

Classifieds

Albany Classifieds

**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, carport
Call 229-886-6488

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

**STUDIO APARTMENT
FOR RENT!**
Completely furnished
Includes, rent, utilities,
cable and wifi
\$700 a month
Call: 229-343-2309

**SERVICE
DIRECTORY**

Cleaning

HOUSE CLEANER
Always Available
229-462-3205

**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

YARD SALE
Saturday, November 1
7 a.m. - 5 p.m.
460 Manry St., Edison
Lots of misc. items.
Hospital bed - \$200
229-792-8088

Sell it!
Buy it!
See it!



**IN THE
CLASSIFIEDS!**

JOBS

Full-Time

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

Program Manager

Program Manager needed
for managing the daily
operations of a substance
use treatment program in
Cuthbert, GA. Minimum
requirements include a
Bachelor's Degree in a
relevant field from an
accredited institution, a
CAC Level II, one (1) year
supervisory experience and
five (5) years experience
working with chemically
dependent individuals. For
more information and
application instructions, go
to www.voase.org/careers.
EOE/Drug Free Workplace/
E-Verify.

Albany Legals

**Construction/
Service Bids**
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 all to Douglas Holdridge, Modernization Director at dholdridge@albanyha.com beginning August 12, 2025.

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

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

Revision 1
Page 1: property Address clarification: William Binn, also known as AMP 2" homes consist of two separate properties. 1) William Binn Homes, actual property, is located at 500 S. Van Buren St Albany GA. 2) Holly Homes is located at 921 Cherry St Albany GA.
Revision 2
Page 1: Submission deadline: Update the date of submission to December 1st, 2025, 1:00 PM.
Revision 3:
Page 5 section 7: Proposal submission Instructions Update to include electronic submission. Please submit to Dnance@albanyha.com
The Dougherty County School System Logistical Services Department, located at 601 Flint Ave., Albany, GA 31701, will receive sealed Bids/Proposals for **014-PUR-2026 for Cisco Licenses on November 11, 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

**Alcoholic
Beverages**

**NOTICE OF APPLICATION FOR
PACKAGED BEER & WINE
LICENSE**

Ascend Equity LLC, trading as Cloud Mart, 3312 Gillionville Rd., Albany, Georgia 31721, gives notice that I have applied for an Alcohol License to be considered for approval by the Dougherty County Commission at 10:00 am on October 13, 2025, at 222 Pine Ave., Room 100, Albany, GA 31701

Albany Herald Run Dates, November 1, 8, 15 & 22, 2025

**Alcoholic
Beverages**

NOTICE OF INCORPORATION

Notice is given that articles of incorporation which incorporate LOPEZ IMPORTS OF ALBANY 2, INC. have been delivered to the Secretary of State for filing in accordance with Georgia Business Corporation Code. The initial registered office of the corporation is located at 279 West Crogan Street, Lawrenceville, Georgia (Gwinnett County.) The initial registered agent of the corporation at such address is Platinum Filings LLC.

Corporations

NOTICE OF INCORPORATION

Notice is given that articles of incorporation which incorporate YUVAMANI INC have been delivered to the Secretary of State for filing in accordance with Georgia Business Corporation Code. The initial registered office of the corporation is located at 1155 Gillionville Road, Apt A, Albany, Dougherty County, Georgia, 31701. The initial registered agent of the corporation at such address is RAVICHANDRAN MUTHUSWAMY.

Corporations

NOTICE OF INCORPORATION

Notice is given that articles of incorporation which incorporate YUVAMANI INC have been delivered to the Secretary of State for filing in accordance with Georgia Business Corporation Code. The initial registered office of the corporation is located at 1155 Gillionville Road, Apt A, Albany, Dougherty County, Georgia, 31701. The initial registered agent of the corporation at such address is RAVICHANDRAN MUTHUSWAMY.

Corporations

NOTICE OF INCORPORATION

Notice is given that articles of incorporation which incorporate YUVAMANI INC have been delivered to the Secretary of State for filing in accordance with Georgia Business Corporation Code. The initial registered office of the corporation is located at 1155 Gillionville Road, Apt A, Albany, Dougherty County, Georgia, 31701. The initial registered agent of the corporation at such address is RAVICHANDRAN MUTHUSWAMY.

**Debtors &
Creditors**

**NOTICE TO DEBTORS &
CREDITORS**

All creditors of the Estate of Mary L. Youngblood, 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 27th day of October 2025.
Marjorie D. Rolling
Executrix of the Estate of Mary L. Youngblood
% DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701

NOTICE

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

STATE OF GEORGIA
DOUGHERTY COUNTY
ESTATE NO. 2025P23
TO ALL DEBTORS AND
CREDITORS JOYCE ELAINE MORRIS

All debtors and creditors of JOYCE ELAINE MORRIS, deceased, late of said county, are hereby notified to render an account of their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.
This day 23rd of October, 2025.
/s/ Roger Lamar Morris and
Shannon Lamar Morris
Executor of the Estate of
JOYCE ELAINE MORRIS
c/o AMOS JOHN SHEFFIELD
Attorney at Law
94 Court Sq.
Blakely, Georgia 39823
(229) 724-4471 Phone
(888) 420-5792 Fax
amos@pataulaw.com

Notice to Debtors and Creditors

IN THE PROBATE COURT OF
DOUGHERTY COUNTY,
STATE OF GEORGIA

RE: ESTATE OF WARD MILES WHITFIELD, DECEASED

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

GEORGIA, DOUGHERTY COUNTY

**RE: ESTATE OF
JANICE SHERREL TRACY**

All creditors of said estate are notified to render their demands to the undersigned according to law, and persons indebted to said estate are required to make immediate payment to the undersigned.

James Bush
3110 Higgins Drive
Albany, GA 31721

**NOTICE TO CREDITORS AND
DEBTORS**

STATE OF GEORGIA
COUNTY OF DOUGHERTY
IN RE: ESTATE OF JOHN M. SHERMAN, DECEASED
All creditors of the estate of John M. Sherman, 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 of the Estate of John M. Sherman.
This 20th day of October, 2025.
Bryn Wesley Sherman, Executor of the John M. Sherman Estate
12116 McBride Drive
Raleigh, North Carolina 27613
or
MOORE, CLARKE, DuVALL & RODGERS, P.C.
2829 Old Dawson Road
Post Office Drawer 71727
Albany, Georgia 31708-1727 (229) 888-3338

**NOTICE TO DEBTORS &
CREDITORS**

All creditors of the Estate of Thomas Walter Stafford, 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 28th day of October, 2025.

