

Classifieds

Albany Classifieds

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

MERCHANDISE

Garage Sale
YARD SALE
Nov. 15, Sat., 8am-1pm
2304 N. Hilltop Dr.
Shelving, lawn furniture, holiday decorations, chest of drawers and much more.

Good Things to Eat
NEW CROP PECANS NOW READY
In Shell and Shelled
COBB'S 229-698-2061

Firewood
SEASONED & GREEN OAK FIREWOOD
Truck Load delivered and stacked \$150
Fat Lighter Available. Also for sale: \$25 Burn Barrels & barrel wood.
Call 229-288-1375

Wanted to Buy
WANTED, working or not, boats, lawn equipment, motorcycles, cars, etc.
229-291-8643

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The Albany HERALD
Call today to Subscribe!
229-888-9300
albanyherald.com

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
REQUEST FOR PROPOSAL (RFP)
TO PROVIDE ELDERLY SERVICES IN THE SOUTHWEST GEORGIA REGION

The Sowega Council on Aging (SCOA) hereby announces the availability of Request for Proposal (RFP) packets for the following services for the Southwest Georgia region (Baker, Calhoun, Colquitt, Dougherty, Decatur, Early, Grady, Lee, Miller, Mitchell, Seminole, Terrell, Thomas, and Worth counties) to begin July 1, 2026 and end on June 30, 2028.

Designation of regional provider of the following under the Older Americans Act (OAA) Title III, Social Services Block Grant (SSBG), and state funding:

- Senior Centers and Congregate Meals
- Case Management
- Health Promotion and Disease Prevention
- Evidence-Based Programs (Bingoize, Tai Chi for Arthritis and Falls Prevention, Chronic Disease Self-Management Program (CDSME-CDSMP) and Diabetes Self-Management Program (CDSME-Diabetes)
- Senior Recreation

RFP packets will be available November 3 rd and can be viewed and printed from the top banner of the SCOA website www.sowegacoa.org. A bidder's conference will be held at the SCOA Regional Resource Center, 335 W. Society Ave., Albany, Georgia on, December 5, 2025 at 10:00 a.m. A mandatory Letter of Intent to Attend must be received by Monday, December 1, 2025 and can be sent to the contact listed in the RFP schedule. All RFP responses are due by 12:00 p.m. on February 2, 2026. Qualified applicants will be announced on or about Monday, February 23, 2026. The RFP will include a scope of services, a narrative, and a budget for the services.

00020
INVITATION TO BID

The City of Arlington, Georgia will accept sealed bids on the work below at Jimmie C. Harpe Community Center, 31 Martin Luther King Drive, Arlington, Georgia 39813 until 2:00 p.m. local time, December 16, 2025, at which time and place all bids will be publicly opened and read aloud.

Project Title:
INFRASTRUCTURE IMPROVEMENTS
CDBG NO. 24p-x-019-2-6372
CITY OF ARLINGTON
ARLINGTON, CALHOUN AND EARLY COUNTY, GEORGIA

The project consists of:

Approximately 1185 lf of 6" HDPE directional bored water main installation, and 1698 lf of 6" C900 water main installation, and includes 55 lf of 10" steel casing jack and bore under a Highway 45, valves , fire hydrants and pavement patches and related erosion and sediment control.

The time of performance will be 180 days.

Payment for the work shall be made monthly based on the progress of construction.

The Instructions to Bidders, Form of Bid, Form of Agreement, Specifications, and Forms of Bid Bond, Performance Bond, and other contract documents may be examined at:

SOWEGA Engineering, LLC
158 East Lee Street
Dawson, Georgia 3984

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

Copies may be obtained at the office of SOWEGA Engineering, LLC, 158 EAST LEE ST., P.O. BOX 735, DAWSON, GEORGIA 39842, upon payment of \$300.00 for each set. No refunds will be made.

The City of Arlington is committed to Affirmatively Further Fair Housing. This project is funded in part by a Community Development Block Grant. The work to be performed

Construction/ Service Bids

under this contract is under a program providing direct Federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968 as amended, 12 U.S.C. 1701 U. Section 3 requires that to the greatest extent feasible, opportunities for employment and training be given to the low-income residents of the project area, and contracts for work in connection with the project to be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project. Section 3 Residents and Business Concerns are encouraged to apply. Please contact City Clerk Mary King at 229-725-4276 for information on any employment, contracting and sub-contracting opportunities.

This agreement is for services related to the project that is subject to the Build America, Buy America Act (BABAA) requirements under Title IX of the Infrastructure Investment and Jobs Act ("IIJA"), Pub. L. 177-58. Absent an approved waiver, all iron, steel, manufactured products, and construction materials used in the project must be produced in the United States, as further outlined by the Office of Management and Budget's Memorandum M-22-11, Initial Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure, April 18, 2022.

The City of Arlington is committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age.

This project is expected to be funded all or in part by the City of Arlington and the Georgia Department of Community Affairs-U.S. HUD Community Development Block Grant program.

The City of Arlington reserves the right to reject all bids, including without limitation, the right to reject any or all nonconforming, nonresponsive, unbalanced, or conditional bids, and to make an award in the best interest of the City of Arlington.

Each bidder must deposit with his bid, security in the amount, form and subject to the conditions provided in the Instructions to Bidders. The bid security shall be at least five (5%) of the bid.

