

Classifieds

Albany Classifieds

JOBS

**REAL ESTATE
FOR RENT**

Houses for rent

FOR RENT!
3 BR 2 bath
West Albany,
Lake Park area
Hardwood floors, central air
and heat, fireplace, carpet
Call 229-886-6488

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**

**ENHANCED
REMODELING
& DRYWALL**

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

**WE DO SMALL
AND BIG JOBS!**

229-364-2997
Hernandez
912-432-3016

Residential-Commercial-Renovations

MERCHANDISE

Garage Sale

GARAGE SALE
168 Hidden Cove Lane
Leesburg GA, Off Palmyra
in the Cypress Cove Subd.
Items for sale include
household items, furniture,
children's items, sports
equipment, decor & clothing

YARD SALE!
502 Forest Glen Dr.,
2nd block off Gillionville.
Thursday, October 16
3 p.m. - 6 p.m.
Friday, October 17
8 a.m. - 6 p.m.
Saturday, October 18
8 a.m. - 2 p.m.
Vintage items,
household decor, lots of
misc. items, books,
toys/dolls, jewelry,
clothing - men's &
women's. DVD's & CD's

YARD SALE
Sat., Oct. 18,
8:30 a.m.-1:00 p.m.
1206 Hobson St.
Household goods,
furniture, tires, wheels,
clothes, etc.

Musical Equipment

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

**GARAGE
SALE**



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.

VEHICLES

Vehicles

FOR SALE
2006 Buick Rendezvous
Exc. cond. \$6500 or best
offer. 229-878-7136 or
229-405-2893

Albany Legals

**Construction/
Service Bids**

The Dougherty County School
System Logistical Services
Department, located at 601 Flint
Ave., Albany, GA 31701, will receive
sealed Bids/Proposals for
**013-PUR-2026 for Category 1
Network Electronics on October
28, 2025 @ 11:00 AM.**

Bid documents may be obtained
from our website at
www.docoschools.org. Minority
business enterprises are
encouraged to submit bids.

By: Sharonda Thompson, Director of
Logistical Services

INVITATION TO BID
Bypass Switches
BID REF. #26-020

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 10, 2025. Bid documents can
be obtained from the
Procurement Division, the Georgia
Procurement Registry, and at
www.albanyga.gov. For additional
information, contact Joshua Williams,
Procurement Manager, at
jswilliams@albanyga.gov.

By\l Michael Eaton, Chief Financial
Officer

INVITATION TO BID
Westtown Library Renovations
BID REF. #26-016

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 11, 2025. A Pre-Bid
Conference will be held at 10:00 AM,
October 17, at the Procurement
division office. A 5% bid bond is
required of all bidders. Bid
documents can be obtained from
Procurement, the Georgia
Procurement Registry, and
www.albanyga.gov. For additional
information contact Ricky Gladney,
Buyer I, at rlgladney@albanyga.gov.

By\l Michael Eaton, Chief Financial
Officer

PUBLIC NOTICE

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

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

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

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

Respondents are advised to adhere
to the submittal requirements. Failure
to comply with the instructions of this
RFP will be cause for rejection of
submittals. Questions regarding
this RFP should be submitted in

**Construction/
Service Bids**

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
Dnance@albanyha.com

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.

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.

By\l Michael Eaton, Chief Financial
Officer

Citations

The Southwest Georgia Regional
Commission Council meeting will be
held Thursday, October 30, 2025, at
The Camilla Depot, 212 E. Broad
Street, Camilla, Georgia. The
business meeting will commence at
7:00 PM. Please check our website
for updates.

**Debtors &
Creditors**

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

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
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
KAROUSA NAN ROBERTS
EDWARDS 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 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
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 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

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 12th day of September, 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 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

**Debtors &
Creditors**

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
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 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**

STATE OF GEORGIA,
COUNTY OF DOUGHERTY
All creditors of the Estate of
STERLING PEMBLETON FALLIN,
JR. 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 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

**Debtors &
Creditors**

Carrie Mae Reid
3343 Sweetbrier Road
Albany, Georgia 31701

**GEORGIA,
DOUGHERTY COUNTY.**

NOTICE

Notice is hereby given to all debtors
and creditors of the Estate of
LUMUS GRADY COLLIER, JR.,
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.

LUMUS GRADY COLLIER, III
Petitioner
249 Red Rock Road
Sylvester, GA 31791

**GEORGIA,
DOUGHERTY COUNTY.**

NOTICE

Notice is hereby given to all debtors
and creditors of the Estate of
**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 &
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

Divorces

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

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

Juvenile Court

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:
01/262017 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.**

**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
Treena 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 443607

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
Treena 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.