**Debtors &
Creditors**

Jason Thomas Stafford
Executor of the Estate of Thomas Walter Stafford
%Divine Finney Davis, PC
600 N. Jackson Street
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

GEORGIA
DOUGHERTY COUNTY

Notice is hereby given to all debtors and creditors of the Estate of Donney King, late of said county, deceased, to render an account of their demands to the undersigned with the time prescribed by law. All persons indebted to the Estate are hereby requested to make immediate payments to the undersigned.

This 10th day of October, 2025.

Executor, Monique Frazier
Address: 349 29th Ave.
Columbus, GA 31903

Dates to be Published: October 18 & 25, November 1 & 8, 2025

**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

**NOTICE TO DEBTORS AND
CREDITORS**

STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE is hereby given to all debtors and creditors of the Estate of Anne Parker 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 21st day of October, 2025.
Kenneth Parker, Executor of the Estate of Anne Parker
c/o William D. Moorhead III
314 W. Residence Ave.
Albany, GA 31701

Divorces

**DOUGHERTY COUNTY
SUPERIOR COURT
STATE OF GEORGIA**

Petitioner: Rose M. Walker
vs.

Respondent: Willie J. Walker

Civil Action Case Number: 25CV728

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 8th day of October, 2025.

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

**DOUGHERTY COUNTY
SUPERIOR COURT
STATE OF GEORGIA**

Petitioner: Wendy Flakes
vs.

Respondent: Johnnie Flakes

Civil Action Case Number: 25CV-149-4

NOTICE OF SUMMONS

TO: Johnnie Flakes
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 February 12, 2025. The court issued an order for service of summons by publication on October 22, 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 205 Philema Rd., Apt. 203, 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

Divorces

the Petitioner will get everything she asked for in the Petition for Divorce.

This the 22nd day of October, 2025.

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

**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

Juvenile Court

PUBLICATION

**DOUGHERTY COUNTY JUVENILE
COURT**

**IN THE MATTER OF: J.W., B/M,
DOB: 11/25/2012**

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

A petition was filed in this Court by Social Services Case Supervisor 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.

By authority of an Order for Service by Publication by the Judge of said Court on the 18th day of August, 2025, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, at the Dougherty County Courthouse located at 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, within sixty (60) days of said Order for Service by Publication and on the 4th day of November, 2025, at 1:30 p.m. to then and there make defense to allegations of the petition, and to show cause why the prayers of the petition should not be granted, and why the said child and all parties named herein should not be dealt with according to the provisions of the law. **The hearing is for the purpose of terminating your parental rights.**

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

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

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

Tequila Woods
**Clerk of Dougherty County
Juvenile Court**

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

PUBLICATION

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

To: **Jessica Green, Nayvoski Bell, Demetrious 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

Juvenile Court

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 legitimize the children pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimize with the Dougherty County Juvenile Court.

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

Tequila Woods
Clerk of Dougherty County Juvenile Court

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

Name Changes

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

In re the name change of:
Joy Ward Bowles

Civil Action File No. 25CV1080-4

**NOTICE OF PETITION TO
CHANGE NAME**

I, Joy Ward Bowles, filed a petition in the Superior Court of Dougherty County, Georgia on the 20th day of October, 2025 to change my name from Joy Ward Bowles to Sandy Joy Ward. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 20th day of October, 2025

Joy Ward Bowles
Petitioner

**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 file objections within 30 days as 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 the Child
Ryshambria Corbin
Minor child

Civil Action File No. 25-SU-CV-920

**NOTICE OF PETITION TO
CHANGE NAME**

I, Stephanie Carter, filed this petition to the Superior Court of Dougherty County, Georgia on the 19th day of May, 2025, to change the name of the minor child as follows: Current Name of Child: Ryshambria Corbin, DOB: 08/18/2007, Proposed New Name: Ryshambria R. Carter. Any interested or affected party has the right to appear in this case and file objections within 30 days as set forth in O.C.G.A. 19-12-1(f)(2) and (3).

This 19th day of May, 2025.

Stephanie Carter
Petitioner pro se

**Probate Court
Administration**

**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

**Probate Court
Administration**

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: SHALANDA R.
MASSEY**
ESTATE FILE NO: 2025-ES-341

TO WHOM IT MAY CONCERN:
De'Erica L. Clay has petitioned to be appointed administrator of the estate of SHALANDA R. MASSEY, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before November 3, 2025.

Probate Court Guardianship

as an indigent party. Contact Probate Court personnel for the required amount of filing fees.

NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled for a later date. If no objection is filed, the Petition may be granted without a hearing.

Citation dates: October 25, 2025
November 1, 2025

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

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, and must be filed with the Court on or before November 3, 2025. 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: 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: BRENDA DALE HILL
ESTATE FILE NO: 2025-ES-349
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of **Samuel Hill** for a year's support from the estate of **BRENDA DALE HILL**, 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 25, 2025
November 1, 8, and 15, 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

Probate Court 12 mth Support

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

GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: RUBIANN STEVENSON
ESTATE FILE NO: 2025-ES-345
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Dennis Lee Stevenson for a year's support from the estate of **RUBIANN STEVENSON**, 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 25, 2025
November 1, 8, and 15, 2025

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

Probate Court Wills

CASE NAME: ETHEL BUTTS

CASE NO: 2025-ES-267

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

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

TO: KIMBERLY TRICE (DAUGHTER OF CAROLYN TRICE), ALL HEIRS OF LEORN KEATON, and ALL OTHER INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before November 17, 2025.

Be notified further: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Citation dates: October 25, 2025
November 1, 8, and 15, 2025

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

CASE NAME: ANNIE HAMILTON
CASE NO: 2025-ES-303
GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
TO: TONIA SMITH (DAUGHTER OF ANNIE HAMILTON) and ALL

Probate Court Wills

OTHER INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before November 17, 2025.