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

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



PUBLIC NOTICE

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

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

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

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

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

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

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

NOTICE OF APPLICATION FOR BEER AND LEGAL WINE LICENSE
I, Charles W. Cowart, of Still Pond Inc. have petitioned the Board of Commissioners of Calhoun County, Georgia for a license to sell Beer and Legal Wine at the following location: **STILL POND VINEYARD &**

Alcoholic Beverages

WINERY
1575 STILL POND ROAD
ARLINGTON, GA
Citizens wishing to give written or oral comments should be present at the Board of Commissioners meeting to be held:
MONDAY, DECEMBER 8, 2025 at the Commissioners' Office in Morgan, Georgia.

Corporations

NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION
Notice is given that a Notice of Intent to Dissolve Mission Change Inc., a Georgia non-profit corporation with its registered office at 1101 N. Monroe St., Albany, GA 31701, will be delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code.

NOTICE OF INCORPORATION

Notice is given that articles of incorporation which incorporate SURABI 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.

LISA M. GABLE
ROBERTSON & GABLE, LLC
3595 Engineering Drive, Suite 101
Peachtree Corners, GA 30092
770-736-5182

Debtors & Creditors

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@pataulalaw.com

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE is hereby given to all debtors and creditors of the Estate of 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 the 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

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 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.
Brayn 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.
Jason Thomas Stafford
Executor of the Estate of Thomas Walter Stafford
%Divine Finney Davis, PC
600 N. Jackson Street
Albany, GA 31701

NOTICE
STATE OF GEORGIA
COUNTY OF CALHOUN

NOTICE is hereby given to all creditors of the Estate of Frankie Ann Andrews Hollister, late of said county, deceased, to render an account of their demands to the

Debtors & Creditors

undersigned within the time prescribed by law. All persons indebted to the Estate are hereby requested to make immediate payment to the undersigned.
This 4th day of November, 2025.
Dickerman Hollister, Jr., Executor
Kirbo & Kirbo, P.C.
P. O. Box 70519
Albany, GA 31708-0519

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 DEBTORS AND CREDITORS

All creditors of the estate of Mary M. Willis, 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.
Dated this 7th day of November 2025

Tonya Denise Hutcherson,
Executor

Stacy W. Hanley, Esq.
Lefkoff, Duncan, Grimes, McSwain, Hass & Hanley, P.C.
3715 Northside Parkway, NW
Building 300, Suite 600
Atlanta, Georgia 30327
(404)262-2000

GEORGIA, DOUGHERTY COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of **ELMER DALE MILNER**, deceased, late of Dougherty County, Georgia.

All creditors of this estate 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 me. Judith Hill Milner, Executrix of the Estate of **ELMER DALE MILNER**
Collier & Gamble, LLP
Edward R. Collier
P.O. Box 577
Dawson, Georgia 39842

Divorces

DOUGHERTY COUNTY SUPERIOR COURT STATE OF GEORGIA

Petitioner: Wendy Flakes
vs.

Respondent: Johnie Flakes

Civil Action Case Number: 25CV-149-4

NOTICE OF SUMMONS

TO: Johnie 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 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: Jamie D. Taylor
vs.

Respondent: Kimberly Taylor

Civil Action Case Number: 25CV764-2

NOTICE OF SUMMONS

TO: Kimberly Taylor
Respondent Named Above:

This notice has been published to let you know that a Divorce case was filed against you in the Superior Court on July 29, 2025. The court issued an order for service of summons by publication on November 6, 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 2336 S. Madison St., Apt. 9, Albany, GA 31701. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything she asked for in the Petition for Divorce.

This the 6th day of November, 2025.

Phyllis Johnson, Clerk
Dougherty County Superior Court
State of Georgia

DOUGHERTY COUNTY SUPERIOR COURT STATE OF GEORGIA

Petitioner: Lenora Davis
vs.

Respondent: Rodney Jones

Civil Action Case Number: 25CV1017-3

Divorces

NOTICE OF SUMMONS

TO: Rodney Jones
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 29, 2025. The court issued an order for service of summons by publication on October 1, 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 1803 Melrose Drive, 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 1st day of October, 2025.

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

DOUGHERTY COUNTY SUPERIOR COURT STATE OF GEORGIA

Petitioner: Lawanda Washington
v
Respondent: Richard Washington

Civil Action Case Number
25-SU-CV-975

ORDER FOR SERVICE BY PUBLICATION

Petitioner having moved the Court for an order directing service to be made upon Respondent Richard Washington in the case named above, and it appearing to the Court from the verified Complaint and Affidavit in support of such motion that Respondent is a nonresident and that the action is an action in which a Respondent may be served by publication pursuant to O.C.G.A. 9-10-71, it is
ORDERED, that service upon Respondent be made by publication as provided by law.

This 3rd day of November, 2025

Denise Marshall, JUDGE,
Dougherty County Superior Court
State of Georgia

Grand Jury Presentments

DOUGHERTY COUNTY GRAND JURY PRESENTMENT SEPTEMBER TERM 2025

To: The Honorable Denise Marshall
The Honorable Victoria S. Darrisaw
The Honorable Joseph W. Dent
The Honorable Victoria M. Johnson

(Judges of the Superior Court)
The Grand Jury would like to thank the District Attorney, Gregory W. Edwards, and his staff for the high level of professionalism and respect they demonstrated the entire time we were under their care. We further commend the District Attorney for enlightening us on the various crimes happening in our community and the laws that are to be enforced regarding those matters. We specially commend the District Attorney's Office along with the Clerk of Court's Office for their hard work and dedication in preparing the cases for the Grand Jurors.

