEITURE
BY PUBLICATION

TO: TOII ALEXANDRIEL HAMPTON
and All Persons with a Possible
Interest in the Above-described
Property

You are here notified that the
above-styled action seeking the
forfeiture of said property was filed in
this Court on the 30th day of April,
2025 pursuant to the provisions of
O.C.G.A. §16-13-19 and O.C.G.A.
§9-16-12 because it was allegedly
used to facilitate the violation of
O.C.G.A. §16-13-30 or is proceed
derived from the violation of said
Statute involving marijuana.

Said action alleges that you may
have interest in said property. You
are further notified that, by reason of
an Order of publication by Notice of
Proceedings entered by the Court on
the 24th day of September, 2025 you
are hereby commanded and required
to file with the Clerk of said Court
and serve upon Gregory Edwards,
District Attorney, 225 Pine Avenue,
Albany, GA 31702, an Answer to the
Complaint within 30 days of the date
of the second publication of this
Notice. If you fail to do so, judgment
will be taken for relief demanded in the
Complaint pursuant to O.C.G.A.
§9-16-12(e).

Witness the Honorable Chief Judge
of said Court
Phyllis N. Johnson
Clerk of Superior Court
Dougherty County, Georgia
Dougherty Circuit

IN THE STATE COURT OF
DOUGHERTY COUNTY
STATE OF GEORGIA

JULIE T. OUTCALT
Plaintiff,

v.
KENNETH AVERELL LAMARR
Defendant.

CIVIL ACTION FILE
NO. STSV2025000230

NOTICE OF SUMMONS FOR
SERVICE OF PROCESS BY
PUBLICATION UPON DEFENDANT
KENNETH AVERELL LAMARR

TO: Kenneth Averell Lamarr
230 Sunrise Drive
Albany, Georgia 31701

Attention Kenneth Averell Lamarr,
Defendant: You are hereby notified
that the above-styled civil action to
recover monetary damages
asserting claims of alleged negligent
operation of a motor vehicle was filed
against you by Julie T. Outcalt,
Plaintiff, in the State Court of
Dougherty County on March 24,
2025. By Order of the Court dated
August 19, 2025, allowing for service
of summons upon you by publication,
you are hereby commanded and
required to file with he Clerk of the
State Court of Dougherty County and
serve upon the Plaintiff's attorney,
Joseph C. "Tripp" Peake, III, Shires
Peake & Gottlieb, LLC, 284 N. Main
Street, Alpharetta, Georgia 30009, a
written answer to the Complaint
within sixty (60) days from the date
of the Order for Service Upon
Defendant by Publication. If you fail
to do so, judgment by default will be
taken against you for the relief
demanded in the Complaint.

Service by
Publication

Witness the Honorable
John M. Stephenson,
Judge of said Court.
This 20th day of August, 2025

By: Phyllis N. Johnson, Clerk
State Court of Dougherty County

Trade Names

APPLICATION TO REGISTER A
BUSINESS
TO BE CONDUCTED UNDER A
TRADE NAME

STATE OF GEORGIA
COUNTY OF DOUGHERTY
The undersigned hereby certifies
that it is conducting a business in the
City of Albany, County of Dougherty,
State of Georgia under the name of:
Rockport Benefits and that the
nature of the business is insurance
producer and that said business is
composed of the following:

(Limited Liability) Business address:
IOA RE, LLC
1906 Palmyra Road
Albany, GA 31701

This affidavit is made in compliance
with Georgia Code Annotated Title
10 Chapter 1 Section 490.

Foreclosures

NOTICE OF FORECLOSURE SALE
UNDER POWER

DOUGHERTY COUNTY, GEORGIA

Under and by virtue of the Power of
Sale contained in that certain **DEED
TO SECURE DEBT, ASSIGNMENT
OF LEASES AND RENTS,
ASSIGNMENT OF CONTRACTS,
SECURITY AGREEMENT, AND
FIXTURE FILING** (the “**Security
Deed**”) given by **MWD ALBANY
PROPERTY, LLC and ALBANY
REALTY GROUP, LLC**, each a
Georgia limited liability company
(individually and collectively, the
“**Grantor**”) in favor of **KEYBANK
NATIONAL ASSOCIATION**, a
national banking association,
together with its successors,
participants, and assigns
(collectively, the “**Lender**”), dated
November 22, 2022, and recorded
on November 22, 2022, in Deed
Book 5041 at Pages 15 - 52, in
Office of the Clerk of the Superior
Court of Dougherty County,
conveying the after-described real
property to secure that certain
Promissory Note signed by Grantor
dated November 22, 2022 in the
original principal amount of **SIX
MILLION THREE HUNDRED
THOUSAND AND NO/100
DOLLARS (\$6,300,000.00)** (as at
any time further assigned, amended,
modified or restated, with interest
thereon as set forth therein,
collectively, the “**Note**”), there will
be sold by the undersigned at public
outcry to the highest bidder for cash
before the courthouse door of
Dougherty County, Georgia, within
the legal hours of sale on the first
Tuesday in November, 2025, all of
the following described property (the
“**Property**”):

The real property located in
Dougherty County, Georgia, as
described below (the “**Land**”):

TRACT 1 – Hampton East (defined
herein):

The Land referred to herein below is
situated in the County of
DOUGHERTY, State of GEORGIA,
and is described as follows:

All that tract or parcel of land lying
and being in Land Lot 227 and 228 in
the First Land District of Dougherty
County, Georgia, and being more
particularly described as follows: All
that certain 16.530 acre tract or
parcel of land being more particularly
depicted as Tract 2A on that certain
Recombination Plat recorded in Plat
Book 7, Page 14, and being a
recombination of Lot Number Two
(2) and Three (3) of Wright Industrial
Park, as shown on a plot of said
subdivision recorded in Plat Cabinet
1, Slide B-84, in the office of the
Clerk of the Superior Court of
Dougherty County, Georgia.

ALSO DESCRIBED AS

ALL THAT TRACT or parcel of land
lying and being in Land Lots 227 and
228 of the 1st District of Dougherty
County, Georgia being more
particularly described as follows:

Commence at the intersection of the
northerly right-of-way line of Moultrie
Road (variable-width R/W) and the
easterly right-of-way line of
Mercantile Drive (variable-width
R/W), and go S 57° 10' 50" E 329.96
feet along the northerly right-of-way
line of Moultrie Road to the POINT
OF BEGINNING. From the point of
beginning, thence, N 32° 47' 31" E
for a distance of 259.98 feet to a
point; Thence, N 57° 11' 40" W for a
distance of 329.90 feet to a point on
the easterly right-of-way line of
Mercantile Drive; Thence, along said
right-of-way line, N 32° 50' 12" E for
a distance of 166.44 feet to the
beginning of a curve, Said curve
turning to the left through an angle of
30° 39' 24.0", having an arc distance
of 253.07 feet, having a radius of
472.97 feet, and whose long chord
bears N 17° 30' 31" E for a distance
of 250.06 feet. Thence, N 02° 10' 49"
E for a distance of 264.92 feet to a
point; Thence, departing said
right-of-way, S 87° 49' 11" E for a
distance of 585.11 feet to a point;
thence S 02° 12' 18" W a distance of
1387.00 feet to a point on the
northerly right-of-way line of Moultrie
Road; Thence, along said
right-of-way line, N 57° 10' 44" W for
a distance of 678.75 feet to the
POINT OF BEGINNING, containing
16.530 acres, more or less.

TRACT 2 – Friar Tuck (defined
herein):

All that tract or parcel of land lying
and being in Land Lot 409 in the First
Land District of Dougherty County,
Georgia, and being more particularly
described as follows:

Commence at the intersection of the
West Right-of-Way of Doncaster
Drive and the North Right-of-Way of
Friar Tuck Lane and go South 89
degrees 56 minutes 00 seconds
West along the North Right-of-Way
of Friar Tuck Lane a distance of
188.14 feet to the West Right-of-Way
of a 20 foot alley and the point of
beginning. From this point of
beginning, go thence South 89
degrees 56 minutes 00 seconds
West along the North Right-of-Way
of Friar Tuck Lane a distance of
281.86 feet to the center line of a 20
foot Storm Drainage Easement; go
thence North 00 degrees 04 minutes
00 seconds West along the center

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line of said 20 foot Storm Drainage
Easement a distance of 437.05 feet
to a point; go thence North 48
degrees 19 minutes 14 seconds East
along the center line of said 20 foot
Storm Drainage Easement a
distance of 52.09 feet to the
Southwest Right-of-Way of Liberty
Expressway, US Route 82, Georgia
Route 50; go thence 73 degrees 24
minutes 27 seconds East along the
Southwest Right-of-way of Liberty
Expressway a distance of 8735 feet
to a point; go thence South 73
degrees 12 minutes 22 seconds East
along the Southwest Right-of-way of
Liberty Expressway a distance of
166.39 feet to the West
Right-of-Way of a 20 foot alley; go
thence South 00 degrees 04 minutes
00 seconds East along the West
Right-of-Way of said 20 foot alley a
distance of 398.34 feet to the North
Right-of-Way of Friar Tuck Lane and
the point of beginning. Said tract
containing 2.8326 acres.

TOGETHER WITH all existing and
future easements and rights
affording access to the Land (the
“**Easement and Rights**”) (hereinafter the Land, together with
the Easements and Rights, shall be
collectively referred to as the
“**Premises**”);

TOGETHER WITH all buildings,
structures, and improvements now
located or later to be constructed on
the Premises (the “**Improvements**”
and, together with the Premises, the
“**Project**”);

TOGETHER WITH all existing and
future appurtenances, privileges,
easements, franchises, and
tenements of the Premises, including
all minerals, oil, gas, other
hydrocarbons and associated
substances, sulfur, nitrogen, carbon
dioxide, helium, and other
commercially valuable substances
that may be in, under or produced
from any part of the Premises, all
development rights and credits, air
rights, water, water rights (whether
riparian, appropriative or otherwise,
and whether or not appurtenant), and
water stock, and any portion of the
Premises lying in the streets, roads
or avenues currently existing or later
constructed;

TOGETHER WITH, subject to, and
without in any way limiting the
absolute assignment in Section 2 of
the Security Deed, all existing and
future leases, subleases,
subtenancies, licenses, rental
agreements, occupancy
agreements, and concessions
relating to the use and enjoyment of
or affecting all or any part of the
Premises or Improvements, any and
all guarantees, extensions, renewals,
replacements and modifications
thereof, and all other agreements
relating to or made in connection
therewith, and any agreement
(written or oral) between Grantor or
its agents, and any tenant, lessee,
occupant, licensee, guest or invitee
pursuant to which Grantor, or its
agent, agrees to permit such tenant,
lessee, occupant, licensee, guest or
invitee to park in or at the Project
(each a “**Lease**”, and collectively, the
“**Leases**”);

TOGETHER WITH all real property
and improvements on such real
property, and all appurtenances and
other property and interests of any
kind or character, whether described
in EXHIBIT A to the Security Deed or
not that may be reasonably
necessary or desirable to promote
the present and any reasonable
future beneficial use and enjoyment
of the Premises or Improvements;

TOGETHER WITH all goods,
materials, supplies, chattels,
furniture, fixtures, equipment, and
machinery now or later to be
attached to, placed in or on, or used
in connection with the use,
enjoyment, occupancy or operation
of all or any part of the Premises or
Improvements, whether stored on
the Premises or elsewhere, including
all pumping plants, engines, pipes,
ditches and flumes, and also all gas,
electric, cooking, heating, cooling, air
conditioning, lighting, refrigeration,
and plumbing fixtures and
equipment, all of which shall be
considered to the fullest extent of the
law to be real property for purposes
of the Security Deed, and any
manufacturer's warranties with
respect thereto;