Be notified further: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Citation dates: October 25, 2025
November 1, 8, and 15, 2025

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

Public Sales/ Auctions

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE:

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

VIN: 1HGCP2F74AA106294
Year: 2010
Make: HONDA
Model: Accord*

VIN: 201G1ZK57B18F297495
Year: 2008
Make: Chevrolet
Model: Malibu

VIN: 5NPET4AC0AH614998
Year: 2010
Make: HYUN
Model: Sonata

Vin: 5TBRT34102S231329
Year: 2002
Make: TOYT
Model: Tundra*

Vin: 1G11C5SA0DF322602
Year: 2013
Make: CHEV
Model: Malibu*

Notice of Public Sale Ledo Self Storage 1661 Ledo Rd. Albany, GA 31707 (229) 490-4960. Property of the following tenant(s) will be sold to satisfy rental liens in accordance with the Georgia Code 10-4 -213 et seq for Georgia Lien Statutes. All items will be sold or otherwise disposed of. Sales will be conducted online at storageauctions.com November 20, 2025 at 10AM EST. All goods will be sold AS IS condition. All items or spaces may not be available at time of sale. All sales are final, and a \$100 refundable cleaning deposit is required for all sales. The following units will be auctioned. Unit A10 Matthew Mccray-Furniture, Unit A85 Lakeshia Rackley-Appliances, Unit B2 Marquitta Sheppard-Appliances, Unit B63 Crystal Brown-Appliances, Unit C82 Wanda Brown-Household Goods, Unit D3 Linsey Barnes-Door, Unit E41 Linsey Barnes-Household Goods, Unit F11 Rosetta Leonard-Furniture/Appliances.

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE:

You are hereby notified, in accordance with OCGA 40-11-19 (A) (2), that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at: A-1 Wrecker Service, 213 7th Ave, Albany, GA.

Make: Toyota
Year: 2020
Model: Camry
Vin ID: 4T1C11AK7L359256
License: CYJ4749
State: GA
Case #: 2025-2282AV

Make: Chevrolet
Year: 2009
Model: Aveo
Vin ID: KL1TD56E39B327020
License: SAR6230
State: GA
Case #: 2025-285AV

Make: Nissan
Year: 2024
Model: Sentra
Vin #: 3N1ABBV3RY354770
License: P7099202
State: GA
Case: 2025-287AV

Make: Chevrolet
Year: 2011
Model: Tahoe
Vin ID: 1GNSKBEO7BR142875
License: SFY8616
State: GA
Case #: 2025-286AV

Make: Toyota
Year: 1995
Model: T100
Vin ID: JT74VD11E7S0009548
License: RYC5421
State: GA
Case #: 2025-280AV

Make: Chevrolet
Year: 2016
Model: Impala
Vin ID: 2G1WB5E36G1102608
License: RYZ5395
State: GA
Case #: 2025-281AV

Make: Kia
Year: 2004
Model: Sedona
Vin ID: KNDUP131946576650
License: NONE
State: GA
Case #: 2025-283AV

Make: Ford
Year: 2007
Model: Explorer
Vin ID: 1FMEU65837UB32325
License: WL81814
State: TX
Case #: 2025-284AV

Make: Jeep
Year: 2010
Model: Liberty
Vin #: 1J4P2PGK9AW160710
License: PGY2863

Public Sales/ Auctions

State: GA
Case #: 2025-288AV

Make: Toyota
Year: 2006
Model: Sienna
Vin #: 5TDZ22C56S490206
License: TEX3667
State: GA
Case #: 2025-88AV

11/22/25

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE You are hereby notified, in accordance with OCGA § 40-11-19(a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at Professional Locators and Recovery, Inc. 1107 Centennial Ave. Albany, GA 31707. The vehicle(s) subject to liens as stated above are identified as:

2018 Kia Optima
5XXGT4L31JG230536 Color: Blue
Tag: HJV1690 OH

2013 BMW 3-Series
WBA3C1C59DK104933 Color: White
Tag: CUN7147 GA

2018 Nissan Sentra
3N1AB7AP9JY333701 Color:BLACK
Tag: CUX9306 GA

2015 Chevrolet Tahoe
1GN5CBKC1FR241077 Color: Gray
Tag: No tag- registered in GA.

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE:

You are hereby notified, in accordance with OCGA 40-11-19 (A) (2), that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at: Harris 1 Trucking & Wrecker Service, 1542 E. Broad Ave, Albany, GA 31705.

Anyone with an ownership interest in this vehicle should contact the business above

Vehicle Make: Chevrolet
Model: Suburban
Year : 2005
Vehicle ID: 3GNEC16Z75G116962
License: SIK1461

Vehicle Make: Dodge
Model: Durango
Year: 2011
Vehicle ID: 1D4RD2GG0BC623598
License:

Vehicle Make: Nissan
Model: Rogue
Year: 2010
Vehicle ID: JN8AS5MT8AW004526
License: SAV6080

Vehicle Make: Toyota
Model: Camry
Vehicle ID: 4T1K61AKXL326880
Year: 2020
License: TCT8165

Public Auction
Location:
Royal Storage
2801 Palmyra Road
Albany, GA 31707
229-446-2038
Date & Time:
Friday, November 14, 2025
Bids due by 12:00 PM Sharp
Auction by Sealed Bid Only
Viewing:
Thursday, November 13, 2025
9:00 am - 5:00 pm
214 Kameron Mitchell: Furniture & misc.
260 Shobiyun Winchester: Furniture, shoes & decor
444 Gerald Nicholson: Misc items
704 Collin Cooper: Furniture and misc.
807 Deon Harness: Boxes, China cabinet, freezer & misc.

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE:

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

Vehicle Data
VIN: 1N4AA51E59C807575
Year: 2009
Make: NISSAN
Model: Maxima*

Vehicle Data
VIN: 3AKJGLD54GSHG3232
Year: 2016
Make: FREIGHTLINER
Model: Cascadia-Series*

Vehicle Data
VIN: 1G1ZD5E11BF140514
Year: 2011
Make: CHEVROLET
Model: Malibu*

Vehicle Data
VIN: 5NPE34AF7FH064572
Year: 2015
Make: HYUNDAI
Model: Sonata*

Vehicle Data
VIN: WBANU5C55AC126821
Year: 2010
Make: BMW
Model: 5-Series*

STRUMS ELITE TOWING & RECOVERY
2800 Phillips Drive Albany Ga
229-319-5924

Under the Authority of the Georgia Self Storage Act 10-4-210 to 10-4-215, Southern Self Storage will be conducting a sale on Wednesday, November 19, 2025 at 2:00 PM. The following self-storage unit contents will be sold for cash by Southern Self Storage, 1006 Philema Road / Albany, GA 31701. The sale will take place on www.StorageTreasures.com at to satisfy a lien.

Unit # 6032 NAME, Lola Edwards INVENTORY - Mirrors, childs table, coolers, totes, Table, wall décor, Comforters, Desk, Clothing.