Additionally, we thank the Albany Police Department, the Dougherty County Police Department, the Dougherty County Sheriffs Office, and the Albany Dougherty Special Investigative Unit (ADSIU), and specifically ADSIU Investigators Erving Melain and Shabreka Bridges who provided us with information on drugs and gangs in this area. Our thanks go out to these and other special employees for their hard work and concern for the citizens of Albany and Dougherty County. This Grand Jury appreciates the attentiveness and help of our bailiff, Clarence Lanier .

We further thank Corporal Lashana Hudson, Albany Police Department, and Tiesha Howard, Aspire Behavioral Health, for providing us with information on the REACH Co-Response Team ("Responding, Engaging, and Cultivating Hope").

We commend Sheriff Terron Hayes for allowing us to tour and inspect the Dougherty County Jail Facility and for the hospitality we were shown by the staff, including the lunch that was prepared for us. The tour was enlightening as well as educational for the members of the Grand Jury. We extend further commendations to Sheriff Hayes and his staff for their dedicated work, not just at their worksites, but also in the community.

Furthermore, we would like to make special mention/commendation of Lieutenant Michael Kerce and Sergeant Dominique Kendrick with the Dougherty County Sheriffs Office who handle the sex offender registry for Dougherty County. We commend these officers for being proactive in their duties. We were impressed that they provide courtesy calls and visits one week prior to the annual registration deadline for all registered sex offenders in the County. These steps are not required by law, but this practice must save the County unnecessary expenses of dealing with delinquency issues and ensures the community is kept abreast of the whereabouts of registered individuals.

The Grand Jury was presented with 114 Indictments, 112 were returned as True Bills and there were 2 No Bills. An additional 16 were filed by the District Attorney for Accusation.

The Grand Jury makes the following recommendations:

Considering the increase in mail fraud activity, we recommend a thorough investigation be conducted into the local postal system concerning mail fraud. We would suggest an external investigation is needed to determine if any of the

Grand Jury Presentments

misconduct is the result of 'inside jobs.' We would recommend that a referral be made for a federal investigation since the issues concern a federal agency.

We would suggest a committee comprised of representatives from all the local law enforcement agencies be convened to produce a uniform policy on police-chase protocol. There seems to be disparity between what one department will allow compared to another. Some agencies do not allow chases for minor infractions while other agencies apparently allow high-speed chases on City streets.

We would suggest the Dougherty County Jail Facility add an audio recording component to the current video surveillance available at the jail.

We encourage all agencies involved in the criminal justice system to take all necessary steps to catch up on the existing (overwhelming) caseload. We would encourage an investigation into the cause of the backlog and a report on what could be done to alleviate this problem. Multiple charges are not being brought to trial because they are beyond the statute of limitations. We would recommend the hiring of additional judges/personnel if legally possible. We are informed and encouraged from information that the District Attorney's Office and local law enforcement agencies are engaging in major case review processes that are designed to address the backlog.

We would encourage the advertisement and creation of additional neighborhood watch programs in high-crime areas.

We suggest collaboration between the local police departments and the community. We encourage the City to adopt programs similar to one in Columbus, Georgia that has a bicycle patrol with a presence in the downtown area and high crime areas. Police presence and the building of relationships between law enforcement and the community members can be a force for change and help reduce crime.

Because drugs and alcohol often contribute to the number and severity of crimes, we recommend the City and County reevaluate policies on the granting of new licenses to minimarts/businesses that focus on alcohol, vape, and cannabis products. We encourage law enforcement to conduct random inspections and searches of the existing businesses to stop the distribution of illegal items.

Mental illness is a major contributing factor to homelessness in our community. We recommend a return to state-sponsored mental hospitals and long-term residential mental health treatment facilities. We recommend investing in more services to provide for mental health and anger management counseling and treatment. Locally, we would suggest stronger oversight and accountability for the existing mental health and rehabilitation facilities. We encourage such establishments to require programming, structure, and greater accountability of the residents.

We recommend partnerships with local non-profits and educational institutions to offer programs that assist offenders when released from jail and returning to the community to gain employment. We commend the efforts of Sheriff Hayes who is provide training within the Dougherty County Jail and of non-profits like The Hope Center that provide training that leads to jobs within the community.

We recommend the consolidation of City and County governments. This issue has been extensively studied and vetted, with many findings demonstrating that consolidation will improve services, reduce redundancy, and eliminate pay disparity among County and City government employees. We do not suggest that yet another costly study be commissioned; rather, we recommend that a representative committee of local citizens be formed for the purpose of reviewing the former studies commissioned by the City and County, seeking input and recommendations from other consolidated governments within the State, and making recommendations to the Commissioners. For the good of our community, it is time for consolidation to be implemented.

Out of concern for the rising rates of utilities, we recommend that an annual audit of Albany Utilities rates and fee structures be performed and results published that compare our City utilities to other cities across the state. We recommend further an independent audit of meters to determine meter accuracy. We recommend further the consideration of deregulation of city utilities (water, gas, electricity, internet, cable, etc.) to provide better options for citizens.

Respectfully submitted on the 5th day of November 2025.