TOGETHER WITH all building
materials, equipment, work in
process and other personal property
of any kind, whether stored on the
Premises or elsewhere, that have
been or later will be acquired for the
purpose of being delivered to,
incorporated into or installed in or
about the Premises or
Improvements;

TOGETHER WITH all of Grantor's
interest in and to all operating
accounts, the Loan (as defined in the
Note) funds, whether disbursed or
not, all reserve accounts, impound
accounts, and any other bank
accounts of Grantor relating to the
Project or the operation thereof;

TOGETHER WITH all rights to the
payment of money, accounts,
accounts receivable, reserves,
deferred payments, refunds, cost
savings, payments and deposits,
whether now or later to be received
from third parties (including all
earnest money sales deposits) or
deposited by Grantor with third
parties (including all utility deposits),
chattel paper, instruments,
documents, notes, drafts and letters
of credit (other than letters of credit
in favor of Lender), that arise from or
relate to construction on the
Premises, leasing of the Premises or
Improvements, or to any business
now or later to be conducted on it, or
to the Premises and Improvements
generally;

TOGETHER WITH all refunds,
rebates, reimbursements, reserves,
deferred payments, deposits, cost
savings, governmental subsidy
payments, governmentally-registered
credits, other credits (including
development credits), waivers and
payments, whether in cash or in
kind, allocated to the Premises, the
Improvements, or Grantor, or due
and payable by (i) any federal, state,
municipal or other governmental or
quasi-governmental agency,
authority or district or (ii) any
insurance or utility company relating
to any or all of the Premises or
Improvements or arising out of the
satisfaction of any conditions
imposed upon or the obtaining of any
approvals for the development or
rehabilitation of the Land or
Improvements;

TOGETHER WITH all insurance
policies and the proceeds thereof

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pertaining to the Premises, the
Improvements, or any other property
described Section 1.1 of the Security
Deed, and all proceeds, including all
claims to and demands for them, of
the voluntary or involuntary
conversion of any property described
in Section 1.1 of the Security Deed
into cash or liquidated claims,
including proceeds of all present and
future fire, hazard or casualty
insurance policies and all
condemnation awards or payments
now or later to be made by any
public body or decree by any court of
competent jurisdiction for any taking
or in connection with any
condemnation or eminent domain
proceeding or any settlement in lieu
thereof, and all causes of action and
their proceeds for any damage or
injury to the Premises,
Improvements or the other property
described in Section 1.1 of the
Security Deed, or breach of warranty
in connection with the construction of
the Improvements, including causes
of action arising in tort, contract,
fraud or concealment of a material
fact;

TOGETHER WITH all of Grantor's
right, title, and interest in and to any
and all units, common elements,
declarant rights, development rights,
and any other rights relating to the
Premises or the Improvements,
whether now existing or
subsequently arising, under any and
all condominium declarations,
covenants, conditions, and
restrictions, development
agreements, or other agreements or
declarations now existing or later
executed relating to the Premises or
Improvements, and all laws now
existing or later enacted relating to
the Premises or Improvements,
including those relating to
condominiums, and all rights of
Grantor in connection with any
owner's association, condominium
association, architectural control
committee, or similar association or
committee, established in connection
with the Project, including Grantor's
rights and powers to elect, appoint,
and remove officers and directors of
any such associations or
committees;

TOGETHER WITH all of Grantor's
right, title, and interest in and to any
swap transaction or interest rate
agreement or interest rate hedging
program through the purchase by
Grantor of an interest rate swap,
cap, or such other interest rate
protection product (an agreement
evidencing any such arrangement,
an “**Interest Rate Agreement**”), all
whether now or hereafter entered
into by Grantor with respect to the
Loan (as defined in the Note),
including any and all amounts
payable to Grantor, any deposit
account or accounts with Lender in
the name of Grantor for deposit of
payments to Grantor in connection
with any Interest Rate Agreement or
swap transaction, and any and all
funds now or hereafter on deposit
therein;

TOGETHER WITH all of Grantor's
right, title, and interest in: (i) all
agreements (except for Leases),
commitments, and options now or
hereafter existing with respect to the
construction, ownership,
maintenance, operation,
management, or use of the Premises
or Improvements, including that
certain management agreement for
the Project between Grantor and the
property manager, dated as of
December 2, 2022 (as amended,
modified, supplemented, restated,
or renewed, from time to time, the
“**Property Management
Agreement**”); (ii) all plans,
specifications, drawings, and reports
now existing or hereafter prepared
with respect to the Premises or
Improvements, including
architectural and engineering plans,
specifications and drawings, soils
reports, environmental reports, and
all other property reports; (iii) the
Project Licenses (hereinafter
defined); (iv) any and all present and
future amendments, modifications,
supplements, and addenda to any of
the items described in clauses (i)
through (iii) of Section 1.1.14 of the
Security Deed; and (v) any and all
guarantees, warranties (including
building or manufacturer's
warranties) and other undertakings
(including payment and performance
bonds) now existing or hereafter
entered into or provided with respect
to any of the items described in
clauses (i) through (iv) of Section
1.1.14 of the Security Deed (collectively, the
“**Contracts**”);

TOGETHER WITH all of Grantor's
right, title, and interest in and to all
trade names, trademarks, logos and
other materials used to identify or
advertise, or otherwise relating to the
Premises or Improvements;

TOGETHER WITH, and to the fullest
extent not prohibited by applicable
laws, all of Grantor's rights in all
building permits, governmental
permits, licenses, variances,
applications, conditional or special
use permits, and other authorizations
now or hereafter issued in
connection with the construction,
development, ownership, operation,
management, leasing or use of the
Premises or Improvements (the
“**Project Licenses**”);

TOGETHER WITH all books,
records, and data pertaining to any
and all of the property described
above, however recorded, stored, or
maintained, including digital,
electronic, and computer-readable
data, and any computer hardware or
software necessary to access and
process such data (“**Books and
Records**”); and

TOGETHER WITH all products,
profits, rents, proceeds of, additions
and accretions to, substitutions, and
replacements for, and changes in
any of the property described in
Section 1.1.1 through Section 1.1.18
of the Security Deed;

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

Lender is the secured creditor under
the Security Deed and Loan (as
defined in the Note) being
foreclosed. Pursuant to O.C.G.A.
Section 44-14-162.2, the name,
address and telephone number of

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have the full authority to negotiate,
amend or modify all terms of the loan
on behalf of the Lender (although not
required by law to do so) is:
**Thompson Hine LLP, Attention:
Curtis Tuggle, who can be
contacted at (216) 566-5904, or by
writing to 3900 Key Center, 127
Public Square, Cleveland, Ohio
44114**, to discuss possible
alternatives to avoid foreclosure.
Please be advised that the secured
creditor is not required by law to
negotiate, amend or modify the
terms of the Security Deed.

Said Property will be sold subject to
(a) any outstanding ad valorem taxes
(including taxes which are a lien, but
not yet due and payable), (b) unpaid
water and sewage bills that
constitute a lien against the Property
whether due and payable or not yet
due and payable and which may not
be of record, (c) the right of
redemption of any taxing authority,
(d) any matters which might be
disclosed by an accurate survey and
inspection of the Property, and (e) all
matters of record superior to the
Security Deed first set out above,
including, but not limited to,
assessments, liens, encumbrances,
zoning ordinances, easements,
restrictions, and/or covenants.
Lender reserves the right to sell the
Property in one parcel or as an
entirety, or in such parcels as Lender
may elect, as permitted in the
Security Deed.

The sale will be conducted subject to
(1) confirmation that the sale is not
prohibited under the U.S. Bankruptcy
Code and (2) final confirmation and
audit of the status of the loan with the
holder of the Security Deed.
Pursuant to O.C.G.A. Section
9-13-172.1, which allows for certain
procedures regarding the rescission
of judicial and non-judicial sales in
the State of Georgia, the deed under
power and other foreclosure
documents may not be provided until
final confirmation and audit of the
status of the loan as provided
immediately above.

To the best knowledge and belief of
the undersigned, the party in
possession of the Property is or may
be **MWD ALBANY PROPERTY,
LLC and ALBANY REALTY
GROUP, LLC**. Tract 1 of the
Property as described above is
commonly known as **1336
MERCANTILE DRIVE, ALBANY,
GEORGIA 31705** (“**Hampton
East**”), and Tract 2 of the Property
as described above is commonly
known as **2215 FRIAR TUCK LANE,
ALBANY, GEORGIA 31707** (“**Friar
Tuck**”).

Present holder of said Security
Deed,
**KEYBANK NATIONAL
ASSOCIATION**, a national banking
association,
as Attorney-in-Fact for
MWD ALBANY PROPERTY, LLC
and
ALBANY REALTY GROUP, LLC

By its attorneys:
**THOMPSON HINE LLP
Curtis Tuggle, Esq.
Thompson Hine LLP
3900 Key Center, 127 Public
Square
Cleveland, Ohio 44114-1291
Telephone: (216) 566-5904
curtis.tuggle@thompsonhine.com**

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

**This is an attempt to collect a
debt and any information
obtained will be used for that
purpose.**

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

Under and by virtue of Power of Sale
contained in the Security Deed from
**Tameka Laverne Fowler and Otis
Bernard Brown** to Vanderbilt
Mortgage and Finance, Inc., dated
May 17, 2022, filed for record May
27, 2022, recorded at Deed Book
4981, Page 28, Dougherty County,
Georgia Records, in the original
amount of \$171,702.09, aforesaid
records together with a Promissory
Note of equal date and value, with
interest at the rate specified therein,
there will be sold, by the undersigned
at public outcry to the highest bidder
for cash, before the Courthouse
Door, or designated area at
DOUGHERTY COUNTY, Georgia,
or designated area, within the legal
hours of sale on the first **TUESDAY
IN NOVEMBER 2025**, the following
described property:

All that tract or parcel of land lying
and being in Land Lot 106, First Land
District, Dougherty County, Georgia,
and being more particularly
described as all of Lot 11, Harrell
Estates, according to a Map or Plat
of said subdivision, as shown and
recorded at Plat Cabinet One, Slide
B-95, in the Office of the Clerk of
Superior Court, Dougherty County,
Georgia, which said plat is
incorporated herein and made a part
here of by reference.

**Said legal description
is controlling but the property
is commonly known as 2428 Gibson
Road, Albany, GA 31705.**

**Tax and Parcel ID Number:
00148/00002/011.**

The indebtedness secured by said
Security Deed has been and is
hereby declared due because of
default under the terms of said
Security Deed and Note, including,
but not limited to, the nonpayment
of the indebtedness as and when
due. The indebtedness remaining
in default, this sale will be made
for the purpose of paying the same,
all expenses of the sale, including
attorneys' fees and other payments
provided for under the terms of the
Security Deed and Note.

Said property will be sold subject to
the following items which may affect
the title to said property: all zoning
ordinances; matters which would be
disclosed by an accurate survey or
by inspection of the property; any
outstanding taxes, including but not
limited to, ad valorem taxes, which
constitute liens upon said property;
special assessments; and all
outstanding bills for public utilities
which constitute liens upon said
property; To the best of the
knowledge and belief of the
undersigned, the party in possession
of the property is **Tameka Laverne
Fowler and Otis Bernard Brown**,
and/or tenant(s).