Unit # 1109 NAME Alexis Hawkins INVENTORY-T.V, Clothing, Toys, Baskets, Shoes, Cooler

Unit # 1167 , NAME- Brittany Carter INVENTORY - Deep freezer, Bed

Public Sales/ Auctions

frame, Mirror, Kitchen Items, Home Décor, Children Items, Games, Shoes, Clothing, Refrigerator, Shelving units, Seasonal Decor

Unit # 6108 , NAME-Tenaurus Dowell INVENTORY - Dresser, Bed Frame, Mattress

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 Yeriyah Israel.

Foreclosures

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.

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

Foreclosures

under the terms of the Security Deed.

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

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is ALBERT WRIGHT, ESTATE AND/OR HEIRS-AT-LAW OF ALBERT LOUIS WRIGHT , or tenants(s).

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

The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

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

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

Attorney Contact: Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100,
Peachtree Corners, GA 30071
Telephone Number: (

Foreclosures

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, Scramton, Sprouse, Tucker & Ford, P.C.
P. O. Box 1199
Columbus, Georgia 31902
706-324-0251

Attorneys for Shonna Colley Josey, Dougherty County Tax Director and Ex Officio Sheriff

Notice of Sale Under Power. State of Georgia, County of DOUGHERTY. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by RONALD J. BREEDLOVE, AN UNMARRIED MAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR QUICKEN LOANS INC. , dated 12/30/2016, 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. T h e sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. as Attorney in Fact for RONALD J. BREEDLOVE, AN UNMARRIED MAN THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010578482 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

NOTICE OF IN REM FORECLOSURE SALE

DOUGHERTY COUNTY, GEORGIA

Foreclosures

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, Scramton, 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

STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER TOORAK CAPITAL PARTNERS LLC, a Delaware limited liability company (the "Lender"), under and by virtue of the power of sale contained in that certain Deed to Secure Debt, Assignment of Leases and Rents, Fixture Filing and Security Agreement; Request for Notice, dated July 29, 2021, and recorded on September 21, 2021, in Deed Book **4886**, Page **200** with the Dougherty County, Georgia, Clerk of Superior Court (as amended from time to time, collectively, the "**Security Instrument**"), executed and delivered by **GABBRIELLE ESTATES LLC**, a Georgia limited liability company (the "**Borrower**"), to **PATCH LENDING, LLC, DBA PATCH OF LAND**, a Delaware limited liability company ("**Assignor**"), as assigned by Assignor to Lender, pursuant to that certain Assignment of Security Instruments, dated March 26, 2024 and recorded March 10, 2024, in Deed Book **5189**, Page **292** with the Dougherty County, Georgia, Clerk of Superior Court (the "**Assignment**") and together with the Security with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, ROCKET MORTGAGE, LLC may be contacted at: ROCKET MORTGAGE, LLC, 635 WOODWARD AVE., DETROIT, MI 48226, 800 508 0944. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1901 STUART AVE, ALBANY, GEORGIA 31707 is/are: RONALD J. BREEDLOVE, AN UNMARRIED MAN or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. T h e sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. as Attorney in Fact for RONALD J. BREEDLOVE, AN UNMARRIED MAN THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010578482 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

Foreclosures

THENCE PROCEED NORTH 89 DEGREES 13 MINUTES EAST 633.99 FEET TO THE WESTERN RIGHT-OF-WAY OF A 20 FOOT ALLEY; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF SAID 20 FOOT ALLEY SOUTH 33 DEGREES 27 MINUTES EAST 41.58 FEET TO A POINT; THENCE NORTH 89 DEGREES 13 MINUTES EAST ALONG THE SOUTHERN RIGHT-OF-WAY OF SAID 20 FOOT ALLEY 38.49 FEET TO A POINT; THENCE PROCEED SOUTH 0 DEGREES 39 MINUTES EAST 115 FEET TO A POINT; THENCE PROCEED NORTH 89 DEGREES 13 MINUTES EAST 92.50 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF SWIFT STREET; THENCE PROCEED SOUTH 0 DEGREES 39 MINUTES EAST ALONG THE WESTERN RIGHT-OF-WAY OF SWIFT STREET 60 FEET TO A POINT; THENCE PROCEED SOUTH 89 DEGREES 13 MINUTES WEST 92.50 FEET TO A POINT; THENCE PROCEED SOUTH 0 DEGREES 39 MINUTES EAST 107 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED. ALL IN ACCORDANCE WITH A PLAT OF SURVEY PREPARED BY MALCOLM BURNS, GEORGIA REGISTERED LAND SURVEYOR NO. 1691, DATED OCTOBER 28, 1997, AND ENTITLED "PLAT PROPERTY OF JOHN ROTH", THE SAME BEING INCORPORATED HEREIN BY SPECIFIC REFERENCE THERETO.

TRACT 2 (also known as **1024 Swift Court, 1008 Blakely Court and 1011 Swift Street**): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 238 OF THE FIRST LAND DISTRICT OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE POINT WHERE THE WESTERN RIGHT-OF-WAY OF SWIFT STREET (60 FOOT RIGHT-OF-WAY) INTERSECTS WITH THE NORTH LINE OF LAND LOT 238 OF THE FIRST LAND DISTRICT, THE SAME BEING THE SOUTHERN LINE OF LAND LOT 237 OF THE FIRST LAND DISTRICT AND FROM THIS POINT GO THENCE SOUTH 88 DEGREES 32 MINUTES 00 SECONDS WEST ALONG THE NORTHERN LINE OF LAND LOT 238 430.48 FEET TO THE POINT OF BEGINNING; THENCE GO SOUTH 00 DEGREES 58 MINUTES 15 SECONDS EAST 150.12 FEET TO AN IRON PIN; GO THENCE NORTH 89 DEGREES 01 MINUTES 45 SECONDS EAST 55.81 FEET TO AN IRON PIN; GO THENCE SOUTH 01 DEGREE 05 MINUTES 04 SECONDS EAST 423.66 FEET TO A POINT; GO THENCE NORTH 88 DEGREES 43 MINUTES 44 SECONDS 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 01 DEGREE 14 MINUTES 52 SECONDS EAST A DISTANCE OF 79.31 FEET TO A POINT; GO THENCE SOUTH 88 DEGREES 43 MINUTES 44 SECONDS WEST A DISTANCE OF 95.92 FEET TO A POINT; GO THENCE NORTH 01 DEGREE 05 MINUTES 04 SECONDS WEST A DISTANCE OF 423.66 FEET TO A POINT; GO THENCE SOUTH 89 DEGREES 01 MINUTE 45 SECONDS WEST A DISTANCE OF 55.81 FEET TO A POINT; GO THENCE NORTH 00 DEGREES 58 MINUTES 15 SECONDS WEST A DISTANCE OF 150.12 FEET TO A POINT LOCATED ON THE NORTH LAND