Name Changes

**IN THE SUPERIOR COURT OF
DOUGHERTY COUNTY
STATE OF GEORGIA**

In re the Name Change of the Child
Hayden Amarie Hall
Minor child

Civil Action File No. 25CV1063-3

**NOTICE OF PETITION TO
CHANGE NAME**

I, Jasmine Shernise Wiggins, filed
this petition to the Superior Court
of Dougherty County, Georgia on the
8 day of October, 2025, to change the
name of the minor child as follows:
Current Name of Child: Hayden
Amarie Hall, DOB: 02-06-12,
Proposed New Name: Hayden
Amarie Wiggins. Any interested or
affected party has the right to appear
in this case and set forth in O.C.G.A.
19-12-1(f)(2) and (3).

This 9 day of October, 2025.

Jasmine Wiggins
Petitioner pro se

**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

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

NOTICE OF SUMMONS

TO: Willie J. Walker
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 July 24, 2025. The court
issued an order for service of
summons by publication on October
8, 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 1102 Hobson Street,
Albany, GA 31705. 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 October, 2025.

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

NOTICE OF SUMMONS

TO: Willie J. Walker
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 July 24, 2025. The court
issued an order for service of
summons by publication on October
8, 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 1102 Hobson Street,
Albany, GA 31705. 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 October, 2025.

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

NOTICE OF SUMMONS

TO: Willie J. Walker
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

Name Changes

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:
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:
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

Probate Court Administration

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: 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
(229) 431-2102

Citation dates: October 4, 11, 18, and 25, 2025

GEORGIA, DOUGHERTY COUNTY
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 Arlen 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

Probate Court Administration

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: 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: QUEEN EASTER BAIDEN
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 BAIDEN, 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:
DeErica 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
November 1, 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

Probate Court Administration

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
November 1, 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: JOHN F. LETSINGER
ESTATE FILE NO: 2025-ES-342
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Patricia A. Letsinger for a year's support from the estate of JOHN F. LETSINGER, Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before November 10, 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: October 18 and 25, 2025
November 1 and 8, 2025

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

Probate Court 12 mth Support

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: REBECCA WANGEN KIMSEY
ESTATE FILE NO: 2025-ES-332
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Donald Kimsey, Jr., for a year's support from the estate of REBECCA WANGEN KIMSEY, 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
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: 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
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

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF FRANK MAURICE SMITH
ESTATE FILE NO: 2024-ES-476

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of Teresa J. Smith for a year's support from the estate of FRANK MAURICE SMITH, 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

Probate Court 12 mth Support

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: JAMES L. JARRETT
ESTATE FILE NO: 2025-ES-348
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of **Patti Jarrett** for a year's support from the estate of **JAMES L. JARRETT**, Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before **November 10, 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: October 18 and 25, 2025
November 1 and 8, 2025

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: MIRELLA ABIGAIL CHUB LOPEZ
ESTATE FILE NO: 2025-ES-277
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Carlos Chub for a year's support from the estate of MIRELLA ABIGAIL CHUB LOPEZ, Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before November 17, 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: October 11, 18, and 25, 2025
November 1, 2025

Probate Court Discharge

PROBATE COURT OF
DOUGHERTY COUNTY

ESTATE NO: 2024-ES-065

PETITION OF REVA HAMMOND FOR DISCHARGE AS PERSONAL REPRESENTATIVE OF THE ESTATE OF: HOWARD KELLY JAMES, SR.

TO: ALL INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before October 28, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

CITATION DATE: October 18, 2025

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

Public Hearings

El Sowega Council on Aging levará a cabo su audiencia pública anual en persona en el Centro Regional de Recursos de SGOA, 335 W. Society Ave., Albany, Georgia, el 21 de octubre de 2025 a las 9:00 a.m.

Se invita al público en general, a los funcionarios y a la comunidad empresarial a unirse. Esta es una oportunidad para conocer las brechas en los servicios, las

Public Hearings

necesidades, las redundancias y las inquietudes de los adultos mayores y las personas con discapacidades en nuestra región.

Sowega Council on Aging will be hosting their annual Public Hearing in-person at the SGOA Regional Resource Center, 335 W. Society Ave., Albany, Georgia on **October 21, 2025 at 9:00 am**. The general public, officials, and business community are encouraged to join. This is an opportunity to learn about gaps in services, needs, redundancies and concerns for older and disabled Georgians in our region.