The sale will be conducted subject
(1) to confirmation that the sale is
not prohibited under the United States
Bankruptcy Code and (2) to final

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confirmation and audit of the status
of the loan with the holder of the
Security Deed. **VANDERBILT
MORTGAGE AND FINANCE, INC.**
and its counsel are acting as debt
collectors. Any information obtained
will be used for that purpose.
**VANDERBILT MORTGAGE AND
FINANCE, INC.,** as
**Attorney-in-Fact for Tameka
Laverne Fowler and Otis Bernard
Brown**. For information on modifying
or altering the loan or acquiring
further information about this
Security Deed:

Contact:
Jason Godwin Godwin Law Group
3985 Steve Reynolds Blvd, Bldg D
Norcross, GA 30093
Phone: 470-427-2683
E m a i l :
jgodwin@godwinlawgroup.com

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 LULA B DAVIS to
BANK OF AMERICA, N.A., dated
11/14/2006, and Recorded on
12/06/2006 as Book No. 3260 and
Page No. 1 10, DOUGHERTY
County, Georgia records, as last
assigned to BANK OF AMERICA,
N.A. (the Secured Creditor), by
assignment, conveying the after
described property to secure a Note
of even date in the original principal
amount of \$40,000.00, with interest
at the rate specified therein, there will
be sold by the undersigned at public
outcry to the highest bidder for cash
at the DOUGHERTY County
Courthouse within the legal hours of
sale on the first Tuesday in
November, 2025, the following
described property: THE
FOLLOWING REAL PROPERTY
SITUATE IN COUNTY OF
DOUGHERTY AND THE STATE OF
GEORGIA, DESCRIBED AS
FOLLOWS:

ALL THAT TRACT OR PARCEL OF
LAND LYING AND BEING IN THE
CITY OF ALBANY, DOUGHERTY
COUNTY, GEORGIA AND BEING
MORE PARTICULARLY
DESCRIBED AS THE WEST ONE
FOURTH (1/4) OF LOT 47 ON THE
NORTH SIDE OF LINCOLN
AVENUE (FORMERLY PLANTERS
STREET) SAID LOT FRONTING
FIFTY TWO AND ONE HALF (52
1/2) FEET ON THE NORTH SIDE
OF SAID STREET, AND RUNNING
BACK NORTH AN EVEN WIDTH
TWO HUNDRED TEN (210) FEET
TO AN ALLEY, AND KNOWN AS
515 LINCOLN AVENUE
ACCORDING GOT THE PRESENT
SYSTEM OF NUMBERING IN
ALBANY, DOUGHERTY COUNTY,
GE

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capacity, but solely as Owner Trustee of BRAVO Residential Funding Trust 2024-RPL1 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: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

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 Darlene Register or a tenant or tenants and said property is more commonly known as **1603 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.

U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee of BRAVO Residential Funding Trust 2024-RPL1 as Attorney in Fact for Darlene Register

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

EXHIBIT "A"

All that tract of land lying in the City of Albany, Dougherty County, Georgia, and being all of Lot 35 of Gailshar Subdivision "C," according to plat of same recorded in Plat Book 3, Page 15, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

MR / KR November 4, 2025
Our file no. 25-18504GA-FT1

25-18504GA

NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Clareth L Saffold to The United States of America, acting through the Farmers Home Administration, United States Department of Agriculture dated 12/31/1992 and recorded in Deed Book 1244 Page 286 Dougherty County, Georgia records; as last transferred to or acquired by The United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, conveying the afterdescribed property to secure a Note in the original principal amount of \$25,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on November 4, 2025 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING IN DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 5 OF SOUTHGATE SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 4, PAGE 155, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SOUTHGATE AVENUE AND NEWCASTLE LANE, RUN WEST ALONG THE NORTH RIGHT-OF-WAY OF SOUTHGATE AVENUE 90.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, RUN THENCE NORTH ALONG THE WEST LINE OF SAID LOT, 120.0 FEET TO THE NORTHWEST CORNER OF SAID LOT, RUN THENCE EAST ALONG THE NORTH LINE OF SAID LOT, 90.0 FEET TO THE NORTHEAST CORNER OF SAID LOT, RUN THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 120.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT AND THE POINT OF BEGINNING. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **601 Southgate Ave, Albany, GA 31705** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Clareth L Saffold or tenant or tenants. Dawson's Management - USDA is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Dawson's Management - USDA Jeff Hines US Department of Agriculture P.O. Box 790170 St. Louis, MO 63179-0170 (800) 414-1226 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under

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the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. The United States of America, acting through the Farmers Home Administration, United States Department of Agriculture as agent and Attorney in Fact for Clareth L Saffold Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1000-21133A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-21133A

NOTICE OF IN REM FORECLOSURE SALE

DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on September 18, 2025, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Part of Lot 13, Block 27, Arcadia Subdivision, et al, Case No. SUCV2025000823, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of November, 2025, at approximately 10:00 a.m. (November 4, 2025), to wit: All that lot, tract or parcel of land situate, lying and being in the City of Albany, Dougherty County, Georgia and being more particularly described as follows:

Begin at the southeast corner of Lot 13, Block 27 on the northside of Seventh Street as shown on a map known as Arcadia and from this corner run a line due north a distance of 150 feet; thence run a line due west to the east line of a public road and using this point of intersection as a starting point run a line due east 150 feet; thence run a line due north 50 feet; thence run a line due west 150 feet, more or less, to the east line of said public road; thence run in a southerly direction along the east line of said public road to the starting point.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **1408 N. Washington Street**
Tax Parcel ID # 000K/00004/004.
Current Owner: Charles Augustus Wiggins, Sr.
The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2007 through 2024. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.
SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner
Stephen G. Gunby
Page, Scrantom, Sprouse, Tucker & Ford, P.C.
P. O. Box 1199
Columbus, Georgia 31902
706-324-0251
Attorneys for Shonna Colley Josey, Dougherty County Tax Director and Ex Officio Sheriff

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 KIMBERLEY CHASTANG MACON AND ELIJAH JAMAAL MACON to MEMEBER FIRST MORTGAGE, LLC , dated 07/14/2022, and Recorded on 07/20/2022 as Book No. 4999 and Page No. 177 193, DOUGHERTY County, Georgia records, as last assigned to MEMBER FIRST MORTGAGE, LLC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$157,102.00, 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 November, 2025, 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 315 OF WEST TOWN SUBDIVISION, SECTION III, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 3, PAGES 325 326 (PLAT CABINET 1, SLIDE B 15), 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). MEMBER FIRST MORTGAGE, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. MEMBER

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FIRST MORTGAGE, LLC., acting on behalf of and, as necessary, in consultation with MEMBER FIRST MORTGAGE, 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, MEMBER FIRST MORTGAGE, LLC. may be contacted at: MEMBER FIRST MORTGAGE, LLC., 616 44TH STREET SE, GRAND RAPIDS, MI 49548, 866 898 1818. 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 2107 W WADDELL AVE, ALBANY, GEORGIA 31707 is/are: KIMBERLEY CHASTANG MACON AND ELIJAH JAMAAL MACON or tenants/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. MEMBER FIRST MORTGAGE, LLC as Attorney in Fact for KIMBERLEY CHASTANG MACON AND ELUAH JAMAAL MACON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010571222 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

NOTICE OF IN REM FORECLOSURE SALE

DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on September 18, 2025, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Part of Lot 13, Block 27, Arcadia Subdivision, et al, Case No. SUCV2025000824, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of November, 2025, at approximately 10:00 a.m. (November 4, 2025), to wit: All that lot, tract or parcel of land situate, lying and being in the City of Albany, Dougherty County, Georgia and being more particularly described as follows:

Begin at the southeast corner of Lot 13, Block 27 on the northside of Seventh Street as shown on a map known as Arcadia and from this corner run a line due north a distance of 100 feet; thence run a line due west to the east line of a public road and using this point of intersection as a starting point run a line due east 150 feet; thence run a line due north 50 feet; thence run a line due west 150 feet, more or less, to the east line of said public road; thence run in a southerly direction along the east line of said public road to the starting point.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **1406 N. Washington Street**
Tax Parcel ID # 000K/00004/005.
Current Owner: Charles Augustus Wiggins, Sr.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2007 through 2024. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.
SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner
Stephen G. Gunby
Page, Scrantom, Sprouse, Tucker & Ford, P.C.
P. O. Box 1199
Columbus, Georgia 31902
706-324-0251
Attorneys for Shonna Colley Josey, Dougherty County Tax Director and Ex Officio Sheriff

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 RONALD J. BREEDLOVE, AN UNMARRIED MAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR QUICKEN LOANS INC. , dated 12/25/2016, and Recorded on 01/25/2017 as Book No. 4387 and Page No. 293 310, DOUGHERTY County, Georgia records, as last assigned to ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. (the Secured Creditor), by assignment, conveying the after described

Foreclosures

property to secure a Note of even date in the original principal amount of \$39,150.00, 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 November, 2025, the following described property: TAX ID NUMBER(S): 000MM/00017 /003

LAND SITUATED IN THE COUNTY OF DOUGHERTY IN THE STATE OF GA

BEING ALL OF LOT 1 OF HILLTOP ACRES SUBDIVISION, SECTION "1" ACCORDING TO A MAP OR PLAT OF SAME AS RECORDED IN PLAT BOOK 5, PAGE 101 (PLAT CABINET 1, SLIDE B 58) IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

COMMONLY KNOWN AS: 1901 STUART AVE, ALBANY, GA 31707 1705 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). ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. ROCKET MORTGAGE, LLC, acting on behalf of and, as necessary, in consultation with ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. (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, ROCKET MORTGAGE, LLC may be contacted at: ROCKET MORTGAGE, LLC, 635 WOODWARD AVE., DETROIT, MI 48226, 800 508 0944. 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 1901 STUART AVE, ALBANY, GEORGIA 31707 is/are: RONALD J. BREEDLOVE, AN UNMARRIED MAN 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. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. as Attorney in Fact for RONALD J. BREEDLOVE, AN UNMARRIED MAN. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010578482 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

NOTICE OF SALE UNDER POWER GEORGIA, DOUGHERTY COUNTY By virtue of a Power of Sale contained in that certain Security Deed from ALBERT WRIGHT to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR FIRST FRANKLIN FINANCIAL CORP., AN OP. SUB. OF ML&T CO., FSB, dated January 16, 2007, recorded January 30, 2007, in Deed Book 3281, Page 330, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Fifty-One Thousand Fifteen and 00/100 dollars (\$51,015.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, in trust for registered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2, 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 November, 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 8 BLOCK U OF AVONDALE SUBDIVISION, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS RECORDED IN PLAT BOOK 2 PAGE 33 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

Said legal description being controlling, however the property is more commonly known as **1911 WHITNEY AVE, ALBANY, GA 31707**.

The indebtedness secured by said Security Deed has been and is hereby declared due because of

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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 ALBERT WRIGHT, ESTATE AND/OR HEIRS-AT-LAW OF ALBERT LOUIS WRIGHT , 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: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. 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.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF2 as Attorney in Fact for ALBERT WRIGHT

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. SPS-14-02892-7
Ad Run Dates 10/11/2025, 10/18/2025, 10/25/2025, 11/01/2025

rlslaw.com/property-listing

STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Marvin Dickerson and Elizabeth A. Dickerson to Mortgage Electronic Registration Systems, Inc., as nominee for Village Capital & Investment, LLC dated February 5, 2021, and recorded in Deed Book 4858, Page 296, Dougherty County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Planet Home Lending, LLC, securing a Note in the original principal amount of \$145,125.00, the holder thereof pursuant to said Deed and Note 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, November 4, 2025, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

All that certain lot or parcel of land situate in the County of Dougherty, State of Georgia, and being more particularly described as follows:

All of Lot 5 of a re-subdivision of property of C. L. Council and Sons Subdivision, according to a map or plat of same as recorded in Plat Book 3, Page 274, in the office at the clerk of superior court of Dougherty County, Georgia.