/s/ Mark Felix Scardino - Foreperson
/s/ Krystal LaSasha McIver - Vice Foreperson
/s/ Natassia K. Jefferson - Secretary

GEORGIA, DOUGHERTY COUNTY: THE GRAND JURORS, selected, chosen and sworn for the County of Dougherty, to wit:

1. Mark Felix Scardino - Foreperson
2. Krystal LaSasha McIver - Vice Foreperson
3. Natassia K. Jefferson - Secretary
4. Pamela Peters Martin - Sgt. At Arms
5. Shandreal LaShay Troutman
6. Marianne Elizabeth Jack
7. Susannah Hope Gilmore
8. Edward James Wetherbee
9. Jalen Keshawn Bynum
10. Zachary Lee Strickland
11. Paulette Parks
12. Carl Raymond Major II
13. Erron Polite Grant
14. Regina Venee Delbridge

Grand Jury Presentments

15. Stacy Renae Brown
16. Roderick Bernia Gervin Sr.
17. Phaul Renee Davis
18. Shernell Desirae Peterson
19. Patricia Ann Thomas Chandler
20. Reginald Lomont Sweet
21. Louis Fair
22. Nathaniel Nault
23. Shawanda Dionne Baldwin

Miscellaneous

CITY OF ALBANY
MUNICIPAL COURT

CIVIL DOCKET NO. 25-NA-38
LEGAL NOTICE

CITY OF ALBANY
Petitioner

vs.

This property is known as 926 Tift Ave., Albany, Georgia, bearing Tax ID# 0000D/00025/026; and

RICKEY WADE, Property Owner; and

Interested Persons as Defined in O.C.G.A. § 41-2-8(8): FREDERICK CARL SIMON, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 926 TIFT AVE., ALBANY, GEORGIA, Respondent(s).

TO: RICKEY WADE, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 926 TIFT AVE., ALBANY, DOUGHERTY COUNTY, GEORGIA:

You, and each of you, are notified that Petition TO Remedy Code and Ordinance Violations existing at the property located at 926 Tift Ave., in the City of Albany, Dougherty County, Georgia, and more particularly described as follows:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being all of Lot 2 and the West one-half (1/2) of Lot 3 in Block 5 of Palmyra Heights Subdivision “B” according to a map or plat of said subdivision as same is recorded in Plat Book 1, Page 186 (Plat Cabinet 1, Slide A-24), in the Office of the clerk of Superior Court of Dougherty County, Georgia.

seeking to abate the conditions existing on said property which constitute a nuisance in violation of codes and ordinances of the City of Albany, Georgia. You are ordered to show cause before the undersigned on the 21 st day of November, 2025, at 9:00 a.m. and from time to time thereafter as the same may be called at the Law Enforcement Center, 201 W. Oglethorpe Blvd., Albany, Georgia, why the relief requested in said Petition should not be granted and the Code violations remedied and the nuisance abated at your expense. Let this notice be published and posted as required by law.

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

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

222 Pine Ave., Suite 560
Albany, Georgia 31701
(229) 431-2805 (office)
(229) 431-3206 (facsimile)
mcuster@albanyga.gov

November 8 and November 15, 2025

ABANDONED MOTOR VEHICLE
ADVERTISEMENT NOTICE
(REPAIR FACILITY)

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 subject to liens as stated above are identified as:

Vehicle Make: HONDA
Year: 2014
Model: ACCORD
Vehicle ID #: 1HGCT2B81EA001535
Vehicle License #: State GA

The vehicle is currently located at 210 N. MOCK RD., 31705

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:

Business Name:
WALKER & WALKER AUTO & REPAIR SALES LLC
Address: 210 MOCK RD.
ALBANY, GA 31705
Telephone #: 229-449-5711

Name Changes

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

IN THE SUPERIOR COURT OF
DOUGHERTY COUNTY
STATE OF GEORGIA

In re the name change of:
Tera Michelle Holloway
Civil Action File No. 25CV1126-2
NOTICE OF PETITION TO
CHANGE NAME

I, Tera Michelle Holloway, filed a petition in the Superior Court of Dougherty County, Georgia, on the 6th day of November, 2025, to change my name from Tera Michelle Holloway to Michelle Holloway.

Name Changes

Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Signed this 6th day of November, 2025.
/s/ Tera Michelle Holloway

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

Forfeiture/Seizure

IN THE SUPERIOR COURT OF
DOUGHERTY COUNTY
STATE OF GEORGIA

CIVIL ACTION NO. 25CV0683.

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

vs.
ONE 2015 AUDI A3, VIN
#WAUACGFF66F1090951; AND
2,778 GRAMS OF MARIJUANA,
DEFENDANT IN REM
RE PROPERTY OF DANIEL
AMARTEY LARYEA
CLAIMANT

NOTICE OF ASSET FORFEITURE
BY PUBLICATION

TO: DANIEL AMARTEY LARYEA
and All Persons with a Possible Interest in the Above- described Property.

You are here notified that the above-styled action seeking the forfeiture of said property was filed in this Court on the 8th day of July, 2025 pursuant to the provisions of O.C.G.A. §16-13-19 and O.C.G.A. § 9-16-12 because it was allegedly used to facilitate the violation of O.C.G.A. § 16-13-30 or is proceed derived from the violation of said Statute involving marijuana.

Said action alleges that you may have interest in said property. You are further notified that, by reason of an Order of publication by Notice of Proceedings entered by the Court on the 27th of October, 2025 you are hereby commanded and required to file with the Clerk of said Court and serve upon Gregory Edwards, District Attorney, 225 Pine Avenue, Albany, GA 31702, an Answer to the Complaint within 30 days of the date of the second publication of this Notice. If you fail to do so, judgement will be taken for relief demanded in the Complaint pursuant to O.C.G.A. § 9-16-12(e).