Public Sales/ Auctions

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: PAINT PRO TOWING, LLC
Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before:

Answer forms may be found in the Magistrate Court Clerk's Office or online at:
www.georgiamagistratecouncil.com.

1.) 2012 Ford Focus
Vin # 1FAHP3F2XCL381017
Case # 2025-264AV

2.) 2013 Chrysler 200
Vin # 1C3CCBAG1DN736941
Case # 2025-263AV

3.) 2009 Honda Accord
Vin # 1HGPCP26399A055531
Case # 2025-236AV

4.) 2017 Cadillac XT5
Vin # 1GYKNCRS9HZ119201
Case # 2025-256AV

Paint Pro Towing, LLC
2804 Wilmar Lane
Albany, Ga. 31707
Wednesday, November 5, 2025
10:00 A.M.-2:00 P.M.

1.) 2003 GMC Sonoma
Vin # 1GTC519X238137738
Case # 2025-121AV

2.) 2003 Ford F-150
Vin # 2FTRX17W43CA94528
Case # 2025-189AV

3.) 2014 Mazda CX-9
Vin # JM3TB2CA9E0425495
Case # 2025-109AV

4.) 2013 Ford Explorer
Vin # 1FM5K7F97DGB56091
Case # 2025-108AV

5.) 2

Service by Publication

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.

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

TRADE NAME REGISTRATION

STATE OF GEORGIA,
COUNTY OF DOUGHERTY.

The undersigned does hereby certify that they are conducting business at 2335 Threadneedle Court, Albany, GA 31707, Dougherty County, under the trade name: Lati-Tude Travel and that the nature of the business is travel planning and tourism services, including domestic and international travel coordination, and that the name of the Owner is Koku Luma International, LLC, 8735 Dunwoody Place, Suite N, Atlanta, GA 30350, whose authorized agent is Yeriya Israel.

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 SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Claretha 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): Claretha 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

Foreclosures

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), (b) unpaid water or 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) 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 the U.S. Bankruptcy Code; and (2) a 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 Claretha 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 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

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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 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

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 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 of 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

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 the individual or entity who shall 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.

NOTICE OF SALE UNDER POWER

GEORGIA, DOUGHERTY COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Ashley Henderson to Ameris Bank dated July 10, 2023, recorded in Deed Book 5106, Page 80, Dougherty County, Georgia Records, as last transferred to Georgia Housing and Finance Authority by assignment recorded in Deed Book 5106, Page 148, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-SEVEN THOUSAND TWO HUNDRED TWENTY AND 0/100 DOLLARS (\$187,220.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in November, 2025, the following described property:

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

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

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

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recourse against the above-named or the undersigned.

Georgia Housing and Finance Authority 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: State Home Mortgage, 60 Executive Park South, Atlanta, GA 30329, 404-679-4908/-3133.

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 Ashley Henderson or a tenant or tenants and said property is more commonly known as **514 Edgewood Ln, 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.

Georgia Housing and Finance Authority as Attorney in Fact for Ashley Henderson

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

EXHIBIT "A"

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being more particularly described as all of Lot 10 in Block 8 of Florary-Merry Acres Section, according to a map or plat of said subdivision as same is recorded in Plat Book 2, Page 155 and 156 (Plat Cabinet1, Slide A-56), in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

MR / GW November 4, 2025
Our file no. 25-18473GA-FT17

25-18473GA

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA

RELiance FIRST CAPITAL, LLC,
Plaintiff,
vs.

MARTHA PETERSON and THE UNITED STATES OF AMERICA, DEPT. OF HOUSING AND URBAN DEVELOPMENT, Defendants.

CIVIL ACTION FILE NO.: SUCV2025000723

NOTICE OF PUBLICATION OF SUMMONS

TO: MARTHA PETERSON:

You are hereby notified that Plaintiff filed the above-styled action on July 23, 2025, seeking an order and judgment allowing for a judicial sale of the Property known as 3701 Castle Pines Lane, Albany, GA 31721 (the “Property”) subject to any prior liens; for an order and judgment permitting Plaintiff to appoint Brock & Scott, PLLC as the agent who shall advertise and sell the Property on behalf of Plaintiff at public auction to the highest bidder for cash and shall convey title to the purchaser at the sale, with Plaintiff's agent giving notice of sale, including the time, terms and place of sale and a description of the Property to be sold, and Plaintiff's agent conducting said sale in accordance with Georgia law; for an order and judgment declaring that upon completion of the foreclosure sale of the Property, Defendants are forever barred and foreclosed of any and all equity or right of redemption in the Property; that in the alternative, the Court enter judgment in favor of Plaintiff and against Defendant Martha Peterson for the sums due under the Note, plus interest and all other charges due up to the date of judgment; for a judgment in favor of Plaintiff and against Defendant Martha Peterson for the attorney's fees and costs incurred in obtaining a judgment; for an order directing that a certified copy of any order granting Plaintiff the relief requested in the Complaint be recorded in the Dougherty County, Georgia records and cross-referenced to the Security Deed recorded in Book 5000, Page 92 and for an order granting Plaintiff such other and further relief as the Court deems just and proper.

You are hereby commanded and required to file with the Clerk of said Court and serve upon Plaintiff's attorney, Jason Holley, at Brock & Scott, PLLC, whose address is 4360 Chamblee Dunwoody Road, Suite 310, Atlanta, Georgia 30341, an Answer to the Complaint within sixty (60) days of the date of the Order for Service by Publication, granted on October 3, 2025. WITNESS the Honorable Denise Marshall, Judge of the Superior Court of Dougherty County, Georgia.

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, Harrel

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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: 00148/0002/011.

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 confirmation and audit of the status of the loan with the holder of the Security Deed. **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

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 0000L/00031/004 was filed against you in the

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Deed to the property. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, acting on behalf of and, as necessary, in consultation with BANK OF AMERICA, N.A. (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, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, 7105 CORPORATE DRIVE, PLANO, TX 75024, 800 669 6650. 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 515 LINCOLN AVENUE, ALBANY, GEORGIA 31701 is/are: LULA B DAVIS 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. 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 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. BANK OF AMERICA, N.A. as Attorney in Fact for LULA B DAVIS, THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010498624 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

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 MEMBER 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 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 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. 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 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

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CHASTANG MACON AND ELIJAH 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 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 12/30/2016, 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 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. 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 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

Under and by virtue of the Power of Sale contained in a Security Deed given by Darlene Register to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for HOMEQUEST CAPITAL FUNDING, its successors and assigns dated September 8, 2004, recorded in Deed Book 2855, Page 163, Dougherty County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee of BRAVO Residential Funding Trust 2024-RPL1 to be recorded in the Office of the Clerk of Superior Court of Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTEEN THOUSAND AND 0/100 DOLLARS (\$115,000.00), with interest thereon as set forth therein, there will be sold

Foreclosures

at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in November, 2025, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

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

U.S. Bank Trust National Association, not in its individual 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 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 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.

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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: Ruben Lublin, LLC 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-14-028927 Ad Run Dates 10/11/2025, 10/18/2025, 10/25/2025, 11/01/2025

riselaw.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 Daugherty 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

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

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DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 # 0000J/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 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 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

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706-324-0251 Attorneys for Shonna Colley Josey, Dougherty County Tax Director and Ex Officio Sheriff