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LOT LINE OF SAID LAND LOT 238; GO THENCE ALONG THE NORTH LAND LOT LINE NORTH 88 DEGREES 32 MINUTES 00 SECONDS EAST A DISTANCE OF 430.48 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SWIFT STREET AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. SAID TRACT CONTAINS 4.520 ACRES OF LAND ALL IN ACCORDANCE WITH PLAT ENTITLED "PLAT OF SURVEY PREPARED FOR H.P. BURT, JR.", AND PREPARED BY WILLIAM DAVID MCCRARY, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2594, DATED MAY 24, 1995, AND SPECIFIC REFERENCE TO SAID PLAT IS INCORPORATED AND MADE A PART OF THIS DESCRIPTION.

AND TRACT 4: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 238 OF THE FIRST LAND DISTRICT, DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LAND LOT LINE OF SAID LAND LOT 238 WITH THE WEST RIGHT-OF-WAY OF SWIFT STREET (60 FOOT RIGHT-OF-WAY) AND GO THENCE ALONG THE WEST RIGHT-OF-WAY OF SAID SWIFT STREET SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST A DISTANCE OF 499.20 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; CONTINUE THENCE SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST A DISTANCE OF 75.00 FEET TO A POINT; GO THENCE SOUTH 89 DEGREES 20 MINUTES 31 SECONDS WEST A DISTANCE OF 274.70 FEET TO A POINT; GO THENCE NORTH 01 DEGREE 14 MINUTES 52 SECONDS WEST A DISTANCE OF 75.00 FEET TO A POINT; GO THENCE NORTH 89 DEGREES 20 MINUTES 31 SECONDS EAST A DISTANCE OF 275.48 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY OF SWIFT STREET, AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED (collectively, the "Property") ALL OF TRACTS 2, 3 AND 4 BEING ALSO, IN WHOLE, DESCRIBED AS (**1024 Swift Court, 1008 Blakely Court, 1011 Swift Street and 1105 Swift Street**): ALL THAT TRACT OR PARCEL OF LAND LYING IN OR BEING IN LAND LOT 238, FIRST LAND DISTRICT, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE POINT OF BEGINNING, COMMENCE AT A 5/8" IRON PIN LOCATED AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF SWIFT STREET AND THE NORTH LINE OF SAID LAND LOT 230; THENCE SOUTH 00 DEGREES 25 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 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 RESTRICTIONS, 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 BURNS, GEORGIA REGISTERED LAND SURVEYOR NO. 2634 ON THE DATE OF JULY 5, 2019 AND LAST REVISED ON JULY 9, 2019 AND IS INCORPORATED HEREIN BY THIS EXPRESS REFERENCE THERETO. A. All right, title, and interest of Borrower in and to (i) all streets, roads, alleys, easements, rights-of-way, licenses, rights of ingress and egress, vehicle parking rights and public places, existing or proposed, abutting, adjacent, used in connection with or pertaining to the real property or the Improvements (as hereinafter defined), (ii) any strips or gores between the real property and abutting or adjacent properties, and (iii) all water and water rights, timber, crops and

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mineral interests pertaining to the real property (such real property and other rights, titles, and interests being hereinafter sometimes called the "Land");

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

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

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

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

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

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

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

(a) all outstanding taxes, assessments, and utility bills which are valid liens and encumbrances upon any of the Property and which are prior in right to the lien and security interest of Lender (including taxes which are liens, but not yet payable);

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

(c) all valid zoning ordinances;

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

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

(f) the effect of the United States Bankruptcy Code.

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

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

THIS PUBLICATION IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED IN THIS REGARD WILL BE USED FOR THE PURPOSE OF COLLECTION.

TOORAK CAPITAL PARTNERS LLC, a Delaware limited liability company, as attorney-in-fact for GABBRIELLE ESTATES LLC, a Georgia limited liability company.

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

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 of **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

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hours of sale on the first **TUESDAY** in **NOVEMBER 2025**, the following described property:

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

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

Tax and Parcel ID Number: 00148/0002/011.

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

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

NOTICE OF SALE UNDER POWER

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 (\$15,000.00), 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, as assessments, liens, encumbrances, zoning ordinances, easements, 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**,

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

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS THE WEST ONE FOURTH (1/4) OF LOT 47 ON THE NORTH SIDE OF LINCOLN AVENUE (FORMERLY PLANTERS STREET) SAID LOT FRONTING FIFTY TWO AND ONE HALF (52 1/2) FEET ON THE NORTH SIDE OF SAID STREET, AND RUNNING BACK NORTH AN EVEN WIDTH TWO HUNDRED TEN (210) FEET TO AN ALLEY, AND KNOWN AS 515 LINCOLN AVENUE ACCORDING GOT THE PRESENT SYSTEM OF NUMBERING IN ALBANY, DOUGHERTY COUNTY, 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). BANK OF AMERICA, N.A. holds the duly endorsed Note and is the current assignee of the Security 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 may be contacted at: 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. T h e sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. 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

GEORGIA, DOUGHERTY COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed

Foreclosures

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 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 Floryn-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

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

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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 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) 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, 3525 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 SALE UNDER POWER STATE OF GEORGIA DOUGHERTY COUNTY WHEREAS, Benjie P. Cook and Heidi M. Cook, as joint tenants with rights of survivorship and not as tenants in common , as borrower(s), executed a SECURITY DEED to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for HomeBridge Financial Services, Inc., a Corporation, Lender which was dated 11/22/2019, and recorded on 12/10/2019, in Instrument No.: D2019007612, Deed Book 4662, Page 345, securing the payment of a Note in the amount of \$196,200.00 in Dougherty County, Georgia Register of Deeds.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and authority vested in it, will on 1/6/2026 sell at public outcry to the highest bidder for cash Before the Courthouse door of the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia 31701 of Dougherty, the following described property situated in Dougherty County, Georgia, to wit: LOT 114, DOUBLEGATE SUBDIVISION, SECTION II, PHASE III, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SHOWN AND RECORDED IN PLAT BOOK 6, PAGE 27 (NOW PLAT CABINET ONE, SLIDE B-70) IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA.

THE ABOVE-DESCRIBED PROPERTY IS CONVEYED SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD. Tax Parcel ID: 005-2/00000/114 Being real property commonly known as **3720 GATEWAY AVE ALBANY, GA 31721**

The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).

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

Except to the extent that the Holder may bind and obligate Mortgagors to warrant title to the Property under the terms of the Security Deed, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are "as is", "where is".

The entire purchase price is due and payable at the conclusion of the

Foreclosures

auction in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is being sold with express reservation that the sale is subject to confirmation by lender or Substitute Trustee. Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A Anaheim, CA 92806, Telephone No.: 800-561-4567

The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Carrington Mortgage Services, LLC to negotiate, amend, or modify the terms of the Security Deed described herein.

Carrington Mortgage Services, LLC as Attorney in Fact for Benjie P. Cook and Heidi M. Cook Attorney Contact: Miller, George & Suggs, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071 Phone: 404-793-1447 Fax: 404-738-1558

TS #25-36955

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

NOTICE OF SALE UNDER POWER DOUGHERTY COUNTY, GEORGIA

Because of default in the payment of the indebtedness, secured by that certain Deed to Secure Debt and Security Agreement from GLOBAL GROUP PROPERTIES INC. ("Borrower") to ABL RPC Residential Credit Acquisition LLC ("Secured Creditor"), recorded at Deed Book 5060, Page 115, Dougherty County, GA records, Secured Creditor pursuant to said deed and the 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, and pursuant to O.C.G.A. Section 9-13-161(a) will on the first Tuesday in December 2025, during the legal hours of sale, at the Courthouse door in Dougherty County, Georgia, sell at public outcry to the highest bidder for cash, the property described in said deed to wit:

SITUATED IN THE COUNTY OF DOUGHERTY AND STATE OF GEORGIA:

ALL THAT TRACT OR PARCEL OF LAND SITUAUE, LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING A PART OF LOT 6 THE ADDITION TO MORNINGSIDE SUBDIVISION, ACCORDING TO A PLAT OF SAID SUBDMSION AS SAME IS RECORDED IN PLAT BOOK 1, PAGE 278, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6 AND RUN THENCE SOUTH 59 DEGREES 03 MINUTES EAST ALONG THE SOUTH RIGHT OF WAY LINE OF MOULTRIE HIGHWAY 170 FEET TO A POINT; RUN THENCE SOUTH 30 DEGREES 57 MINUTES WEST 150 FEET TO A POINT; RUN THENCE SOUTH 75 DEGREES 57 MINUTES WEST 28.28 FEET TO A POINT; RUN THENCE SOUTH 30 DEGREES 57 MINUTES WEST 345 FEET TO A POINT ON THE NORTH MARGIN OF KALMON AVENUE; RUN THENCE ALONG THE NORTH MARGIN OF KALMON AVENUE NORTH 59 DEGREES 03 MINUTES WEST 150 FEET TO A POINT ON THE WEST LINE OF LOT 6; ANO RUN THENCE ALONG THE WEST LINE OF LOT 6 NORTH 30 DEGREES 57 MINUTES EAST 515 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MOULTRIE HIGHWAY, WHICH IS ALSO THE NORTHWEST CORNER OF SAID LOT 6 AND THE POINT OF BEGINNING.

Assessor's Parcel No:0000Y/00021/03A

together with all fixtures and other personal property conveyed by said deed.

The sale will be held subject to any unpaid taxes, assessments, rights-of-ways, easements, protective covenants or restrictions, liens, and other superior matters of record which may affect said property.

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.

Notice has been given of intention to collect attorney's fees in accordance with the terms of the note secured by said deed.

The name, address and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Alexei Volosevich, 30 Montgomery Street, Suite 215, Jersey City, NJ 07302 (551) 298-3582. Note that pursuant to O.C.G.A. Section 44-14-162.2, the above individual or 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 (or parties) in possession of the subject property is: GLOBAL GROUP PROPERTIES INC. and/or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed.

ABL RPC Residential Credit Acquisition LLC as agent and attorney in fact for GLOBAL GROUP PROPERTIES INC.

Katz Durell, LLC
6065 Roswell Road, Suite 880
Atlanta, Georgia 30328

Foreclosures

404-487-0040

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

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

ALSO DESCRIBED AS

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

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

TRACT 2 – Friar Tuck (defined herein):

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

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

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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, and any all guaranties, extensions, renewals, replacements and modifications thereof, and all other agreements relating to or made in connection therewith, and any agreement (written or oral) between Grantor or its agents, and any tenant, lessee, occupant, licensee, guest or invitee pursuant to which Grantor, or its agent, agrees to permit such tenant, lessee, occupant, licensee, guest or invitee to park in or at the Project (each a "Lease", and collectively, the "Leases");

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

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

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

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

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

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

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

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

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

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

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

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

Calhoun Co. Legals

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.**

Calhoun Co. Legals

this reference, located on Camellia Street.
Years Due: 2023-2024

File #: 7
Map/Parcel Number: A006 007
Defendant(s) in FiFa: Canidate, Chekeylar; A006 007
Current Property Owner: Haynes, Jeffrey
Reference Deed: 228/398
Property Description: All and only that parcel of land designated as Tax Parcel A006 007, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.48 acre, more or less, being Lots 16 & 17, Salter Modernaire Subdivision, shown in Plat Book 2, Page 62, described in Deed Book 228, Page 398, the description contained therein being incorporated herein by this reference, known as 39 Pine Lane Avenue.
Years Due: 2024

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

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

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

File #: 14
Map/Parcel Number: A004 078
Defendant(s) in FiFa: George, Arretha; 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: Gleaton, 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: Gleaton, 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: Gleaton, Fred Jr (aka Gleaton, 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: Gleaton, Fred Jr (aka Gleaton, 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,

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

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

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

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

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

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

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

File #: 29
Map/Parcel Number: A022A05013
Defendant(s) in FiFa: Idlett, James A; A022A05013
Current Property Owner: Lewis, Susie May
Reference Deed: 99/529
Property Description: All and only that parcel of land designated as Tax Parcel A022A05013, lying and being in Land Lot 240 of the 6th Land District, City of Arlington, Early County, Georgia, being property shown in Deed Book 99, Page 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

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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

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155 Laurel Avenue NW.
Years Due: 2024

CALHOUN COUNTY NOVEMBER 2025 TAX SALE

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

Under and by virtue of certain tax Fi.Fa.'s issued by the **Tax Commissioner of Calhoun County, Georgia**, in favor of the State of Georgia and County of Calhoun against the following named persons and the property as described immediately below their respective name(s). There will be sold for cash or certified funds at public outcry, before the **Courthouse steps in Morgan, Calhoun County, Georgia, between the legal hours of sale, on the first Tuesday in November 2025, the same November 4, 2025.** The following property will be sold **between the legal hours of sale, 10:00 AM and 4:00 PM.** The below listed and described properties, or as much thereof as will satisfy the State and County tax execution on the respective individual and property. The properties hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in **Calhoun County, State of Georgia.** The years for which said Fi.Fa.'s are issued and levied are stated below the name of the owner in each case.