Witness the Honorable Chief Judge of said Court

Phyllis N. Johnson
Clerk of Superior Court
Dougherty County, Georgia
Dougherty Circuit

Probate Court Administration

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: DONALD
RICHARD JONES
ESTATE FILE NO: 2025-ES-357

TO WHOM IT MAY CONCERN:
Karen Jones has petitioned to be appointed administrator of the estate of DONALD RICHARD JONES, 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 17, 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 25, 2025
November 1, 8, and 15, 2025

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: LARRY D.
LASTER
ESTATE FILE NO: 2025-ES-130

TO WHOM IT MAY CONCERN:
Sean D. Laster has petitioned to be appointed administrator of the estate of LARRY D. LASTER, 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 December 8, 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

Probate Court Administration

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: November 15, 22, and 29, 2025
December 6, 2025

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: JOHN WAYNE
LEGGETT
ESTATE FILE NO: 2025-ES-377

TO WHOM IT MAY CONCERN:
Alfreda V. Leggett has petitioned to be appointed administrator of the estate of JOHN WAYNE LEGGETT, 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 December 1, 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: November 8, 15, 22, and 29, 2025

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: C. KEVIN
EDWARDS
ESTATE FILE NO: 2025-ES-367

TO WHOM IT MAY CONCERN:
Christopher D. Edwards has petitioned to be appointed administrator of the estate of C. KEVIN EDWARDS, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before December 1, 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: November 8, 15, 22, and 29, 2025

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: MICHAEL R.
BRUNER
ESTATE FILE NO: 2025-ES-381

TO WHOM IT MAY CONCERN:
Patricia B. Lester and Roy Bruner have petitioned to be appointed administrator of the estate of MICHAEL R. BRUNER, 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 December 8, 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: November 15, 22, and 29, 2025
December 6, 2025

Probate Court 12 mth Support

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,

Probate Court 12 mth Support

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: GEORGE
PETER DONALDSON, III
ESTATE FILE NO: 2024-ES-473
NOTICE OF PETITION TO FILE
FOR YEAR'S SUPPORT

The Petition of Lea F. Donaldson for a year's support from the estate of GEORGE PETER DONALDSON, III, Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before December 8, 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: November 15, 22, and 29, 2025
December 6, 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

Probate Court Wills

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 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: 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

Probate Court Wills

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

PUBLIC AUTO AUCTION
11-24-2025 10:00 AM

LOCATION: Strums Elite Towing & Recovery 2800 Phillips Dr ALBANY, GA 31721
229-319-5924

IN ACCORDANCE WITH O.C.G.A. SECTION 40-11-02, FIFTY-FOUR (54) ABANDONED, WRECKED AND STOLEN VEHICLES ARE TO BE AUCTIONED TO THE HIGHEST BIDDER. TERMS OF PAYMENT: CASH, CASHIERS CHECK OR PERSONAL CHECK WITH LETTER OF CREDIT FROM YOUR BANK. 7% CAR PREMIUM CHARGE ON EACH PURCHASE.

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.

1.Vin: 3FA6POH78DR117005
Year:2013
Make:FORD
Model:Fusion
2.Vin: 5NPE24AF1GH347621
Year: 2016
Make: Hyundai
Model: Sonata

3.Vin: 1C4NPBB9FD110539
Year: 2015
Make:Jeep
Model: Patriot

4.Vin: 5YJ3E1EA5JF032628
Year: 2018
Make: Tesla
Model: Model 3

5.Vin: 4T1BE30K74U878600
Year: 2004
Make: Toyota
Model: Camry

6.Vin: 3KPC24A64LE122499
Year: 2020
Make: Hyundai
Model: Accent

SELF STORAGE AUCTION
AUCTION WILL CLOSE ON DEC. 3rd AT 10 A.M.

SIMPLESAFE - RADIUM SPRINGS
2119 Radium Springs Road Albany

Christine Lofton 26
HOUSEHOLD CONTENTS
Kamyra Robertson 33
HOUSEHOLD CONTENTS
Derrick Laster 37
HOUSEHOLD CONTENTS
Marvin Price 38
HOUSEHOLD CONTENTS
Theodosia Lovett 44
HOUSEHOLD CONTENTS
Sigourney Boney 62
HOUSEHOLD CONTENTS
Allen Whigham 73
HOUSEHOLD CONTENTS
Princess Washington 87
HOUSEHOLD CONTENTS
Jaymes Reed 98
HOUSEHOLD CONTENTS
Philander Robinson Jr 114
HOUSEHOLD CONTENTS
Michael Teemer 121
HOUSEHOLD CONTENTS
Tiabreka Wheeler 129
HOUSEHOLD CONTENTS
Alfreda Coleman 140
HOUSEHOLD CONTENTS
Shuntay Daniels 144
HOUSEHOLD CONTENTS
Dente Peteret 155
HOUSEHOLD CONTENTS
Debra Mulkey 158
HOUSEHOLD CONTENTS

SIMPLESAFE - MOCK ROAD
1300 S Mock Road Albany

Jessica Thorton A04
HOUSEHOLD CONTENTS
David Hardy A28
HOUSEHOLD CONTENTS
Otis Thomas B09
HOUSEHOLD CONTENTS
David Hardy C03
HOUSEHOLD CONTENTS
Kiley Wilson D18
HOUSEHOLD CONTENTS
Graham Richard E16
HOUSEHOLD CONTENTS
Jacqueline Pugh E24
HOUSEHOLD CONTENTS
Tamika Smith E30
HOUSEHOLD CONTENTS
Joyce Butts E38
HOUSEHOLD CONTENTS