BEING the same property which, by Warranty Deed dated January 16, 1987, and recorded on January 20, 1987, among the Land Records of the County of Dougherty, State of Georgia, in Warranty Deed Book 836, Page 71, was granted and conveyed by Ricky Bowles, also known as Rick Bowles unto Marvin Dickerson and Elizabeth A. Dickerson.

Said property is known as **3211 Higgins Drive, Albany, GA 31721**, together with all fixtures and personal property attached to and constituting a part of said property, if any.

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 Security Deed 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 Deed, 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 **The Representative of the Estate of Marvin Dickerson, successor in interest or tenant(s).**

Planet Home Lending, LLC as Attorney-in-Fact for Marvin Dickerson and Elizabeth A. Dickerson

Foreclosures

File no. 25-083263
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 130
Atlanta, GA 30346
(770) 220-2535
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA

Ryan M. Hill Sr.; Audrey N. Hill, Petitioners,
v.
Lorbendy Guillaume; Respondents.

CIVIL ACTION FILE NO. SUCV2025000953

NOTICE OF SERVICE OF SUMMONS BY PUBLICATION

TO: Lorbendy Guillaume;

You are hereby notified that the above styled action, seeking to remove clouds on the Petitioners' title to certain real property related to property located at 515 Robinson Ave, Dougherty County Tax Parcel ID 00001/00031/004 was filed against you in the Superior Court of Dougherty County on September 11, 2025, and that by reason of an Order for Service of Summons by Publication entered by the Court on the 18th day of September, 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 Petition within sixty (60) days. WITNESS, the Honorable Victoria M. Johnson, Judge of said Court. This the 18th day of September, 2025.

/s/Phyllis Johnson
Phyllis 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 **GABRIELLE ESTATES LLC**, a Georgia limited liability company (the **"Borrower"**), to **PATCH LENDING, LLC, DBA PATCH OF LAND**, a Delaware limited liability company (**"Assignor"**), as assigned by Assignor to Lender, pursuant to that certain Assignment of Security Instruments, dated March 26, 2024 and recorded March 10, 2024, in Deed Book **5189**, Page **292** with the Dougherty County, Georgia, Clerk of Superior Court (the **"Assignment"**) and together with the Security Instrument, the **"Security Deed"**), which Security Deed secures indebtedness evidenced by that certain Promissory Note Secured by Mortgage/Deed of Trust dated July 29, 2021, in the original principal amount of \$1,912,000.00 (the **"Note"**).

Lender, being the owner and holder of the Security Deed and acting in its capacity as attorney-in-fact for Borrower, will sell at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia, within the legal hours of sale on November 4, 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 WEST 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 BURNSED, 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. TOGETHER WITH:

TRACT 2 (also known as **1024 Swift Court, 1008 Blakely Court and 1011 Swift Street**):

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 238 OF THE FIRST LAND DISTRICT OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE POINT WHERE THE WESTERN RIGHT-OF-WAY OF SWIFT STREET (60 FOOT RIGHT-OF-WAY) INTERSECTS WITH THE NORTH LINE OF LAND LOT 238 OF THE FIRST LAND DISTRICT, THE SAME BEING THE SOUTHERN LINE OF LAND LOT 237 OF THE FIRST LAND DISTRICT AND FROM THIS POINT GO THENCE SOUTH 88 DEGREES 32 MINUTES 00 SECONDS WEST ALONG THE NORTHERN LINE OF LAND LOT 238 430.48 FEET TO THE POINT OF BEGINNING; THENCE GO SOUTH 00 DEGREES 58 MINUTES 15 SECONDS EAST 150.12 FEET TO AN IRON PIN; GO THENCE NORTH 89 DEGREES 01 MINUTES 45 SECONDS EAST 55.81 FEET TO AN IRON PIN; GO THENCE SOUTH 01 DEGREE 05 MINUTES 04 SECONDS EAST 423.66 FEET TO A POINT; GO THENCE NORTH 88 DEGREES 43 MINUTES 44 SECONDS EAST 95.92 FEET TO A POINT; GO THENCE NORTH 01 DEGREE 74 MINUTES 52 SECONDS WEST 4.31 FEET TO A POINT; GO THENCE NORTH 89 DEGREES 20 MINUTES 31 SECONDS EAST 274.70 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF SWIFT STREET; GO THENCE ALONG THE WESTERN RIGHT-OF-WAY OF SWIFT STREET SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST 137.97 FEET TO A POINT; GO THENCE NORTH 87 DEGREES 28 MINUTES 17 SECONDS WEST 140.43 FEET TO A POINT; GO THENCE SOUTH 00 DEGREES 39 MINUTES 00 SECONDS

Foreclosures

LOT 238 WITH THE WEST RIGHT-OF-WAY OF SWIFT STREET (60 FOOT RIGHT-OF-WAY) AND GO THENCE ALONG THE WEST RIGHT-OF-WAY OF SAID SWIFT STREET SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST A DISTANCE OF 499.20 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; CONTINUE THENCE SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST A DISTANCE OF 75.00 FEET TO A POINT; GO THENCE SOUTH 89 DEGREES 20 MINUTES 31 SECONDS WEST A DISTANCE OF 274.70 FEET TO A POINT; GO THENCE NORTH 01 DEGREE 14 MINUTES 52 SECONDS WEST A DISTANCE OF 75.00 FEET TO A POINT; GO THENCE NORTH 89 DEGREES 20 MINUTES 31 SECONDS EAST A DISTANCE OF 275.48 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY OF SWIFT STREET, AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED (collectively, the "Property")

ALL OF TRACTS 2, 3 AND 4 BEING ALSO, IN WHOLE, DESCRIBED AS **(1024 Swift Court, 1008 Blakely Court, 1011 Swift Street and 1105 Swift Street)**: ALL THAT TRACT OR PARCEL OF LAND LYING IN OR BEING IN LAND LOT 238, FIRST LAND DISTRICT, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 5/8" IRON PIN LOCATED AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF SWIFT STREET AND THE NORTH LINE OF SAID LAND LOT 230; THENCE SOUTH 00 DEGREES 25 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 28.39 FEET ALONG THE WEST RIGHT OF WAY OF SWIFT STREET TO A 5/8" IRON PIN LOCATED AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT:

THENCE SOUTH 00 DEGREES 25 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 712.20 FEET ALONG THE WEST RIGHT OF WAY OF SWIFT STREET TO A POINT WITNESSED BY A 5/8" IRON PIN LOCATED 0.18" WEST OF THE WEST RIGHT OF WAY OF SWIFT STREET; THENCE NORTH 07 DEGREES 11 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 140.36 FEET ALONG THE NORTH RIGHT OF WAY OF AN UNUSED 20' WIDE ALLEY TO A 5/8" IRON PIN; THENCE SOUTH 00 DEGREES 28 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 330.00 FEET ALONG THE WEST RIGHT OF WAY OF AN UNUSED 20' WIDE ALLEY TO A 5/8" IRON PIN; THENCE SOUTH 87 DEGREES 09 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 50.03 FEET ALONG THE SOUTH RIGHT OF WAY OF A 20' WIDE UNUSED ALLEY TO A NAIL SET IN CONCRETE; THENCE SOUTH 00 DEGREES 26 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 115.00 FEET TO A NAIL SET IN CONCRETE LOCATED ON THE NORTH EDGE OF A 100' WIDE GEORGIA POWER COMPANY EASEMENT; THENCE NORTH 87 DEGREES 05 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 280.85 FEET ALONG THE NORTH EDGE OF SAID GEORGIA POWER COMPANY EASEMENT TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREES 06 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 68.57 FEET TO A 5/8" IRON PIN; THENCE NORTH 24 DEGREES 35 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 501.85 FEET TO A POINT LOCATED WITHIN A 48" OAK TREE; THENCE NORTH 04 DEGREES 36 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 396.74 FEET TO A 5/8" IRON PIN; THENCE NORTH 35 DEGREES 12 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 255.48 FEET TO THE A POINT WITNESSED BY A 1/2" IRON PIN LOCATED 1.12" EAST OF CORNER; THENCE NORTH 88 DEGREES 49 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 456.54 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD SAID PROPERTY CONTAINS 12.287 ACRES MORE OR LESS ALL ACCORDING TO A ALTA/NSFS LAND TITLE SURVEY FOR: TOYBOX DEVELOPMENT PARTNERS, LLC, PREPARED BY LARRY BURNS, GEORGIA REGISTERED LAND SURVEYOR NO. 2634 ON THE DATE OF JULY 5, 2019 AND LAST REVISED ON JULY 9, 2019 AND IS INCORPORATED HEREIN BY THIS EXPRESS REFERENCE THERETO.

A. All right, title, and interest of Borrower in and to (i) all streets, roads, alleys, easements, rights-of-way, licenses, rights of ingress and egress, vehicle parking rights and public places, existing or proposed, abutting, adjacent, used in connection with or pertaining to the real property or the Improvements (as hereinafter defined), (ii) any strips or gores between the real property and abutting or adjacent properties, and (iii) all water and water rights, timber, crops and mineral interests pertaining to the real property (such real property and other rights, titles, and interests being hereinafter sometimes called the "Land");

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

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

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

E. All present and future leases, subleases, licenses, concessions or grants or other possessory interests now or hereafter in force, whether oral or written, covering or affecting the Property, or any portion of the Property (including proprietary leases or occupancy agreements if Borrower is a cooperative housing corporation), and all modifications,

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extensions or renewals (all of which are herein sometimes referred to together as the "Leases");

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

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

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

The Property will be sold on an **"AS IS, WHERE IS"** basis without recourse against Lender, without representation or warranty of any kind or nature whatsoever with respect thereto, without any assurance afforded to the exact acreage and square footage contained in the Land description, and subject to all of the following, without limitation:

(a) 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);

(b) any and all easements, restrictions, covenants, encumbrances and other matters which would be revealed by an inspection or accurate survey of the Land;

(c) all valid zoning ordinances;

(d) any and all easements, limitations, restrictions, reservations, covenants, and encumbrances of record to which the Security Deed is subordinate in terms of priority;

(e) confirmation and audit of the status of the loan evidenced by the Note; and

(f) 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 deLatour
Polsinelli PC
1201 West Peachtree Street NW,
Suite 1100
Atlanta, Georgia 30309
404.253.6046

NOTICE OF IN REM FORECLOSURE SALE

DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on September 18, 2025, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus North 1/3 of Lot 33, Five Points Subdivision, et al, Case No. SUCV2025000822, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of November, 2025, at approximately 10:00 a.m. (November 4, 2025), to-wit: All of the North one-third (1/3) of Lot No. 33 located in Five-Points Subdivision according to a plat of said subdivision recorded in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Plat Book 1, Page. 214. Said tract hereby conveyed is 70 feet wide (north and south) and 210 feet deep (East and West) and bounded on the North by the south line of tract No. 40 in said subdivision.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **306Acorn Street**
Tax Parcel ID # 0000U/00012/004.
Current Owner: Dessie T. Goff and William Raymond Goff

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2012 through 2024. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments

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provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY,
Dougherty County Tax Director,
Petitioner
Stephen G. Gunby
Page, Scrantom, Sprouse,
Tucker & Ford, P.C.
P. O. Box 1199
Columbus, Georgia 31902
706-324-0251
Attorneys for Shonna Colley Josey,
Dougherty County Tax Director and
Ex Officio Sheriff

Calhoun Co. Legals

CALHOUN COUNTY NOVEMBER 2025 TAX SALE

SHERIFF'S SALE
ANGELA D. VARNUM
EX-OFFICIO SHERIFF
STATE OF GEORGIA
COUNTY OF CALHOUN

Under and by virtue of certain tax Fi.Fa.'s issued by the **Tax Commissioner of Calhoun County, Georgia**, in favor of the State of Georgia and County of Calhoun against the following named persons and the property as described immediately below their respective name(s).