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 EAST 92.50 FEET TO A POINT ON A POINT ON THE WESTERN RIGHT-OF-WAY OF SWIFT STREET; THENCE PROCEED SOUTH 0 DEGREEE 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 EAST 329.83 FEET TO A POINT; GO THENCE SOUTH 86 DEGREES 41 MINUTES 44 SECONDS EAST 49.59 FEET TO A POINT; GO THENCE SOUTH 01 DEGREE 41 MINUTES 23 SECONDS EAST 116.28 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF A GEORGIA POWER COMPANY EASEMENT; GO THENCE NORTH 87 DEGREES 02 MINUTES 14 SECONDS WEST ALONG THE NORTHERN RIGHT-OF-WAY OF SAID GEORGIA POWER COMPANY EASEMENT 281.26 FEET TO A POINT; GO THENCE NORTH 01 DEGREE 28 MINUTES 42 SECONDS WEST 68.62 FEET TO A POINT; GO THENCE, NORTH 24 DEGREES 55 MINUTES 37 SECONDS WEST 501.85 FEET TO A POINT; GO THENCE NORTH 04 DEGREES 31 MINUTES 33 SECONDS WEST 397.52 FEET TO A POINT; GO THENCE NORTH 34 DEGREES 51 MINUTES 55 SECONDS EAST 254.28 FEET TO A POINT; GO THENCE NORTH 88 DEGREES 32 MINUTES 00 SECONDS EAST 25.37 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED. ALL IN ACCORDANCE WITH A PLAT OF SURVEY PREPARED BY WILLIAM DAVID MCCRARY, JR., GEORGIA REGISTERED LAND SURVEYOR NUMBER 2594, DATED NOVEMBER 2, 1995, AND ENTITLED "PLAT OF SURVEY PREPARED FOR H.P. BURT, JR.", THE SAME BEING INCORPORATED HEREIN BY SPECIFIC REFERENCE THERETO. TRACT 3: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN PART OF LAND LOT 238 OF THE FIRST LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LAND LOT LINE OF SAID LAND LOT 238 IN THE FIRST LAND DISTRICT AS IT INTERSECTS WITH THE WESTERN RIGHT-OF-WAY OF SWIFT STREET (60 FOOT RIGHT-OF-WAY) AND GO THENCE SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY OF SAID SWIFT STREET A DISTANCE OF 499.20 FEET TO A POINT; GO THENCE SOUTH 89 DEGREES 20 MINUTES 31 SECONDS WEST A DISTANCE OF 275.48 FEET TO A POINT; GO THENCE SOUTH 01 DEGREE 14 MINUTES 52 SECONDS EAST A DISTANCE OF 79.31 FEET TO A POINT; GO THENCE SOUTH 88 DEGREES 43 MINUTES 44 SECONDS WEST A DISTANCE OF 95.92 FEET TO A POINT; GO THENCE NORTH 01 DEGREE 05 MINUTES 04 SECONDS WEST A DISTANCE OF 423.66 FEET TO A POINT; GO THENCE SOUTH 89 DEGREES 01 MINUTE 45 SECONDS WEST A DISTANCE OF 55.81 FEET TO A POINT; GO THENCE NORTH 00 DEGREES 58 MINUTES 15 SECONDS WEST A DISTANCE OF 150.12 FEET TO

Foreclosures

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

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

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

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

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

F. All proceeds, products, consideration, compensation and recoveries, direct or consequential, cash and noncash, or (i) arising from, as the case may be, of 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.

Foreclosures

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 deLatur
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 Part of Lot 13, Block 27, Arcadia Subdivision, et al, Case No. SCUCV2025000823, 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 # 000KK/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 due 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

Calhoun Co. Legals

CALHOUN COUNTY NOVEMBER 2025 TAX SALE

SHERIFF'S NAME
ANGELA D. VARNUM
EX-OFFICIO SHERIFF

Calhoun Co. Legals

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.is 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 # 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 # 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 # 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

Calhoun Co. Legals

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 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 # 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

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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 # 45
Map/Parcel Number: A003 054
Defendant(s) in FiFa: Butler, Ben & Judyee 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: 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, containg 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: Kegler, 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

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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 St
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 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
Defendant(s) in FiFa: Brown, Lula Mae; E002 027 / 825 & 827 M L King Jr Dr
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 63/229
Property Description: All and only that parcel of land designated as Tax Parcel E002 027, lying and being in Land Lot 204 of the 4th Land District, City of Edison, Calhoun County, Georgia, being part of City Lot 28, City of Edison Plat Number 9-A, described in Deed Book 63, Page 229, the description contained therein being incorporated herein by this reference, known as 825 Martin Luther King Jr Drive.
Years Due: 2024

File # 76
Map/Parcel Number: E002 033
Defendant(s) in FiFa: Walker, Cornelius Lemar (aka Cornelius Walker); E002 033 / 170 Booker Washington St
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 204/340
Property Description: All and only that parcel of land designated as Tax Parcel E002 033, lying and being in Land Lot 204 of the 4th Land District, City of Edison, Calhoun County, Georgia, containing 0.303 acres, more or less, described in Deed Book 204, Page 340, known as 170 Booker Washington Street.
Years Due: 2024

File # 78
Map/Parcel Number: E002 077
Defendant(s) in FiFa: Jenkins, Bertha Elease Estate; E002 077 / Lot 25 & 26 Edison Gin Rd
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 183/392
Property Description: All and only that parcel of land designated as Tax Parcel E002 077, lying and being in the City of Edison, Calhoun County, Georgia, containing 0.22 acre, more or less, being Lots 25 & 26, Washington Park Subdivision, shown in Deed Book M, Page 248, being Tract 2, described in Deed Book 183, Page 392, the description contained therein being incorporated herein by this reference, located on Edison Gin Road.
Years Due: 2024