BASE SIDE STORAGE -
SHORT STREET
2416 Short Street Albany

Destiny Cooks 16
HOUSEHOLD CONTENTS
Exzandra Wilson 34
HOUSEHOLD CONTENTS
Marty Norris 56
HOUSEHOLD CONTENTS
Maasai Williams-Watson 61
HOUSEHOLD CONTENTS
Milton Holiday 62
HOUSEHOLD CONTENTS
Shajona Echols 78
HOUSEHOLD CONTENTS
Reshun Clyde 85
HOUSEHOLD CONTENTS
Stephanie Mudd 178
HOUSEHOLD CONTENTS
Brandy Amerson 182
HOUSEHOLD CONTENTS

SIMPLESAFE - HIGHWAY 19 N

Public Sales/ Auctions

1437 US Highway 19 S
Mark Barnes 84
HOUSEHOLD CONTENTS
Pamela Davis 144
HOUSEHOLD CONTENTS
Charles Lacy 149
HOUSEHOLD CONTENTS
Marty Norris 56
HOUSEHOLD CONTENTS
Gwandel Terrell 151
HOUSEHOLD CONTENTS
Alicia Windom 195
HOUSEHOLD CONTENTS
Brandon Young 26
HOUSEHOLD CONTENTS

SIMPLESAFE - HIGHWAY 19 S
1508 US Highway 19 S

Michael Taylor 213
HOUSEHOLD CONTENTS
Joseph Wilson 216
HOUSEHOLD CONTENTS
Tommy Robinson 217
HOUSEHOLD CONTENTS
Lewis Robinson 229
HOUSEHOLD CONTENTS
Nikki Carlisle 253
HOUSEHOLD CONTENTS
Steven Watson 266
HOUSEHOLD CONTENTS
Steven Watson 267
HOUSEHOLD CONTENTS
Lateshia Brown 272
HOUSEHOLD CONTENTS
Jack Parks 274
HOUSEHOLD CONTENTS
Judy Jasper 322
HOUSEHOLD CONTENTS

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

Date: 9/15/2025
Location: Eight Mile Rd.
Vehicle was burned. No available information found
Vehicle Make: Unknown
Model: Unknown
Year: Unknown
Vehicle Vin ID: Unknown

Date 10/22/2025
Location: Dunes Ave
Vehicle Make: Unknown
Model: Moped
Year: Unknown
Color: Silver/Green
Vehicle Vin ID: Unknown
Public sale to the highest bidder of the contents of the following storage units at Air Safe Self Storage, 2711 Gillionville Rd Albany, GA 31721

Auction is to be held at 10:00am, Tuesday, December 2nd.

Unit Name

180 Alan Collier--Miscellaneous

26 Dekerria King--Miscellaneous

Foreclosures

Ernavalr B. Moore" prepared by Richard M. Pace, Dated December 17, 1985 and which is recorded in Deed Book 778 Page 213 in said clerk's office. 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 2520 E Doublegate Dr, Albany, GA 31721 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): Sherry D. Martin or tenant or tenants. Navy Federal Credit Union is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Navy Federal Credit Union 820 Folin Lane Vienna, VA 22180-4907 (888) 503-7102 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. Navy Federal Credit Union as agent and Attorney in Fact for Sherry D. Martin Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 2049-463A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2049-463A

TS # 2025-16802-GA
Notice Of Sale Under Power
Georgia, Dougherty County Under and by virtue of the Power of Sale contained in that certain Security Deed given by Margaret L. Taylor a single person to Mortgage Electronic Registration Systems, Inc., as Grantor, as nominee for Crescent Mortgage Company, its successors and assigns, dated 12/17/2009, and recorded on 12/22/2009, in Instrument No.: 009298, Deed Book 3666, Page 313, Dougherty County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 6/6/2025 in Instrument No.: D2025-003116 Deed Book 5304, Page 47, conveying the after-described property to secure a Note in the original principal amount of \$182,575.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia, within the legal hours of sale on 12/2/2025, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 77 Of The Second Land District Of Dougherty County, Georgia, And Being More Particularly Described As Follows: Commencing At The Intersection Of The North Margin Line Of Gillionville Road With The Center Line Of Beaty Road, Run Thence South 88 Degrees 30 Minutes West Along The North Margin Line Of Said Gillionville Road For A Distance Of 2,380.6 Feet To A Point On The West Margin Line Of Covey Road; Run Thence North 0 Degrees 13 Minutes West Along The West Margin Line Of Said Covey Road For A Distance Of 505.65 Feet To The Point Of Beginning; From Said Point Of Beginning, Continue Thence North 0 Degrees 13 Minutes West Along The West Margin Line Of Covey Road For A Distance Of 214.35 Feet To The Southeast Corner Of Lot 25 Of Southwind Subdivision; Run Thence South 88 Degrees 30 Minutes West Along The South Line Of Lot 25 For A Distance Of 360 Feet To The Southwest Corner Of Said Lot 25, Run Thence South 0 Degrees 13 Minutes East For A Distance Of 215.2 Feet To A Point; Run Thence In An Easterly Direction For A Distance Of 360 Feet To The Point Of Beginning; Said Property Described According To A Plat Of The Property Of William Don Kearce, Sr. And Doris W. Kearce, Of Part Of Land Lot 77, Second Land District, Dougherty County, Georgia, Dated February 7, 1974, As Prepared By William Lowe, Registered Land Surveyor. Said property is commonly known as 1907 Covey Rd Albany, GA 31721. The indebtedness secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 11988 EXIT 5 PKWY BLDG 4 FISHERS IN 46037-7939, Telephone No.: (855) 690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold

Foreclosures

subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Margaret L. Taylor a single person or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Margaret L. Taylor a single person. Nestor Solutions, LLC 214 5th Street, Suite 205, Huntington Beach, California 92648, (888) 403-4115, TS # 2025-16802-GA. For sale information, visit: https://www.nestortrustee.com/sales-information.com or call (888) 902-3989.