There will be sold for cash or certified funds at public outcry, before the **Courthouse steps in Morgan, Calhoun County, Georgia, between the legal hours of sale, on the first Tuesday in November 2025, the same November 4, 2025.**

The following property will be sold **between the legal hours of sale, 10:00 AM and 4:00 PM.** The below listed and described properties, or as much thereof as will satisfy the State and County tax execution on the respective individual and property. The properties hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in **Calhoun County, State of Georgia.** The years for which said Fi.Fa.'s are issued and levied are stated below the name of the owner in each case.

This is a buyer beware sale and all property will be sold as is. The Tax Commissioner makes no warranty, neither expressed nor implied, as to title, and all properties are subject to all recorded covenants, easements, and right of ways. Properties are sold under the power of a tax sale deed with specific rights of redemption.

Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer cost, all taxes, advertising cost and recording fees. At the discretion of the Tax Commissioner's office, payment will be required within two (2) hours after the completion of the tax sale. In the event a bid is not properly paid, the property shall be **re-offered at 2:00 PM on the day of the sale, or the following business day, that being November 5, 2025.**

File # 2
Map/Parcel Number: 0007 006BA
Defendant(s) in FiFa: Montgomery, Mara; 0007 006BA / 2287 Wayback Rd
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 216/189
Property Description: All and only that parcel of land designated as Tax Parcel 0007 006BA, lying and being in Land Lot 167 of the 4th Land District, Calhoun County, Georgia, containing 1.00 acre, more or less, shown in Plat Book 8, Page 137, described in Deed Book 216, Page 189, the description contained therein being incorporated herein by this reference, known as 2287 Wayback Road.
Years Due: 2024

File # 4
Map/Parcel Number: 0014 026
Defendant(s) in FiFa: Wisener, Mason Jr; 0014 026 / 1.5 AC/ 430 Crow Rd
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 217/86; 218/350
Property Description: All and only that parcel of land designated as Tax Parcel 0014 026, lying and being in Land Lot 26 of the 3rd Land District, Calhoun County, Georgia, containing 1.50 acres, more or less, shown in Plat Book 9, Page 91, described in Deed Book 218, Page 350, the description contained therein being incorporated herein by this reference, known as 430 Crow Road.
Years Due: 2024

File # 5
Map/Parcel Number: 0016 030
Defendant(s) in FiFa: Ferguson, Virginia H & Jason M; 0016 030 / 1 AC/ 4639 Ferguson Rd
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 33/697;34/679
Property Description: All and only that parcel of land designated as Tax Parcel 0016 030, lying and being in Land Lot 337 of the 4th Land District, Calhoun County, Georgia, described in Deed Book 34, Page 679, the description contained therein being incorporated herein by this reference, known as 4639 Ferguson Road.
Years Due: 2024

File # 7
Map/Parcel Number: 0018 007D04
Defendant(s) in FiFa: CTA Properties Management LLC; 0018 007D04/ Lot 4/ 110 Daisy Court
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 208/443
Property Description: All and only that parcel of land designated as Tax Parcel 0018 007D04, lying and being in Land Lots 205 & 206 of the 4th Land District, Calhoun County, Georgia, containing 1.50 acres, more or less, being Lot 4, Sealy Place Subdivision, Phase 1, shown in Plat Book 6, Page 196, described in Deed Book 208, Page 443, the description contained therein being incorporated herein by this reference, known as 110 Daisy Court.
Years Due: 2024

File # 8

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Map/Parcel Number: 0018 02004
Defendant(s) in FiFa: Sweatman, Kristen & Davis, Kodie S; 0018 02004 / Lot 4/165 John Arthur Ln
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 218/582
Property Description: All and only that parcel of land designated as Tax Parcel 0018 02004, lying and being in Land Lot 217 of the 4th Land District, Calhoun County, Georgia, being part of Lot 4, shown in Plat Book 6, Page 115, described in Deed Book 218, Page 582, the description contained therein being incorporated herein by this reference, known as 165 John Arthur Lane.
Years Due: 2024

File # 10
Map/Parcel Number: 0021 012B
Defendant(s) in FiFa: Mote, Joseph M & James D & Misti J M & Erica B; 0021 012B / 2.46 AC/Mote Rd
Current Property Owner: James D & Misti J M & Erica B
Reference Deed: 100/167;128/223
Property Description: All and only that parcel of land designated as Tax Parcel 0021 012B, lying and being in Land Lot 37 of the 4th Land District, Calhoun County, Georgia, containing 2.46 acres, more or less, shown in Plat Book 5, Page 194, described in Deed Book 128, Page 223, the description contained therein being incorporated herein by this reference, located on Mote Road.
Years Due: 2024

File # 11
Map/Parcel Number: 0021 012D
Defendant(s) in FiFa: Mote, Joseph Jr Estate & Jimmy & Gandy, Eloise & Barham, Kathy; 0021 012D / 8.5 AC/Willow Rd
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 92/14
Property Description: All and only that parcel of land designated as Tax Parcel 0021 012D, lying and being in Land Lot 37 of the 4th Land District, Calhoun County, Georgia, containing 8.5 acres, more or less, described in Deed Book 92, Page 14, the description contained therein being incorporated herein by this reference, located on Willow Road.
Years Due: 2024

File # 12
Map/Parcel Number: 0022 002B
Defendant(s) in FiFa: CTA Properties Management LLC; 0022 002B/ Bond Estates Tract C/ Dick
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 215/314; 145/293
Property Description: All and only that parcel of land designated as Tax Parcel 0022 002B, lying and being in Land Lot 83 of the 3rd Land District, Calhoun County, Georgia, containing 9.71 acres, more or less, being Tract C, shown in Plat Book 5, Page 186, described in Deed Book 145, Page 293, the description contained therein being incorporated herein by this reference, known as 1291 Fountain Bridge Road.
Years Due: 2024

File # 13
Map/Parcel Number: 0023 003HB
Defendant(s) in FiFa: Drinkwater, Carlton D; 0023 003HB, 0.9875 AC/Lot 2A/HWY 45
Current Property Owner: Drinkwater, Carlton & Melissa
Reference Deed: 190/391
Property Description: All and only that parcel of land designated as Tax Parcel 0023 003HB, lying and being in Land Lot 116 of the 3rd Land District, Calhoun County, Georgia, being Lot 2B, shown in Plat Book 8, Page 77, described in Deed Book 190, Page 391, the description contained therein being incorporated herein by this reference, located on Highway 45.
Years Due: 2024

File # 16
Map/Parcel Number: 0029 007
Defendant(s) in FiFa: Timpson, Karen D (aka Denise); 0029 007 / 1.50 AC/ 2610 Bluffton Rd
Current Property Owner: Mae Beckum Cheney as Trustee of the Residuary Trust held under Item IV if the Last Will and Testament of James C Cheney Jr; Timpson, Karen D
Reference Deed: 181/275;201/120;208/299
Property Description: All and only that parcel of land designated as Tax Parcel 0029 007, lying and being in Land Lot 262 & 263 of the 4th Land District, Calhoun County, Georgia, containing 1.5 acres, more or less, described in Deed Book 208, Page 299, the description contained therein being incorporated herein by this reference, known as 2610 Bluffton Road.
Years Due: 2024

File # 19
Map/Parcel Number: 0030 065B06
Defendant(s) in FiFa: Wade, Katie; 0030 065B06 / Lot & MH/Dismukes MHP #6
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 95/217
Property Description: All and only that parcel of land designated as Tax Parcel 0030 065B06, lying and being in Land Lot 245 of the 4th Land District, Calhoun County, Georgia, containing 0.264 acres, more or less, being Tract 6, shown in Plat Book 5, Page 307, described in Deed Book 95, Page 217, the description contained therein being incorporated herein by this reference, known as 20621 Highway 37 Lot 6.
Years Due: 2024

File # 25
Map/Parcel Number: 0034 023
Defendant(s) in FiFa: Langs, Sandra Denise Estate IN REM; 0034 023 / 2.60 Ac / Potato Patch Rd
Current Property Owner: Langs, Mary Frances; Langs, Sandra Denise
Reference Deed: 36/288
Property Description: All and only that parcel of land designated as Tax Parcel 0034 023, lying and being in Land Lot 160 of the 3rd Land District, Calhoun County, Georgia, shown in Plat Book 2, Page 290, described in Deed Book 36, Page 288, the description contained therein being incorporated herein by this reference, known as 504 Potato Patch Road.
Years Due: 2024

File # 28
Map/Parcel Number: 0054 012
Defendant(s) in FiFa: Johnson, Katherine (M) & Johnson, Burt L (Lanorris)& Jackson, Mashun L (Levette) Johnson; 0054 012 / 22130 Thomas Grove Ch Rd
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 32/456; 69/317; 138/431
Property Description: All and only that parcel of land designated as Tax Parcel 0054 012, lying and being in

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Land Lot 239 of the 4th Land District, Calhoun County, Georgia, shown in Plat Book 3, Page 212, described in Deed Book 69, Page 317, the description contained therein being incorporated herein by this reference, known as 22130 Thomas Grove Church Road.
Years Due: 2021-2024

File # 30
Map/Parcel Number: 0067 008
Defendant(s) in FiFa: Johnson, Anjella; 0067 008 / 19211 Thomas Grove Ch Rd
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 212/132
Property Description: All and only that parcel of land designated as Tax Parcel 0067 008, lying and being in Land Lot 193 of the 4th Land District, Calhoun County, Georgia, described in Deed Book 212, Page 132, the description contained therein being incorporated herein by this reference, known as 19211 Thomas Grove Church Road.
Years Due: 2024

File # 32
Map/Parcel Number: 0068 009C
Defendant(s) in FiFa: Wallace, Dorothy Estate; 0068 009C / 823 Harpe Rd
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 53/336
Property Description: All and only that parcel of land designated as Tax Parcel 0068 009C, lying and being in Land Lot 150 of the 4th Land District, Calhoun County, Georgia, described in Deed Book 53, Page 336, the description contained therein being incorporated herein by this reference, known as 823 Harpe Road.
Years Due: 2024

File # 33
Map/Parcel Number: 0068 013
Defendant(s) in FiFa: Love, Carolyn; 0068 013 / .22 AC / Harpe Rd
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 129/241
Property Description: All and only that parcel of land designated as Tax Parcel 0068 013, lying and being in Land Lot 150 of the 4th Land District, Calhoun County, Georgia, being a portion of the property shown in Plat Book 3, Page 235, and being a portion of the property described in Deed Book 129, Page 241, the description contained therein being incorporated herein by this reference, located on Harpe Road.
Years Due: 2024

File # 34
Map/Parcel Number: 0074 070
Defendant(s) in FiFa: Harrell, Lillie Mae; 0074 070 / 4087 W Main Street
Current Property Owner: Bowman, Floyd & Miller, Turner A
Reference Deed: Y/554
Property Description: All and only that parcel of land designated as Tax Parcel 0074 070, lying and being in the City of Leary, Calhoun County, Georgia, described in Deed Book Y, Page 554, the description contained therein being incorporated herein by this reference, known as 4087 West Main Street.
Years Due: 2024