File # 82
Map/Parcel Number: E003 022
Defendant(s) in FiFa: Walker, Cornelius; E003 036 / 18, 28, 38, 48 Manry St
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 28/474
Property Description: All and only that parcel of land designated as Tax Parcel E003 022, lying and being in the 4th Land District, City of Edison, Calhoun County, Georgia, described in Deed Book 28, Page 474, the description contained therein being incorporated herein by this reference, located on Pine Street.
Years Due: 2024

File # 83
Map/Parcel Number: E003 036
Defendant(s) in FiFa: Walker, Cornelius; E003 036 / 18, 28, 38, 48 Manry St
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 207/517
Property Description: All and only that parcel of land designated as Tax Parcel E003 036, lying and being in Land Lot 203 of the 4th Land District, City of Edison, Calhoun County, Georgia, being a portion of the property described in Deed Book Q, Page 321, the description contained therein being incorporated herein by this reference, known as 18 Manry Street.
Years Due: 2024

File # 86
Map/Parcel Number: E004 019
Defendant(s) in FiFa: Johnson, Inell S; E004 019 / 739 Turner Street
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 226/481; 53/680
Property Description: All and only that parcel of land designated as Tax

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Parcel E004 019, lying and being in Land Lot 203 of the 4th Land District, City of Edison, Calhoun County, Georgia, described in Deed Book 53, Page 680, the description contained therein being incorporated herein by this reference, known as 739 Turner Street.
Years Due: 2022-2024

File # 87
Map/Parcel Number: E004 025
Defendant(s) in FiFa: Wells, Jeanette Harrison; E004 025, MLK Jr Dr NW
Current Property Owner: Same as 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; Ruth Estate In REM; A007 002 / 320 E Cedar St
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

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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 & Judyve 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: Candidate, 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 acre, more or less, being Lots 16 & 17, Salter Modenaire Subdivision,

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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: Candidate, 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 & Gladys; 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 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

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 0.36 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 #: 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
Defendant(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

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, 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

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CROSSWORD

ACROSS

1 Sign of aging

7 Leave a black mark on, say

13 Withdrawal aid

15 Sweet-talk

16 ___ effect:

phenomenon of attraction in fluid mechanics, familiarly

18 Didn't work

19 French "his"

20 Sure to fail

22 "Hansel and Gretel" figure

23 Hertz, for one

25 ___ steak

26 Sloggy terrain

27 Twangy-voiced

29 ___ canto

30 "Derry ___": sitcom set in Northern Ireland

31 Home of "Whistler's Mother"

34 Shooting stars?

35 Fallible ones

36 Prime minister between Theresa and Liz

37 "Bad idea"

38 Clear a way for

42 Port northeast of Djibouti

43 Cuts finely

45 Elisabeth of "Cobra Kai"

46 Former Japanese coin

47 Has more than

49 "The Hurting Kind" poet

Limón

50 Bamboozle

52 Features of many Best Picture winners

54 Call for

55 Plastic souvenir, e.g.

56 Declares

57 Like a good sidekick

DOWN

1 California surf culture apparel brand

2 Goddess who is a judge in "The Eumenides"

3 Construction such as the term

"un-freaking-believable"

4 Sew up

5 Snitch (on)

6 Dramatic solos

7 Cheese substitute?

8 Bay Area columnist who coined the word "beatnik"

9 Citrus drinks, for short

10 Shelters named for a senator

11 "No kidding"

12 Equivocates

14 "I'd have a backup plan"

17 Many a "Fast & Furious" character

21 Free-spirited

24 Amazon primate

26 Malapropisms, e.g.

28 Winter racers

30 Spot for a brat

32 Calling card?

33 "The Masked Singer" judge

Rita

34 Calm

35 Biotech firm known for vaccines

36 Juices up?

39 "Much obliged"

40 Affordable

41 Like a brewery

43 Lego brand for little hands

44 Flinch

47 Nice words of agreement

48 To-do

51 Some medical providers, for short

53 Shiba ___

ANSWER TO TODAY'S PUZZLE:

A	I	S	N	U	I		O	S	S	A	V	S
L	E	X	N	I	B	L		T	I	V	L	N
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V	O	V	S	L	V	E	L	N	O	N	E	S
E	N	H	S		S	E	O	I	D	N	E	O
A	B	I	E	T	H	V	N	S	I	O	B	
			S	T	V	L	O	W	E	I	W	
			S	N	I	H	V	L	I	O	V	S
		A	V	S	H	O	O	E	S	N	W	
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E	H	I	W		d	I	H	L	S		L	I
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10/18/25

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By Kyle Dolan
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10/18/25