Notice of Sale Under Power. State of Georgia, County of DOUGHERTY. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by DARREN LEON MONROE AND SHANEKA NASHUNDA MONROE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR CAPITAL CITY HOME LOANS, ITS SUCCESSORS AND ASSIGNS , dated 10/10/2023, and Recorded on 10/12/2023 as Book No. 5133 and Page No. 207 220, DOUGHERTY County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$176,739.00, 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 December, 2025, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 407 AND 408 OF THE FIRST LAND DISTRICT, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 18, PALMYRA PECAN GROVES VILLAGE SUBDIVISION, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 3, PAGE 273 (PLAT CABINET 1, SLIDE B 8), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2204 FRIAR TUCK LANE, ALBANY, GEORGIA 31707 is/are: DARREN LEON MONROE AND SHANEKA NASHUNDA MONROE or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. T h e sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DARREN LEON MONROE AND SHANEKA NASHUNDA MONROE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010506210 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

NOTICE OF FORECLOSURE SALE UNDER POWER
DOUGHERTY COUNTY, GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Thomas Edwin Thomas and Leslie Ica Thomas to JPMorgan

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Chase Bank, N.A. dated December 3, 2012 and recorded on June 6, 2014 in Deed Book 4130, Page 240, Dougherty County, Georgia Records, and later assigned to U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2024-RP4 by Assignment of Security Deed recorded on October 14, 2025 in Deed Book 5344, Page 15, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Sixteen Thousand One Hundred Seventy-Five And 00/100 Dollars (\$116,175.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, within the legal hours of sale on December 2, 2025 the following described property:

All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia, City of Albany and being more particularly described as follows: All of Lot Number 334 and the South One-Half (1/2) of Lot Number 333 in the Lake Park Subdivision "C", Section 3, according to a map or plat of said subdivision as the same is recorded in Plat Book 3, Page 63 (Plat Cabinet 1, Slide A-82) in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Tax ID #: 000PP/00009/005

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).

Your mortgage servicer, Nationstar Mortgage LLC, as servicer for U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2024-RP4, can be contacted at 888-480-2432 or by writing to 8950 Cypress Water Blvd, Coppell TX 75019, to discuss possible alternatives to avoid foreclosure.

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

To the best knowledge and belief of the undersigned, the parties in possession of the property are Thomas Edwin Thomas and Leslie Ica Thomas or tenant(s); and said property is more commonly known as 1812 Robinhood Road, Albany, GA 31707.

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 for Citigroup Mortgage Loan Trust 2024-RP4 as Attorney in Fact for Thomas Edwin Thomas and Leslie Ica Thomas
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
404-474-7149
MTG File No.: GA2025-00707

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF DOUGHERTY

Under and by virtue of the power of sale contained in that certain Commercial Deed to Secure Debt, Security Agreement and Fixture Filing and Assignment of Leases and Rents from WIL 1401 Whispering Pines LLC, a Georgia limited liability company ("Grantor"), to and in favor of Pacific Private Money, Inc., a California corporation, dated May 11, 2022, and recorded May 16, 2022 in Deed Book 4976 Page 210, Dougherty County, Georgia records or (the "Security Deed"), securing that certain Commercial Promissory Note dated May 11, 2022 in the original principal amount of \$2,500,000.00 (the "Note"); as assigned to Saluda Grade Mortgage Funding LLC, pursuant to that certain Assignment of Commercial Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents, dated as of May 24, 2022, recorded November 22, 2023, in Deed Book 5145, Page 278, aforesaid records; and as assigned to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2021-RLT1 ("Lender") pursuant to that certain Assignment of Security Deed/Mortgage, recorded January 16, 2024, in Deed Book 5157, Page 1, aforesaid records (the "Last Assignment"); which Last Assignment as affected by that certain Scrivener's Error Affidavit, indicating the assignee originally and incorrectly identified in the Last Assignment, Saluda Grade Alternative Mortgage Trust 2021-RLT1, should have instead been Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2021-RLT1, recorded February 8, 2024, in Deed Book 5163, Page 161, aforesaid records; there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door in Dougherty County, Georgia, on the first Tuesday in December 2025, the following described property (the "Premises") to wit:

ALL OF LOTS 51, 53, 55, 57, 59, 61, 63 AND 65 OF WHISPERING PINES SUBDIVISION WHICH IS MORE PARTICULARLY DESCRIBED BY PLAT RECORDED IN PLAT BOOK 2, PAGE 23 IN THE OFFICE OF CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, BEING IMPROVED PROPERTY HAVING LOCATED THEREON A MULTIPLE

Foreclosures

APARTMENT COMPLEX KNOWN AS WHISPERING PINES APARTMENTS; TOGETHER WITH ALL GAS AND ELECTRIC FIXTURES, HEATING, PLUMBING AND MR CONDITIONING EQUIPMENT, STATIONARY EQUIPMENT, TREES AND SHRUBBERY, SWIMMING POOL AND SWIMMING POOL EQUIPMENT.