This is a buyer beware sale and all property will be sold as is. The Tax Commissioner makes no warranty, neither expressed nor implied, as to title, and all properties are subject to all recorded covenants, easements, and right of ways. Properties are sold under the power of a tax sale deed with specific rights of redemption.
Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer cost, all taxes, advertising cost and recording fees. At the discretion of the Tax Commissioner's office, payment will be required within two (2) hours after the completion of the tax sale. In the event a bid is not properly paid, the property shall be **re-offered at 2:00 PM on the day of the sale, or the following business day, that being November 5, 2025.**

File #: 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 #: 19
Map/Parcel Number: 0030 065B06
Defendant(s) in FiFa: Wade, Katie; 0030 065B06 / Lot & MH/Dismukes

Calhoun Co. Legals

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 (Lanorrist)& Jackson, Mashun L (Leyvette) 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 #: 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 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 & Judyte Estate; A003 054 / Lot/Camellia St SW
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: NRF
Property Description: All and only that parcel of land designated as Tax Parcel A003 054, lying and being in Land Lot 189 of the 4th Land District, City of Arlington, Calhoun County, Georgia, the description contained therein being incorporated herein by this reference, located on Camellia

Calhoun Co. Legals

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

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

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

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

File #: 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 (

Calhoun Co. Legals

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

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

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



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CELEBRITY CIPHER
by Luis Campos

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

“ W N D T R X M T C M X M X C A , C D P S L N T R T
C M X M X C A R N N . R L X I A B E X B D T B P X
G T , C D P T N W X R B W X T , R L X I Z B D . ”
— T R X U L X D F B D S

Previous Solution: “Be who you are and say what you feel, because those who
mind don’t matter and those who matter don’t mind.” — Dr. Seuss

TODAY’S CLUE: A sjenbe I

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CELEBRITY CIPHER
by Luis Campos

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

“ S D I T L J Y D A Z T D I Y E L I G R Y D G
Y G T Z L D I I L O Y D G I D Y D F G T
D I Z L T X D T G L ’ Z D I P Y K P F G S C Y Y D . ”
— T K R I D L O T B X Z

Previous Solution: “Monsters are real, and ghosts are real too. They live inside
us, and sometimes, they win.” — Stephen King

TODAY’S CLUE: M sjenbe I

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7 LITTLE WORDS

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

CLUES

- 1 proof of purchase (7)
2 Victoria or David (7)
3 in a sharp way (8)
4 pike part (4)
5 atrium or ventricle (7)
6 4th-largest Scottish city (6)
7 “took the wrong way” (5)

SOLUTIONS

RE	LL	HAM	IPT	TU
CK	ER	OLE	CHA	EE
MB	ND	LY	AS	BE
TE	ST	CE	DU	GI

Thursday’s Answers: 1. CONFESSED 2. RECEDING 3. RECALIBRATE
4. AFFIXED 5. CHALK 6. IMPERIOUS 7. EUCALYPTUS 10/31

7 LITTLE WORDS

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

CLUES

- 1 ballgame or concert venue (7)
2 9-1-1 responder (9)
3 like a beautiful vista (6)
4 splitting in two (9)
5 contractual conditions (7)
6 “edgy” area (9)
7 blowing hot and cold (9)

SOLUTIONS

NIC	STA	ING	AME	NGS
PER	ST	UM	IAL	BIS
DI	MER	IPH	ECT	DIC
ERY	PAR	RI	SCE	CUR

Friday’s Answers: 1. RECEIPT 2. BECKHAM 3. ASTUTELY
4. GILL 5. CHAMBER 6. DUNDEE 7. STOLE 11/1

11/2/25

S	N	E	A	V	M	A	N	O	R					Y	S	S	E	L		A	X	E	S
E	O	T	A		E	L	N	O		A	L	E	S	S	E	I	N		L	I	N	K	
T	S	I	M		L	S	I	M		L	H	E	A	I	T	O		I	W	V		C	
E	H		U	L	S	I	O	W		E	C	O	I	T	V		L	H	E	N	I		
T	O	G	I	T	H	V	H	V	O	N		d	V	I	d	V	L	E	S	I	M		
					V	N	I			O	N	O	S	E		N	T	I	V	A			
A	N	O	d	A	N	O	d	M	O	H	S		Q	E	B		E	H	S	O	V		
H	I		d	I	W	V		S	L	N	E		I	V	E	S		L	O	H			
d	V	N	S		T	V	T	E		E	L	S	V	H	C		d	V	O				
S	O	I	L	E	T	H	L	V		E	H					A	d	d	V	H			
					S	N	I	M	S							S	H	O	H	O	d		
E	N	S	I		V	O	I	L		N	O	I	E	H	E	A	O	S					
E	H	E		H	S	I	T	E	H		O	I	d	I		d	V	H	B				
d	E	T	S	V	H		H	E	E	N		T	E	N	O		E	C	O	I			
E	d	V	L		E	T	V		d	W	N	B		d	W	N	B	A	B	V	B		
					E	Z	E	E	N	S		W	H	V		d	I	E					
B	V	d	B	V	d	O	N	V	S		d	N	V	d	I		H	E	d	V	O		
Q	N	E	H	L			E	L	L	O	N		H	E	d	V	N	E	O	E	L		
N	E	d	E		E	T	L	S	N	H	E	T	L	S	N	H	E	d	O	I	S		
V	H	E	S		T	E	N	V	H	C		I	X	V	W		C	I	H	E			
H	V	O			O	E	V	d	S		N	E	S		S	L	I	V	d				

ANSWER TO TODAY’S PUZZLE

Contact - Free



News Delivery
to keep you connected from home

CROSSWORD

ACROSS

- 1 “For me? You shouldn’t have!”
11 Froze (out)
15 I dropper
16 Antler point
17 Approximately
18 Derby, for one
19 Org chart topper
20 Soapstone, largely
21 Product line?
23 Hardcore
25 Red ____
27 Youngest sister in the band Haim
28 Buy more Time
30 With 56-Down, piledriver or Polish hammer
32 Milwaukee rival
34 “Got it”
35 “Auld Lang Syne” time, for short
36 Plan for a night out?
39 Common thing to clasp behind one’s back
42 Chicken ____
43 “Who’s Afraid of Virginia Woolf?” role

- 66 Travel itinerary info
67 Cartoon Network series about a trio of similarly named friends

DOWN

- 1 Item that’s easy to swipe
2 “Anyone’ll do”
3 Captain Marvel, for one
4 31-Down material
5 Triumphant cry
6 Red choice
7 Refuse to move on, say
8 Quiet ride
9 Disgusted chorus
10 Novelist
11 Gerritsen
12 Mosey
12 Follow-up start
13 Pretermatural
14 Adolescent
22 Rugby pass
24 Hill side, for short
26 Meet
29 Smooch from a pooch
31 Underground band

- 33 Edward R. Robinson’s “Hymn for Soldiers Who Have ____ in the Snow”
37 Number for a letter?
38 “It’s a ____!”
39 [Shrug]
40 Went berserk
41 Listening carefully (to)

- 44 Got a round, say
45 Renaissance weapon
46 “Go jump in a lake!”
48 Condescends
49 Like many concert tickets
53 Itinerant
56 See 30-Across
58 Get around?
62 Tyke
63 Article indéfini

ANSWER TO TODAY’S PUZZLE:

Y	E	D	N	D	E	E	S	S	E	S	S	S	S	S	S
D	E	D	N	D	E	E	S	S	E	S	S	S	S	S	S
V	A	R	A	P	O	K	O	I	G	O	S	I	N	G	S
E	R	A	P	O	K	O	I	G	O	S	I	N	G	S	S
A	B	C	S	O	S	I	S	M	T	R	U	I	S	I	S
M	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
H	A	M	P	E	L	S	T	H	E	N	T	A	N	T	A
A	M	P	E	L	S	T	H	E	N	T	A	N	T	A	N
H	A	M	P	E	L	S	T	H	E	N	T	A	N	T	A
A	M	P	E	L	S	T	H	E	N	T	A	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
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E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
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E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
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E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
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E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
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E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
E	A	R	A	M	P	E	L	S	T	H	E	N	T	A	N
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By Ryan Patrick Smith
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11/01/25

RELEASE DATE—Sunday, November 2, 2025

Los Angeles Times Sunday Crossword Puzzle

Edited by Patti Varol

“RETRACE YOUR
STEPS” BY MARC
GOLDSTEIN

ACROSS

- 1 Comforting touches
5 Perceived
9 Puck’s flagship restaurant
101 Principles
104 Musician and peace activist Yoko
105 Once ____ while
106 Dance of the investigators?
110 Biblical mariner
113 Insider parlance
117 Not moving
118 White Rabbit follower
120 Silica gel packet target
122 Undershirt, briefly
123 Dance of the pickpockets?
126 Put in stitches
127 “ ____ percent of the game is half mental”: Yogi Berra quip about baseball
55 Troubled
57 “Whiskey Lullaby” singer Paisley
59 Prefix with -pathic
61 Savor
63 Work unit
64 Coin from the Royal Mint
66 Roman garb
67 Concern
69 Dance of the homebodies?
73 Sleepy housemate
76 Flag
77 MLB team playing in Sacramento ahead of their move to Las Vegas
81 Mathematician
82 Lovelace
85 Spotless
86 Israeli airline
87 Give kudos at a poetry slam
88 Stressful position
89 Tolkien’s Shepherds of the Trees

- 92 Surrounded by
94 Evergreen with upright cones
95 Tennis icon
96 Arthur
97 King or queen
98 Dance of the flamboyant?
101 Principles
104 Musician and peace activist Yoko
105 Once ____ while
106 Dance of the investigators?
110 Biblical mariner
113 Insider parlance
117 Not moving
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- 128 How to get in on a deal?
129 Natural balm
130 Tantalizing
131 “Hedda” actress
132 Drive up a phone bill, in a way
133 Longings

DOWN

- 1 Sauce made with basil and pine nuts
2 Rebellious mermaid
3 Helped through hard times, with “over”
4 Set crew’s responsibility
5 Arrogant
6 Support for a work in progress
7 Over-the-top
8 World Cup score, maybe
9 Closes
10 Angel hair and linguine
11 Radio receiver
12 Take shape

- 13 World Cup
“Score!” maybe
14 Fruity, frozen desserts
15 Surrendered
16 Final Four venue
17 H.E.R.’s genre
20 Margaret of “Drop Dead Diva”
23 Big name in gummy bears
24 Evasive maneuver
28 Toon devil
31 Catch
33 India Gate city
34 “L’Absinthe” painter
36 Less sizable
38 Butterfly honorific, for short
40 Lobster dinner accoutrements
41 Prefix with -polis
42 Wally’s sitcom bro
43 Combat caregiver
44 Predicaments
45 “Evita” name

- 48 Some Belgian blondes
49 Cradle of the Inca Empire
50 Slight advantage
54 Jamaican genre
56 Glean
58 “Nosferatu” actress Lily-Rose
60 Not remote
62 Racer’s final chance to win
65 Rolls-____
66 Precursor to overtime
68 Some military figs.
70 Small but loud songbirds
71 Hula Hoop maker
72 “Fighting” team of the Big Ten
73 “Ur so funny!”
74 Kerfuffles
75 Trail
78 Facts, for short
79 Abel’s brother
80 Chipper
83 “Se ____ español”
84 Devoured

- 88 Harshness
90 E’en if
91 Many a Petrarch poem
93 King or queen
97 Holds back
99 Curry favor with
100 Not quite (there)
102 Court fig.
103 Ointments
106 Candle threads
107 Silly
108 New version of an existing song
109 Michelangelo masterpiece
111 ____ acid
112 Shade-loving perennial
114 Cunning
115 “Citizen Kane” director Welles
116 Heads of France
119 Get teary
121 One thing alone or two people together
123 Que. neighbor
124 Whopper
125 “Why Can’t We Be Friends?” band

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