File # 39
Map/Parcel Number: 0079A001
Defendant(s) in FiFa: Reed, Nora Mae; 0079A001 / 17557 Woodvalley Rd NW
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 44/599
Property Description: All and only that parcel of land designated as Tax Parcel 0079A001, lying and being in Land Lot 191 of the 4th Land District, City of Arlington, Calhoun County, Georgia, containing 0.40 acre, more or less, being Lots 910 & 912, shown in Plat Book 3, Page 107, described in Deed Book 44, Page 599, the description contained therein being incorporated herein by this reference, known as 17557 Woodvalley Road.
Years Due: 2024

File # 41
Map/Parcel Number: A002 041
Defendant(s) in FiFa: Dunham, Rodney & Roxie; A002 041/ V/L John McMurria Rd
Current Property Owner: Dunham, Rodney & Roxie & Harper, Jura Dunham
Reference Deed: N/230
Property Description: All and only that parcel of land designated as Tax Parcel A002 041, lying and being in the City of Arlington, Calhoun County, Georgia, being a portion of Lot 18, Block E, described in Deed Book N, Page 230, the description contained therein being incorporated herein by this reference, located on John McMurria Road.
Years Due: 2024

File # 42
Map/Parcel Number: A002 083
Defendant(s) in FiFa: Roberts, Patricia Ann (aka Chris Ann Roberts); A002 083 / 61 Lincoln St NW
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 53/152
Property Description: All and only that parcel of land designated as Tax Parcel A002 083, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.21 acres, more or less, being Lots 61 & 62, Lincoln Park Subdivision, described in Deed Book 53, Page 152, the description contained therein being incorporated herein by this reference, known as 61 Lincoln Street.
Years Due: 2024

File # 44
Map/Parcel Number: A003 003
Defendant(s) in FiFa: Lovett, Jonathan A; A003 003 / 133 Dogwood Ave NW
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 195/89
Property Description: All and only that parcel of land designated as Tax Parcel A 003 003, lying and being in Land Lot 189 of the 4th Land District, City of Arlington, Calhoun County, Georgia, containing 0.36 acre, more or less, shown in Plat Book 5, Page 188, described in Deed Book 195, Page 89, the description contained therein being incorporated herein by this reference, known as 133 Dogwood Avenue NW.
Years Due: 2024

File # 45
Map/Parcel Number: A003 054
Defendant(s) in FiFa: Butler, Ben & Judyte Estate; A003 054 / Lot/Camellia St SW
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: NRF
Property Description: All and only that parcel of land designated as Tax Parcel A003 054, lying and being in Land Lot 189 of the 4th Land District,

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City of Arlington, Calhoun County, Georgia, the description contained therein being incorporated herein by this reference, located on Camellia Street.
Years Due: 2024

File # 47
Map/Parcel Number: A003 098
Defendant(s) in FiFa: Hall, Columbus & Ethel Estates; A003 098 / City Lot / Cherokee St SW
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: NRF
Property Description: All and only that parcel of land designated as Tax Parcel A003 098, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.07 acres, more or less, the description contained herein being incorporated by this reference, located on Cherokee Street.
Years Due: 2023-2024

File # 48
Map/Parcel Number: A003 103
Defendant(s) in FiFa: Hill, McKenzie; A003 103 / City Lot / Creek Ave
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: NRF
Property Description: All and only that parcel of land designated as Tax Parcel A003 103, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.13 acres, more or less, the description contained herein being incorporated by this reference, located on Creek Avenue.
Years Due: 2024

File # 49
Map/Parcel Number: A003 104
Defendant(s) in FiFa: Hall, Columbus & Ethel Estates; A003 104 / Creek Ave & Butlers Alley
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: NRF
Property Description: All and only that parcel of land designated as Tax Parcel A003 104, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.07 acres, more or less, the description contained herein being incorporated by this reference, located on Creek Avenue & Butlers Alley.
Years Due: 2024

File # 50
Map/Parcel Number: A004 027
Defendant(s) in FiFa: Oliver, Ida Burch; A004 027 / Lot / Greenleaf Avenue NE
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: W/491
Property Description: All and only that parcel of land designated as Tax Parcel A004 027, lying and being in the City of Arlington, Calhoun County, Georgia, being a portion of the property described in Deed Book W, Page 491, the description contained therein being incorporated herein by this reference, located on Greenleaf Avenue.
Years Due: 2024

File # 51
Map/Parcel Number: A004 067
Defendant(s) in FiFa: Hudson, Rock & Hudson, Rossalland; A004 067 / 854 Pioneer Rd NE
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 138/269
Property Description: All and only that parcel of land designated as Tax Parcel A004 067, lying and being in Land Lot 148 of the 4th Land District, City of Arlington, Calhoun County, Georgia, containing 0.46 acres, more or less, shown in Plat Book 7, Page 42, described in Deed Book 138, Page 269, the description contained therein being incorporated herein by this reference, known as 854 Pioneer Road.
Years Due: 2024

File # 55
Map/Parcel Number: A005 021
Defendant(s) in FiFa: Conley, Diane Barnes; A005 021 / 222 Arles St SE
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 53/237
Property Description: All and only that parcel of land designated as Tax Parcel A005 021, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.28 acres, more or less, described in Deed Book 53, Page 237, the description contained therein being incorporated herein by this reference, known as 222 Arles Street.
Years Due: 2024

File # 59
Map/Parcel Number: A005 097
Defendant(s) in FiFa: Kegger, Richard; A005 097 / City Lot / Butlers Alley
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 204/61
Property Description: All and only that parcel of land designated as Tax Parcel A005 097, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.22 acres, more or less, described in Deed Book 204, Page 61, the description contained therein being incorporated herein by this reference, located on Butlers Alley.
Years Due: 2024

File # 61
Map/Parcel Number: A005A003A
Defendant(s) in FiFa: Walker, Cornelius; A005A003A / 17580 N Highland St
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 212/76; 161/491
Property Description: All and only that parcel of land designated as Tax Parcel A005A003A, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.03 acre, more or less, being part of City Lot 15, Block B, described in Deed Book 161, Page 491, the description contained therein being incorporated herein by this reference, known as 17584 North Highland Avenue.
Years Due: 2023-2024

File # 62
Map/Parcel Number: A005A012
Defendant(s) in FiFa: Consultant Financial Investment LLC; A005A012 / 17591 N Highland Main Sto
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 222/357
Property Description: All and only that parcel of land designated as Tax Parcel A005A012, lying and being in the City of Arlington, Calhoun County, Georgia, being Lot 16, Block C, described in Deed Book 222, Page 357, the description contained therein being incorporated herein by this reference, known as 17591 North Highland Avenue.
Years Due: 2024

File # 65
Map/Parcel Number: A007 002
Defendant(s) in FiFa: Collier, Mary

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Ruth Estate In REM; A007 002 / 320 E Cedar St
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 196/519; 196/522
Property Description: All and only that parcel of land designated as Tax Parcel A007 002, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.31 acres, more or less, described in Deed Book 196, Page 522, the description contained therein being incorporated herein by this reference, known as 320 East Cedar Street.
Years Due: 2024

File # 72
Map/Parcel Number: E002 019
Defendant(s) in FiFa: Shedrick, Leroy & Mary S (Susie) Estates IN REM; E002 019 / 60 Turner Chapel Lane NW
Current Property Owner: Johnson, Inell S
Reference Deed: Y/546; 226/483
Property Description: All and only that parcel of land designated as Tax Parcel E002 019, lying and being in Land Lot 204, City of Edison, Calhoun County, Georgia, containing 0.21 acre, more or less, being a portion of City Lot 33, described in Deed Book 226, Page 483, the description contained therein being incorporated herein by this reference, known as 60 Turner Chapel Lane.
Years Due: 2024

File # 74
Map/Parcel Number: E002 027
Def

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Defendant(s) in FiFa
Reference Deed: 208/252
Property Description: All and only that parcel of land designated as Tax Parcel E004 025, lying and being in Land Lot 203 of the 4th Land District, City of Edison, Calhoun County, Georgia, described in Deed Book 208, Page 252, the description contained therein being incorporated herein by this reference, known as 116 Martin Luther King Jr Drive.
Years Due: 2024

File #: 89
Map/Parcel Number: E004 068
Defendant(s) in FiFa: Rose, William; E004 068 / 277 Martin Luther King Dr
Current Property Owner: Porter, Rodriguez
Reference Deed: 225/198
Property Description: All and only that parcel of land designated as Tax Parcel E004 068, lying and being in Land Lot 203 of the 4th Land District, City of Edison, Calhoun County, Georgia, containing 0.14 acre, more or less, described in Deed Book 225, Page 198, the description contained therein being incorporated herein by this reference, known as 277 Martin Luther King Jr Drive.
Years Due: 2024

File #: 90
Map/Parcel Number: E004 105
Defendant(s) in FiFa: Hodge, John R Jr Et Al; E004 105 / Lot 25/ 31 Jay Street
Current Property Owner: Hodge, John Robert Jr & Blackmon, Debra Eve H & Hargde, James Allen & Harrison, Shirley Jean H
Reference Deed: 206/610
Property Description: All and only that parcel of land designated as Tax Parcel E004 105, lying and being in Land Lot 203 of the 4th Land District, City of Edison, Calhoun County, Georgia, being Lot 25, Singer Heights Subdivision, shown in Plat Book 3, Page 162, described in Deed Book 206, Page 610, the description contained therein being incorporated herein by this reference, known as 31 Jay Street.
Years Due: 2024

File #: 92
Map/Parcel Number: E005 021
Defendant(s) in FiFa: McIntosh, Samuel L (Lavan) & Monique L; E005 021 / Duplex / 194 Strickland S
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 181/373
Property Description: All and only that parcel of land designated as Tax Parcel E005 021, lying and being in Land Lot 203, 4th Land District, City of Edison, Calhoun County, containing 0.96 acres, more or less, described in Deed Book 181, Page 373, the description contained therein being incorporated herein by this reference, known as 194 Strickland Street.
Years Due: 2024

File #: 96
Map/Parcel Number: E007 010
Defendant(s) in FiFa: Zackery, Lillie (Estate IN REM); E007 010 / MH 406 Dixie Circle
Current Property Owner: Rodriguez, Porter (200)
Reference Deed: 50/445; 225/200
Property Description: All and only that parcel of land designated as Tax Parcel E007 010, lying and being in the City of Edison, Calhoun County, Georgia, Land Lot 204 of the 4th Land District, containing 0.34 acres, more or less, described in Deed Book 225, Page 200, the descriptions contained therein being incorporated herein by this reference, known as 406 Dixie Circle.
Years Due: 2024

File #: 98
Map/Parcel Number: E008 037
Defendant(s) in FiFa: Turner, James C; E008 037 / Lot & House/Manny @ Bay
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 171/349
Property Description: All and only that parcel of land designated as Tax Parcel E008 037, lying and being in Land Lot 175 of the 4th Land District, City of Edison, Calhoun County, Georgia, being Lot 2, shown in Plat Book 3, Page 164, described in Deed Book 171, Page 349, the description contained therein being incorporated herein by this reference, known as 665 Bay Avenue.
Years Due: 2024

File #: 99
Map/Parcel Number: E008 052
Defendant(s) in FiFa: Zackery, Katherine (Estate in REM); E008 052 / House/1352 Pine St
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 60/260
Property Description: All and only that parcel of land designated as Tax Parcel E008 052, lying and being in Land Lot 204 of the 4th Land District, City of Edison, Calhoun County, Georgia, containing 0.50 acre, more or less, described in Deed Book 60, Page 260, the description contained therein being incorporated herein by this reference, known as 1352 Pine Street.
Years Due: 2024

File #: 101
Map/Parcel Number: E009 021
Defendant(s) in FiFa: Rivas, Araujo Magda Y (aka Araujo, Magda Yadira Rivas); E009 021 / House 402 Bay Ave
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 212/288
Property Description: All and only that parcel of land designated as Tax Parcel E009 021, lying and being in Land Lot 176 of the 4th Land District, City of Edison, Calhoun County, Georgia, being a portion of the property shown in Plat Book 2, Page 260, a portion of the property described in Deed Book 212, Page 288, the description contained therein being incorporated herein by this reference, known as 402 Bay Avenue.
Years Due: 2024

File #: 105
Map/Parcel Number: L002 0131
Defendant(s) in FiFa: Figin, Johnny C & Helen; L002 0131 / Lot 7 / 54 Melvin St
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 66/51
Property Description: All and only that parcel of land designated as Tax Parcel L002 0131, lying and being in Land Lot 293 of the 3rd Land District, Calhoun County, Georgia, containing 0.1629 acres, more or less, being Lot 7, Sherwood Hawke Subdivision, shown in Plat Book 4, Page 493, described in Deed Book 66, Page 51, the description contained therein being incorporated herein by this reference, known as 54 Melvin Street.
Years Due: 2024

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File #: 108
Map/Parcel Number: L006 024
Defendant(s) in FiFa: Mansfield, Sabrina; L006 024 / Lts 81-83/ 21 & 25 Floren
Current Property Owner: Mansfield, Sabrina & Jackson, Lonzie Jr & Jackson, Eddie & Jackson, Wilman
Reference Deed: 196/493
Property Description: All and only that parcel of land designated as Tax Parcel L006 024, lying and being in the City of Leary, Calhoun County, Georgia, containing 0.34 acre, more or less, being Lots 81, 82 & 83, Hammond Annex, shown in Plat Book 2, Page 142, described in Deed Book 196, Page 493, the description contained therein being incorporated herein by this reference, known as 25 Florence Avenue.
Years Due: 2024

File #: 109
Map/Parcel Number: L006 055
Defendant(s) in FiFa: Hubbard, Horace; L006 055, Lot 38/Albany Hwy
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 203/88; 171/426
Property Description: All and only that parcel of land designated as Tax Parcel L006 055, lying and being in the City of Leary, Calhoun County, Georgia, being Lot 38, Hammond Annex Subdivision, shown in Plat Book 2, Page 142, described in Deed Book 171, Page 426, the description contained therein being incorporated herein by this reference, located on Albany Highway.
Years Due: 2024

File #: 112
Map/Parcel Number: L007 011
Defendant(s) in FiFa: Crayton, Alex Jr; L007 011 / 3337 S Depot St
Current Property Owner: Crayton, Alex & Crayton, Alex Jr
Reference Deed: 28/57; 165/564; 206/421
Property Description: All and only that parcel of land designated as Tax Parcel L007 011, lying and being in Land Lot 307 of the 3rd Land District, Calhoun County, Georgia, containing 0.46 acre, more or less, being Lot 11, Bill Jordan's Bermuda Plantation Subdivision, shown in Plat Book 2, Page 282, described in Deed Book 206, Page 421, the description contained therein being incorporated herein by this reference, known as 3337 South Depot Street.
Years Due: 2024

CITY OF ARLINGTON NOVEMBER 2025 TAX SALE

MARY KING CITY CLERK CITY OF ARLINGTON STATE OF GEORGIA COUNTY OF CALHOUN

Under and by virtue of certain tax Fi.Fa.'s issued by the City of Arlington, Calhoun County Georgia, In favor of the City of Arlington and, against the following named persons and the property as described immediately below their respective name(s).

There will be sold for cash or certified funds at public outcry, before City Hall, located at 567 Pioneer Road, City of Arlington, Calhoun County, Georgia, between the legal hours of sale, on the first Tuesday in November 2025 the same being November 4, 2025.

The following property will be sold between the legal hours of sale, 10:00 AM and 4:00 PM. The properties listed below and described, or as much thereof as will satisfy the City tax execution on the respective individual, will be sold. The properties hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in the **City of Arlington, Calhoun or Early Counties, State of Georgia.** The years for which said Fi.Fa.'s are issued and levied are stated below the name of the owner in each case. **This is a buyer beware sale and all property will be sold as is. The City makes no warranty, neither expressed nor implied, as to title.** Properties are sold under the power of a tax sale deed with specific rights of redemption. Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer cost, all taxes, advertising cost and recording fees. At the discretion of the City Tax Collector, payment will be required within two (2) hours after the completion of the tax sale. In the event a bid is not properly paid, the property shall be re-offered at **2:00 PM on the day of the sale, or the following day that being November 5, 2025.**

File #: 2
Map/Parcel Number: A009 018
Defendant(s) in FiFa: Alexander, Robert Et Al; A009 018
Current Property Owner: Alexander, Robert; Brown, Morella A; Brown, Bessie A; Scrubbs, Lura Lee A; Alexander, Annie Pearl; Brown, Mandi A; Alexander, Flozell; Alexander, Lonnie; Alexander, Willie Jim; Alexander, Emmanuel
Reference Deed: 48/789
Property Description: All and only that parcel of land designated as Tax Parcel A009 018, lying and being in Calhoun County, Georgia, containing 0.50 acres, more or less, described in Deed Book 48, Page 789, the description contained therein being incorporated herein by this reference, known as 18691 Morgan Road.
Years Due: 2023-2024

File #: 6
Map/Parcel Number: A003 054
Defendant(s) in FiFa: Butler, Ben & Judye Estate; A003 054 / Lot/Camellia St SW
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: NRF
Property Description: All and only that parcel of land designated as Tax Parcel A003 054, lying and being in Land Lot 189 of the 4th Land District, City of Arlington, Calhoun County, Georgia, the description contained therein being incorporated herein by this reference, located on Camellia Street.
Years Due: 2023-2024

File #: 7
Map/Parcel Number: A006 007
Defendant(s) in FiFa: Canidate, Chekeylar; A006 007
Current Property Owner: Haynes, Jeffrey
Reference Deed: 228/398
Property Description: All and only that parcel of land designated as Tax Parcel A006 007, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.48

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acre, more or less, being Lots 16 & 17, Salter Modernaire Subdivision, shown in Plat Book 2, Page 62, described in Deed Book 228, Page 398, the description contained therein being incorporated herein by this reference, known as 39 Pine Lane Avenue.
Years Due: 2024

File #: 8
Map/Parcel Number: A022A04041
Defendant(s) in FiFa: Canidate, James; A022A04041
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 240/56
Property Description: All and only that parcel of land designated as Tax Parcel A022A04041, lying and being in Land Lot 201 of the 6th Land District, City of Arlington, Early County, Georgia, containing 0.46 acre, more or less, shown in Plat Book 184, Page 92, described in Deed Book 240, Page 56, the description contained therein being incorporated herein by this reference, known as 16809 SW Woodvalley Road.
Years Due: 2023-2024

File #: 10
Map/Parcel Number: A003 020
Defendant(s) in FiFa: Crews, Eugene E Est IN REM; A003 020
Current Property Owner: Ward, Wayne R (Reed) Jr & Lisa (Marie)
Reference Deed: 225/281
Property Description: All and only that parcel of land designated as Tax Parcel A003 020, lying and being in Land Lot 189 of the 4th Land District, Calhoun County, Georgia, containing 2.46 acres, more or less, shown in Plat Book 9, Page 25, described in Deed Book 225, Page 281, the description contained therein being incorporated herein by this reference, known as 85 West Cedar Street.
Years Due: 2024

File #: 12
Map/Parcel Number: A002 041
Defendant(s) in FiFa: Dunham, Rodney & Roxie; A002 041
Current Property Owner: Dunham, Rodney & Roxie & Harper, Jura Dunham
Reference Deed: N/230
Property Description: All and only that parcel of land designated as Tax Parcel A002 041, lying and being in the City of Arlington, Calhoun County, Georgia, being a portion of Lot 18, Block E, described in Deed Book N, Page 230, the description contained therein being incorporated herein by this reference, located on John McMurria Road.
Years Due: 2019, 2021-2024

File #: 14
Map/Parcel Number: A004 078
Defendant(s) in FiFa: George, Aretha; A004 078
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 198/325
Property Description: All and only that parcel of land designated as Tax Parcel A004 078, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.13 acre, more or less, being a portion of Lot 6, Carver Heights Subdivision, being a portion of the property shown in Plat Book 2, Page 105, described in Deed Book 198, Page 325, the description contained therein being incorporated herein by this reference, known as 17947 Morgan Road.
Years Due: 2023-2024

File #: 15
Map/Parcel Number: A005A006
Defendant(s) in FiFa: Gleanon, Fred F Jr; A005A006
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 77/166
Property Description: All and only that parcel of land designated as Tax Parcel A005A006, lying and being in the City of Arlington, Calhoun County, Georgia, described in Deed Book 77, Page 166, the description contained therein being incorporated herein by this reference, known as 17572 N Highland Avenue.
Years Due: 2024

File #: 16
Map/Parcel Number: A006 025
Defendant(s) in FiFa: Gleanon, Fred F Jr; A006 025
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 126/49
Property Description: All and only that parcel of land designated as Tax Parcel A006 025, lying and being in Land Lot 148 of the 4th Land District, City of Arlington, Calhoun County, Georgia, containing 3.63 acres, more or less, Harrison Estate Subdivision, shown in Plat Book 2, Page 167, described in Deed Book 126, Page 49, the description contained therein being incorporated herein by this reference, located on Cherry Road.
Years Due: 2024

File #: 17
Map/Parcel Number: A022 026
Defendant(s) in FiFa: Gleanon, Fred Jr (aka Gleanon, Frederick F Jr); A022 026
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 209/866
Property Description: All and only that parcel of land designated as Tax Parcel A022 026, lying and being in Land Lot 240 of the 6th Land District, City of Arlington, Early County, Georgia, containing 2.00 acres, more or less, being a portion of the property shown in Deed Book 124, Page 82, described in Deed Book 209, Page 866, the description contained therein being incorporated herein by this reference, known as 25527 Blakely Road.
Years Due: 2024

File #: 18
Map/Parcel Number: A022 032
Defendant(s) in FiFa: Gleanon, Fred Jr (aka Gleanon, Frederick F Jr); A022 032
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 209/866
Property Description: All and only that parcel of land designated as Tax Parcel A022 032, lying and being in Land Lot 240 of the 6th Land District, City of Arlington, Early County, Georgia, containing 24.48 acres, more or less, shown in Plat Book 157, Page 26, described in Deed Book 209, Page 866, the description contained therein being incorporated herein by this reference, known as 25563 Blakely Road.
Years Due: 2024

File #: 19
Map/Parcel Number: A005A007A
Defendant(s) in FiFa: Gleanon, Fred L Jr (aka Gleanon, Frederick F Jr); A005A007A
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 97/328
Property Description: All and only that parcel of land designated as Tax

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Parcel A005A007A, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.06 acre, more or less, described in Deed Book 97, Page 328, the description contained therein being incorporated herein by this reference, known as 17558 N Highland Avenue.
Years Due: 2024

File #: 21
Map/Parcel Number: A005 048
Defendant(s) in FiFa: Gregory, Clarence R & Maria E; A005 048
Current Property Owner: Gregory, Maria E
Reference Deed: 154/105
Property Description: All and only that parcel of land designated as Tax Parcel A005 048, lying and being in the City of Arlington, Calhoun County, Georgia, being Tracts 1 & 3 described in Deed Book 154, Page 105, the description contained therein being incorporated herein by this reference, known as 146 Arles Street.
Years Due: 2024

File #: 22
Map/Parcel Number: A003 104
Defendant(s) in FiFa: Hall, Columbus & Ethel Estates; A003 104
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: NRF
Property Description: All and only that parcel of land designated as Tax Parcel A003 104, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.07 acres, more or less, the description contained herein being incorporated by this reference, located on Creek Avenue & Butlers Alley.
Years Due: 2023-2024

File #: 23
Map/Parcel Number: A003 098
Defendant(s) in FiFa: Hall, Columbus & Ethel Estates; A003 098
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: NRF
Property Description: All and only that parcel of land designated as Tax Parcel A003 098, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.07 acres, more or less, the description contained herein being incorporated by this reference, located on Cherokee Street.
Years Due: 2023-2024

File #: 24
Map/Parcel Number: A022 048
Defendant(s) in FiFa: Haynes, Jeffery & Sumbry, Jekeylar L; A022 048
Current Property Owner: Haynes, Jeffery
Reference Deed: 377/342; 403/679
Property Description: All and only that parcel of land designated as Tax Parcel A022 048, lying and being in Land Lots 201 & 240 of the 6th Land District, City of Arlington, Early County, Georgia, containing 0.552 acre, more or less, being Tract 2 shown in Deed Book 307, Page 679, described in Deed Book 403, Page 679, the description contained therein being incorporated herein by this reference, known as 16339 SW Woodvalley Road.
Years Due: 2024

File #: 25
Map/Parcel Number: A022A05020
Defendant(s) in FiFa: Hazley, Mary Est & Glady's; Judge H Johnson; A022A05020
Current Property Owner: Johnson, Ceola R
Reference Deed: 47/203; 260/783
Property Description: All and only that parcel of land designated as Tax Parcel A022A05020, lying and being in the City of Arlington, Early County, Georgia, being a portion of the property described in Deed Book 260, Page 783, the description contained therein being incorporated herein by this reference, known as 16 SW Azalea Street.
Years Due: 2024

File #: 28
Map/Parcel Number: A003 103
Defendant(s) in FiFa: Hill, McKenzie; A003 103
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: NRF
Property Description: All and only that parcel of land designated as Tax Parcel A003 103, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.13 acres, more or less, the description contained herein being incorporated by this reference, located on Creek Avenue.
Years Due: 2023-2024

File #: 29
Map/Parcel Number: A022A05013
Defendant(s) in FiFa: Idlett, James A; A022A05013
Current Property Owner: Lewis, Susie May
Reference Deed: 99/529
Property Description: All and only that parcel of land designated as Tax Parcel A022A05013, lying and being in Land Lot 240 of the 6th Land District, City of Arlington, Early County, Georgia, being property shown in Deed Book 99, Page 526, described in Deed Book 99, Page 529, the description contained therein being incorporated herein by this reference, known as 270 SW Azalea Street.
Years Due: 2023-2024

File #: 30
Map/Parcel Number: A022A03013
Defendant(s) in FiFa: Johnson, Ceola R; A022A03013
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 260/783
Property Description: All and only that parcel of land designated as Tax Parcel A022A03013, lying and being in Land Lot 240 of the 6th Land District, City of Arlington, Early County, Georgia, being a portion of the property shown in Deed Book 109, Page 147, described in Deed Book 260, Page 783, the description contained therein being incorporated herein by this reference, known as 15 SW Camellia Street.
Years Due: 2024

File #: 31
Map/Parcel Number: A022A03014
Defendant(s) in FiFa: Johnson, Ceola R; A022A03014
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 260/814
Property Description: All and only that parcel of land designated as Tax Parcel A022A03014, lying and being in Land Lot 240 of the 6th Land District, City of Arlington, Early County, Georgia, containing 0.37 acre, more or less, a portion of the property shown in Deed Book 251, Page 121, a portion of the property described in Deed Book 260, Page 814, the description contained therein being incorporated herein by this reference.
Years Due: 2024

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File #: 34
Map/Parcel Number: A003 003
Defendant(s) in FiFa: Lovett, Jonathan A; A003 003
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 195/89
Property Description: All and only that parcel of land designated as Tax Parcel A 003 003, lying and being in Land Lot 189 of the 4th Land District, City of Arlington, Calhoun County, Georgia, containing 0.51 acres, moe or less, described in Deed Book 205, Page 617, the description contained therein being incorporated herein by this reference, known as 174 R.E. Jennings Avenue.
Years Due: 2024

File #: 35
Map/Parcel Number: A022A03008
Defendant(s) in FiFa: Mitchell, Ben H Jr & Charlotte & Williams, Barbara; A022A03008
Current Property Owner: Mitchell, Ben H Jr & Charlotte & Fannie Mae & Williams, Barbara
Reference Deed: Y/455
Property Description: All and only that parcel of land designated as Tax Parcel A022A03008, lying and being in Land Lot 240 of the 6th Land District, City of Arlington, Early County, Georgia, containing 0.74 acre, more or less, being Tract I, described in Deed Book 125, Page 37, the description contained therein being incorporated herein by this reference, known as 89 SW Azalea Street.
Years Due: 2023-2024

File #: 36
Map/Parcel Number: A022A03010
Defndant(s) in FiFa: Mitchell, Ben H Jr & Charlotte & Williams, Barbara; A022A03010
Current Property Owner: Mitchell, Ben H Jr & Charlotte & Fannie Mae & Williams, Barbara
Reference Deed: Y/454
Property Description: All and only that parcel of land designated as Tax Parcel A022A03010, lying and being in Land Lot 240 of the 6th Land District, City of Arlington, Early County, Georgia, being Tract II, described in Deed Book 125, Page 37, the description contained therein being incorporated herein by this reference.
Years Due: 2023-2024

File #: 39
Map/Parcel Number: A022B05033
Defendant(s) in FiFa: Noor Trading LLC; A022B05033
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 390/895
Property Description: All and only that parcel of land designated as Tax Parcel A022B05033, lying and being in Land Lot 240 of the 6th Land District, City of Arlington, Early County, Georgia, containing 0.461 acres, more or less, being Lot 2, shown in Plat Book 268, Page 114, described in Deed Book 390, Page 895, the description contained therein being incorporated herein by this reference, located on South Highland Avenue.
Years Due: 2024

File #: 40
Map/Parcel Number: A022B05034
Defendant(s) in FiFa: Noor Trading LLC; A022B05034
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 390/895
Property Description: All and only that parcel of land designated as Tax Parcel A022B05034, lying and being in Land Lot 240 of the 6th Land District, City of Arlington, Early County, Georgia, containing 0.462 acres, more or less, being Lot 3, shown in Plat Book 268, Page 125, described in Deed Book 390, Page 895, the description contained therein being incorporated herein by this reference.
Years Due: 2024

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File #: 42
Map/Parcel Number: A005 020
Defendant(s) in FiFa: Reddick, Terry; A005 020
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 205/617
Property Description: All and only that parcel of land designated as Tax Parcel A005 020, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.51 acres, moe or less, described in Deed Book 205, Page 617, the description contained therein being incorporated herein by this reference, known as 174 R.E. Jennings Avenue.
Years Due: 2024

File #: 43
Map/Parcel Number: 0079A001
Defendant(s) in FiFa: Reed, Nora Mae; 0079A001
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 44/599
Property Description: All and only that parcel of land designated as Tax Parcel 0079A001, lying and being in Land Lot 191 of the 4th Land District, City of Arlington, Calhoun County,

Calhoun Co. Legals

City of Arlington, Calhoun County, Georgia, containing 0.40 acre, more or less, being Lots 910 & 912, shown in Plat Book 3, Page 107, described in Deed Book 44, Page 599, the description contained therein being incorporated herein by this reference, known as 17557 Woodvalley Road.
Years Due: 2024

File #: 46
Map/Parcel Number: A002 014
Defendant(s) in FiFa: Williams, Willie Vera & Roger L Sr; A002 014
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 109/67
Property Description: All and only that parcel of land designated as Tax parcel A002 014, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.37 acre, more or less, being Town Lot 58, Block O, described in Deed Book 109, Page 67, the descriptions contained therein being incorporated herein by this reference, known as 155 Laurel Avenue NW.
Years Due: 2024

7 LITTLE WORDS

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

CLUES	SOLUTIONS
1 getting around on a bike (7)	_____
2 hot to the taste buds (5)	_____
3 extremely upset (10)	_____
4 tell a fish story (10)	_____
5 knight's need (5)	_____
6 airline based in Frankfurt (9)	_____
7 duxelles ingredients (9)	_____

CYC

RATE

DI

NG

RAU

ICY

LUF

OMS

MO

MUS

UNT

NSA

EXA

ST

SP

GHT

HRO

LI

THA

GGE

Thursday's Answers: 1. TWITTER 2. EXPENSES 3. GRILLS 4. SNACKING 5. UPHOLSTER 6. QUEEN 7. KENTUCKY 10/10

7 LITTLE WORDS

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

CLUES	SOLUTIONS
1 colleague (8)	_____
2 reunion attendees (9)	_____
3 breadth of a ship (4)	_____
4 1992 canine caper (9)	_____
5 repeating musical segment (4)	_____
6 sotto voce (8)	_____
7 island neighboring Corsica (8)	_____

AM

WO

VEN

ATI

WH

ISP

LO

ATE

IA

BEE

RKM

RD

ERY

THO

VES

SA

REL

OP

BE

IN

Friday's Answers: 1. CYCLING 2. SPICY 3. DISTRAUGHT 4. EXAGGERATE 5. MOUNT 6. LUFTHANSA 7. MUSHROOMS 10/11

CROSSWORD

ACROSS

1 Warning on some saucing

7 ___ Darya river

10 Solidarity leader

14 Place to take a break from the hustle and bustle

16 Part that helps the wheels on the bus go round and round

17 Words before a gavel banging

18 Fuss

19 Doing

20 [Jazz hands]

21 "David Copperfield" villain

22 Caldo de ___: Mexican beef soup

23 "Was that not enough?"

24 Plow creation or brow formation

26 Cake or Bread

27 Asset in cornhole

28 Dallas-to-Plano dir.

29 "Shake it off"

34 "No complaining!"

35 Events that only get some coverage?

36 Big prime org.

37 50-Downt org.

38 Aware of

39 Pitfall! consoles

41 Be overly maudlin

42 "Golly!"

45 Work

46 One may thicken over time

47 Like the oxygen in a hyperbaric chamber

48 "A Visit From the Goon Squad" novelist

49 Seeing things that aren't natural?

51 "Mistakes ___ made"

52 Break in?

53 Otorhinolaryngologists, for short

54 Not assume, say

55 "Regardless ..."

DOWN

1 Herald

2 Enemies to lovers, e.g.

3 Dying words?

4 Hand for a mariachi band?

5 English equivalent to the French -ant

6 Test kit items

7 Tangent

8 Ground mineral in joint compound

9 Capitalize on

10 Surgical tool

11 Appearances

12 Hassle-free accessory

13 "I Can't Breathe" singer-songwriter

15 Occasion to celebrate achievements

21 Habitat for ___

23 Gin cocktails

24 Recourse before pursuing legal action, maybe

25 Responds with great emotion

26 Empotions

27 Carpenters' union?

29 Abbr. on some medical forms

30 Substance in herbal medicine

31 Criticized harshly

32 Half and half

33 Shot provider

40 Old Norse characters

41 Conceal

42 Poker fee

43 Treat with vanilla creme

44 Binary, in a way

46 Centers of drupes

47 Mets slugger

Alonso

48 Manchego source

49 Org. now known as Scouting America

50 Cleveland pro

O

S

N

E

A

E

X

S

V

S

I

N

E

N