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

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

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

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

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Saluda Grade Alternative Mortgage Trust 2021-RLT1, as agent for Lender, 8180 E. Keiser Boulevard, Anaheim, California 92808; (914) 261-1349. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument.

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

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2021-RLT1 as Attorney-in-Fact for WIL 1401 Whispering Pines LLC
William. O Tate
McCalla Raymer Leibert, Pierce, LLP
1544 Old Alabama Road
Roswell, Georgia 30076
(678) 281-6473
william.tate@mccalla.com

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: DOUBLEGATE SUBDIVISION, SECTION III, 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 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

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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 FORECLOSURE SALE UNDER POWER

DOUGHERTY COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by Bessie M. Jackson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Suntrust Mortgage, Inc., dated October 22, 2013, and recorded in Deed Book 4073, Page 277, Dougherty County, Georgia Records, as last transferred to Truist Bank by assignment recorded on May 15, 2025 in Book 5297 Page 301 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 Thirty-Eight Thousand Three Hundred Fifty and 0/100 dollars (\$38,350.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, within the legal hours of sale on December 2, 2025, the following described property:

Tract: I

Lying and being in Dougherty County, Georgia and being more particularly described as follows:

Being part of Land Lot No. 338 in the First District of Dougherty County, Georgia and being a portion of Lot No. Thirty (30) in River Road Subdivision, according to a map or plat of said subdivision as same is recorded in Plat Book 1, Page 240, of the Land records of Dougherty County, Georgia, and being further described as follows: Begin at the northeast corner of said Lot No. Thirty (30) of the Land herein conveyed, thence run west along the north line of Lot No. 30 - Two hundred eighty-four tenths (280.4) feet to a point; thence south fifty-four (54) feet to a point; thence east two hundred eight and four tenths (280.4) feet to a point; thence north fifty-four (54) feet to the point of beginning. Said property being improved having located thereon a frame dwelling.

LESS AND EXCEPTED from the above-described property is that certain tract conveyed to The City of Albany per Deed recorded in Deed Book 721, Pages 625-626, Dougherty County Land Records.

Tract: II

All that tract or parcel of land lying and being in Land Lot 338, in the First Land District of Dougherty County, Georgia, and being part of Lot No. 30 in RIVER ROAD SUBDIVISION, according to a map or plat of said subdivision, as same is recorded in Plat Book 1, page 240, in the Office of the Clerk of Superior Court, Dougherty County, Georgia, and being more particularly described as follows: COMMENCING at the Northeast corner of Lot 30, of RIVER ROAD SUBDIVISION, as per map or plat of same, recorded in Plat Book 1, page 240, Clerk's Office, Dougherty County, Georgia, and from this point, go South along the West side of South Madison Avenue, 54 feet to the Point of Beginning. From this Point of Beginning, go thence West parallel to the North line of said Lot 30, for a distance of 280.4 feet to a point on the East property line of the property of Clarence and Ola Coby; go thence South parallel with the West side of Madison Avenue, for a distance of 105.1 feet, more or less, to a point on the North line of the Property of Hughey & Neuman, Inc.; go thence East along the North line of the property of Hughey & Neuman, Inc., for a distance of 280.4 feet to the West side of South Madison Avenue; go thence North along the West side of South Madison Avenue, for a distance of 105.1 feet, more or less, to the Point of Beginning.

LESS AND EXCEPTED from the above-described property is that certain tract conveyed to The City of Albany per Deed recorded in Deed Book 721, Pages 623-624, Dougherty County Land Records.

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

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Truist Bank they can be contacted at (800) 443-1032 for

Foreclosures

Loss Mitigation Dept, or by writing to 1001 Semmes Avenue, Richmond, Virginia 23224, to discuss possible alternatives to avoid foreclosure.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Izie Jackson or tenant(s); and said property is more commonly known as 2619 S Madison St, Albany, GA 31701.

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

Truist Bank as Attorney in Fact for Bessie M. Jackson.

Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-789-2661
B&S file no.: 25-16314

NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Margurete R. Burns to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countywide Home Loans, Inc., its successors and assigns dated 3/27/2007 and recorded in Deed Book 3317 Page 314 Dougherty County, Georgia records; as last transferred to or acquired by Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-2, conveying the after-described property to secure a Note in the original principal amount of \$79,000.00, 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 December 2, 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: THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF ALBANY, COUNTY OF DOUGHERTY, AND STATE OF GEORGIA, TO WIT: THE FOLLOWING DESCRIBED PROPERTY, TO WIT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 21 SHERWOOD ACRES, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 2, PAGE 215, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, THE DESCRIBED PROPERTY IS CURRENTLY KNOWN AS 1805 DONCASTER DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING STREETS IN THE CITY OF ALBANY, GEORGIA. TAX ID #: 0000O-00026-009 BY FEE SIMPLE DEED FROM MICHAEL W. GARLAND AND SANDRA DELORES GARLAND AS SET FORTH IN DEED BOOK 194, PAGE 0120 AND RECORDED ON 4/8/1999, DOUGHERTY COUNTY RECORDS. THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE. 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 1805 Doncaster Dr, Albany, GA 31707-3259 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): Estate/Heirs of Margurete R. Burns or tenant or tenants. Select Portfolio Servicing, Inc. is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Select Portfolio Servicing, Inc. Loan Resolution Department 3217 South Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032 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.

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
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.

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Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-2 as agent and Attorney in Fact for Margurete R. Burns Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1012-3085A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-3085A

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 SITUATE, 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:

