

Classifieds

Albany Classifieds

SERVICE DIRECTORY

Home Repair/ Remodeling

PAINTING AND HOME REPAIR

Tile work, popcorn ceiling removal, wall paper installation/removal. Just one call, we do it all!

FREE ESTIMATES 229-349-5475

MERCHANDISE

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

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

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

Subscribe TODAY!

229-888-9300

Construction/ Service Bids

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 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

Construction/ Service Bids

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

Citations

DOUGHERTY COUNTY SUPERIOR COURT

STATE OF GEORGIA

Petitioner: Dawn R. Hodge Passial

vs.

Respondent: Jendes H. Passial

Civil Action Case Number: 25CV1122-2

NOTICE OF SUMMONS

TO: Jendes H. Passial

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 November 5, 2025. The court issued an order for service of summons by publication on November 12, 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 215 St. Clair Dr., Leesburg, GA 31763. 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 12th day of November, 2025.

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

Debtors & Creditors

NOTICE

STATE OF GEORGIA

COUNTY OF DOUGHERTY

NOTICE is hereby given to all creditors of the Estate of Nancy L. Abraham, late of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the Estate are hereby requested to make immediate payment to the undersigned.

This 14th day of November, 2025.

Helen V. Kirbo, Executor
William F. Hammond, Esquire
c/o Kirbo & Kirbo, P.C.
P. O. Box 70519
Albany, GA 31708-0519

NOTICE TO DEBTORS & CREDITORS

All creditors of the Estate of William Rex Byrd, 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 13th day of November 2025.

Cynthia Karen Byrd
Administrator of the Estate of William Rex Byrd
% DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701

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

Debtors & Creditors

NOTICE

STATE OF GEORGIA

COUNTY OF DOUGHERTY

NOTICE is hereby given to all creditors of the Estate of Nancy L. Abraham, late of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the Estate are hereby requested to make immediate payment to the undersigned.

This 14th day of November, 2025.

Helen V. Kirbo, Executor
William F. Hammond, Esquire
c/o Kirbo & Kirbo, P.C.
P. O. Box 70519
Albany, GA 31708-0519

NOTICE TO DEBTORS & CREDITORS

All creditors of the Estate of William Rex Byrd, 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 13th day of November 2025.

Cynthia Karen Byrd
Administrator of the Estate of William Rex Byrd
% DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701

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

Debtors & Creditors

NOTICE

STATE OF GEORGIA

COUNTY OF DOUGHERTY

NOTICE is hereby given to all creditors of the Estate of Sam Farkas, Jr. a/k/a Sam Farkas, deceased, to present an account of their demands to the undersigned within the time prescribed by law, and all persons indebted to the said estate are hereby requested to make immediate payment to the undersigned.

This 20th day of November 2025.

Sherita Houston Singleton,
Administrator of the Estate of Diez Edwards
c/o John M. Moorhead, Esq. 314

NOTICE TO DEBTORS & CREDITORS

All creditors of the Estate of Carolyn F. Stevens, 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 20th day of November 2025.

Marlene S. Rinker
Paul S. Steven, Jr.
Executor(s) of the Estate of Carolyn F. Stevens
% DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701

Debtors & Creditors

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 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

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Sharlene K. Stephens, deceased, late of said State and County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned Executor.

This 18th day of November, 2025.

Susan Jane Stephens,
as Executor of the Estate of Sharlene K. Stephens, deceased
c/o Perry & Walters, LLP
Post Office Box 71209
Albany, Georgia 31708

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of Carolyn F. Stevens, 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 20th day of November 2025.

Marlene S. Rinker
Paul S. Steven, Jr.
Executor(s) of the Estate of Carolyn F. Stevens
% DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701

Debtors & Creditors

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 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

NOTICE TO DEBTORS AND CREDITORS

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

This 18th day of November, 2025.

LAUREN H. WILLIAMSON,
Administrator of the Estate of AYASHA CORNELIA BANKS
P.O. DRAWER 70639
Albany, GA 31708-6039

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of John William Christiansen, Jr., deceased, late of said State and County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned Executor.

This 18th day of November, 2025.

Michele Lynn Christiansen,
as Executor of the Estate of John William Christiansen, Jr., deceased
c/o Perry & Walters, LLP
Post Office Box 71209
Albany, Georgia 31708

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of **QUEEN EASTER BAISDEN**, late of **DOUGHERTY** County, deceased, 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.

This 18th day of November, 2025.

MARY L. BLAISDEN,
Administrator of the Estate of **QUEEN EASTER BAISDEN**, deceased
912 Pinedale Court
Albany, GA 31701

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of **QUEEN EASTER BAISDEN**, late of **DOUGHERTY** County, deceased, 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.

This 18th day of November, 2025.

MARY L. BLAISDEN,
Administrator of the Estate of **QUEEN EASTER BAISDEN**, deceased
912 Pinedale Court
Albany, GA 31701

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Margaret Joan Seay, 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 me.

This 17th day of November, 2025.

/s/ Lisa Joan Seay
Executor of the Estate of Margaret Joan Seay, deceased
c/o Margeson, Flynn & Associates, P.C.
PO Box 768
Albany, GA 31702

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

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA

COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of Diez Edwards of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the estate are hereby requested to make immediate payment to the undersigned.

This 20th day of November 2025.

Sherita Houston Singleton,
Administrator of the Estate of Diez Edwards
c/o John M. Moorhead, Esq. 314

NOTICE TO DEBTORS & CREDITORS

All creditors of the Estate of Carolyn F. Stevens, 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 20th day of November 2025.

Marlene S. Rinker
Paul S. Steven, Jr.
Executor(s) of the Estate of Carolyn F. Stevens
% DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701

Debtors & Creditors

NOTICE TO DEBTORS AND CREDITORS

GEORGIA, DOUGHERTY COUNTY

All creditors of the estate of Sharlene K. Stephens, deceased, late of said State and County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned Executor.

This 18th day of November, 2025.

Susan Jane Stephens,
as Executor of the Estate of Sharlene K. Stephens, deceased
c/o Perry & Walters, LLP
Post Office Box 71209
Albany, Georgia 31708

Debtors & Creditors

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

DOUGHERTY COUNTY SUPERIOR COURT

STATE OF GEORGIA

Petitioner: Lenora Davis vs.

Respondent: Rodney Jones

Civil Action Case Number: 25CV1017-3

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: Shunkela Williams vs.

Respondent: Lecory Walker, Sr.

Civil Action Case Number: SUCV2023000217

NOTICE OF SUMMONS

TO: Lecory Walker, Sr.,

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 March 2, 2023. The court issued an order for service of summons by publication on November 11, 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 Mississippi Ave., 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 11th day of November, 2025.

Denise Marshall, 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.

Divorces

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

Miscellaneous

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE (TOWING OR STORAGE COMPANY)

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 1541 E BROAD AVE., 31705

The vehicles subject to liens as stated above are identified as:

Vehicle Make:HYUNDAI
Year: 2022
Model: ACCENT
Vehicle ID #: 3KPC24A6XNE168820
Vehicle License #:
State GA

Vehicle Make: CHEVROLET
Year: 2007
Model: C15
Vehicle ID #:3GNFC16087G135352
Vehicle License #:
State GA

Vehicle Make: DODGE
Year: 2012
Model: CHARGER
Vehicle ID#: 2C3CDXHGOCH185974
Vehicle License #:
State GA

Vehicle Make:NISSAN
Year: 2020
Model: ALTIMA
Vehicle ID #: 1N4BL40V51C262974
Vehicle License #:
State GA

Vehicle Make: CHRYSLER
Year: 2012
Model: SIH023
Vehicle ID #:1C3CCB2CN131393
Vehicle License #:
State GA

Vehicle Make: CADILLAC
Year: 2007
Model: SRX
VehicleID #: 1GYEE63A270132860
Vehicle License #:
State GA

Vehicle Make: SCORCH
Year: 2020
Model: BINTELLI
Vehicle ID #: LL0TCKP76MG000008
Vehicle License #:
State GA

Vehicle Make: CHRYSLER
Year: 2016
Model: 200
Vehicle ID #:JC3CCCB1GN101152
Vehicle License #:
State GA

Vehicle Make: TOYOTA
Year: 2003
Model: CAMRY
VehicleID #: 4T1BE32K83U222532
Vehicle License #:
State GA

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

Business Name:
TONY'S TOWING & WRECKER SERVICE
Address: 1541 E BROAD AVE
ALBANY, GA 31705
Telephone #: 229-405-3930

Divorces

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

Miscellaneous

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE (TOWING OR STORAGE COMPANY)

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 1541 E BROAD AVE., 31705

The vehicles subject to liens as stated above are identified as:

Vehicle Make:HYUNDAI
Year: 2022
Model: ACCENT
Vehicle ID #: 3KPC24A6XNE168820
Vehicle License #:
State GA

Vehicle Make: CHEVROLET
Year: 2007
Model: C15
Vehicle ID #:3GNFC16087G135352
Vehicle License #:
State GA

Vehicle Make: DODGE
Year: 2012
Model: CHARGER
Vehicle ID#: 2C3CDXHGOCH185974
Vehicle License #:
State GA

Vehicle Make:NISSAN
Year: 2020
Model: ALTIMA
Vehicle ID #: 1N4BL40V51C262974
Vehicle License #:
State GA

Vehicle Make: CHRYSLER
Year: 2012
Model: SIH023
Vehicle ID #:1C3CCB2CN131393
Vehicle License #:
State GA

Vehicle Make: CADILLAC
Year: 2007
Model: SRX
VehicleID #: 1GYEE63A270132860
Vehicle License #:
State GA

Vehicle Make: SCORCH
Year: 2020
Model: BINTELLI
Vehicle ID #: LL0TCKP76MG000008
Vehicle License #:
State GA

Vehicle Make: CHRYSLER
Year: 2016
Model: 200
Vehicle ID #:JC3CCCB1GN101152
Vehicle License #:
State GA

Vehicle Make: TOYOTA
Year: 2003
Model: CAMRY
VehicleID #: 4T1BE32K83U222532
Vehicle License #:
State GA

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

Business Name:
TONY'S TOWING & WRECKER SERVICE
Address: 1541 E BROAD AVE
ALBANY, GA 31705
Telephone #: 229-405-3930

Demolition of Albany State University's Peace and Hartnett Halls

PUBLIC NOTICE: Albany State University and the University System of Georgia, as owners and operators, are proposing to demolish the Peace and Hartnett Halls located on the Albany State University campus located on College Drive in Albany, Dougherty County, Georgia (31° 34' 7.5972" North and 84° 8' 28.896" West). The subject property is to remain green space following the demolition of Peace and Hartnett Halls. As Peace and Hartnett Halls have the potential to be identified as contributing to the Georgia National Register of Historic Places (G/NRHP)-eligible Albany State University historic district, an Environmental Effects Report (EER) has been prepared. Interested persons may review the EER by requesting a copy at the James Pendergrast Memorial Library at 504 College Drive, Albany, Georgia. Public comments regarding potential effects on historic properties by the proposed action may be submitted within 30 days from the date of this publication to: J. Glanton, Terracon Consultants, 5031 Milgen Court, Columbus, Georgia 31907; 706-569-0008; joshua.glanton@terracon.com. Reference Terracon Project No. HP257106.

Name Changes

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. Any interested party has the right to

Name Changes

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:

Shaneka N. Monroe

Civil Action File No. 25CV1187-3

NOTICE OF PETITION TO CHANGE NAME

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

Signed this 21 day of November, 2025

Shaneka N. Monroe
Petitioner

Probate Court Administration

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF CAROLINE GAY

ESTATE FILE NO: 2025-ES-369

TO WHOM IT MAY CONCERN:

Jennifer Tina Battle has petitioned to be appointed **administrator** of the estate of **CAROLINE GAY**, 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 22, 2025**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

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

Citation dates: November 29, 2025
December 6, 13, and 20, 2025

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: WILLIE B. CORBETT, SR.

ESTATE FILE NO: 2025-ES-411

TO: MELODY LAVETTE TOMLIN, KAREN FELICIA SUTTON, AUDREY DARLETTE BRADFORD, ORLANDO O'NEAL LASTER, AND TO WHOM IT MAY CONCERN:

Willie B. Corbett, Jr., has petitioned to be appointed **administrator** of the estate of **WILLIE B. CORBETT, SR.**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **December 22, 2025**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
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Albany, GA 31702
(229) 431-2102

Citation dates: November 29, 2025
December 6, 13, and 20, 2025

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: CLAUDIA JUNE HUNT

ESTATE FILE NO: 2025-ES-395

TO WHOM IT MAY CONCERN:

Bobbi Porto has petitioned to be appointed **administrator** of the estate of **CLAUDIA JUNE HUNT**, 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 22, 2025**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

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Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102

Citation dates: November 29, 2025
December 6, 13, and 20, 2025

Probate Court Administration

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF ELLIOTT L. GRAZIER

ESTATE FILE NO: 2025-ES-412
TO WHOM IT MAY CONCERN:
Duncan Blake Grazier has petitioned to be appointed administrator of the estate of ELLIOTT L. GRAZIER, 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 22, 2025**.

All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
Citation dates: November 29, 2025
December 6, 13, and 20, 2025

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: CHRISTOPHER BOWDRE MATHIS

ESTATE FILE NO: 2025-ES-392

TO WHOM IT MAY CONCERN:

Carol Murphy Mathis has petitioned to be appointed administrator of the estate of CHRISTOPHER BOWDRE MATHIS, 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 22, 2025**.

All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
Citation dates: November 29, 2025
December 6, 13, and 20, 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: 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 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,

Probate Court Administration

and 29, 2025
December 6, 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.

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Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
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(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

Probate Court 12 mth Support

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: BOBBY C. HILL

ESTATE FILE NO: 2025-ES-400

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of April Hill for a year's support from the estate of BOBBY C. 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 **December 22, 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 29, 2025
December 6, 13, and 20, 2025

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: JOHN LEWIS

ESTATE FILE NO: 2025-ES-404

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Ada Lewis for a year's support from the estate of JOHN LEWIS, 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 22, 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

Probate Court 12 mth Support

Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102

Citation dates: November 29, 2025
December 6, 13, and 20, 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

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: ML32A3HJ4JH003879
YEAR: 2018
MAKE: MITSUBISHI
MODEL: MIRAGE

VIN: 1C4HJXEN1JW304448
YEAR: 2018
MAKE: Jeep
MODEL: All-New Wrangler

VIN: 1C4SDJGJ5JC213544
Year: 2018
Make: DODGE
Model: DURANGO

UNKNOWN VEHICLES PAINT PRO TOWING, LLC

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

1.) Chevy Tahoe/Gold
Picked up 10/28/25
1300 Moultrie Rd.
Vin # 1GNEC13Z58R153525
UNKNOWN OWNERS

2.) 2004 Chevy Monte Carlo
Picked up 10/31/25
Casa Del Sol Mobile Home Park
Vin # 2G1WX12K859241952
UNKNOWN OWNERS

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

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

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

1.) 2014 Chevy Malibu
Vin # 1G11BSL3EF243866
Case # 2025-307AV

2.) 2003 Chevrolet S-10
Vin # 1GCCS19X638173024
Case # 2025-300AV

3.) 2003 GMC Yukon
Vin # 1GKEK13Z13J197893
Case # 2025-299AV

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, December 17, 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 # 2141 , NAME- Nathaniel Hill (INVENTORY)

Hand Dolly, Tool box, Kitchen wear, Tools, Blower, Suitcases, Boxes, Yard tools, Clothing

Public Auction Location:

Royal Storage
2801 Palmyra Road
Albany, GA 31707
229-446-2038
Date & Time:

Friday, December 19, 2025
Bids due by 12:00 PM Sharp
Auction by Sealed Bid Only
Viewing:
Thursday, December 18, 2025
9:00 am – 5:00 pm

209 Candace Owens: Clothes, dresser, tote, fan, mattress, bags,

Public Sales/ Auctions

suitcase & misc.
234 Jason Jones: Misc household items 345 Lisa West: Boxes, totes, shelves & misc. 426 Charles West: Car jacks, drill
721 Jimmie Clyde: Grandfather clock, boxes, dryer, cabinet, furniture & misc.
735 Llyah Couchman : Couch, table & chair, lamp, boxes, tote & misc.

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 Hook Em Towing and Wrecker Service – 204 Poplar Street Albany, Ga 31707. The vehicles subject to liens as stated above are identified as:

Vehicle Make: FORD Year: 1997
Model: LGT CONVTNL F TK
Vehicle ID#: 1FTDX1767VND44819
Vehicle License #: RTW0759 State GA

Vehicle Make: SATURN
Year: 2006 Model: VUE
Vehicle ID#: 5GZCZ33D46S85508
Vehicle License #: RINK94 State FL

Vehicle Make: HYUNDAI Year: 2007
Model: SONATA
Vehicle ID#: 5NPET46C57H193006
Vehicle License #: SJR5859 State GA

Vehicle Make: VOLKSWAGEN
Year: 2012 Model: JETTA
Vehicle ID#: 3VWDX7AJ7CM456539
Vehicle License #: XBM234 State SC

Vehicle Make: HONDA Year: 2012
Model: ACCORD US LX
Vehicle ID#: 1HGPCP2F36CA095475
Vehicle License #: YLZ081 State GA

Vehicle Make: TOYOTA Year: 2017
Model: COROLLA
Vehicle ID#: 2T1BURHE1HC831980
Vehicle License #: SLK1388 State GA

Vehicle Make: HYUNDAI Year: 2018
Model: ELANTRA
Vehicle ID#: 5NPD46HJ357965
Vehicle License #: RYV4698 State GA

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:
Business Name: Hook Em Towing and Wrecker Service
Address: 204 Poplar Street Albany, GA 31707
Telephone #: 229-496-2011.

Trade Names

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME. The undersigned hereby certifies that it is conducting a business in the City of Albany, County of Dougherty, State of Georgia under the name of: The Peach Cobbler Factory and that the nature of the business is Food and Beverage (Service) - Dessert Shop that said business is composed of the following LLC: Get Peachy Albany LLC, 249 Overton Dr., Perry, GA 31069

TRADE NAME REGISTRATION

STATE OF GEORGIA, COUNTY OF DOUGHERTY. The undersigned does hereby certify that they are conducting business at 1710 East Ogleshorpe Blvd., Albany, GA 31705, Dougherty County under the trade name: TLG Peterbilt - Albany and that the nature of the business is General Trucking Operations and that the name of the firm owning and carrying on said trade or business is TLG Operations, LLC - Delaware, 4350 S. National, Ste B110, Springfield, MO 64810. Manager - Mike Headley, Manager - Glenn Larson.

MISSOURI, WEBSTER COUNTY Personally appeared before me, Mike Headley, an officer authorized to administer oaths, the undersigned, who being duly sworn deposes and says that the facts stated in the foregoing registration are true. Sworn to and subscribed before me the 17 day of October, 2025.
Chelsea Cologna, Notary

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 Yenyah Israel.

TRADE NAME REGISTRATION

STATE OF GEORGIA, COUNTY OF DOUGHERTY.

The undersigned does hereby certify that they are conducting business at 2231-G Dawson Rd., Albany, GA 31707, Dougherty County, under the trade name: Logo Marketing Group, and that the nature of the business is marketing, and that the name of the Owner is Chadro, Inc., whose authorized agent is Roger Rachels.

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

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

(Corporation) Business address: GOOD HELP INC. 3203 W ALABAMA HOUSTON, TX 77098

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

Trade Names

BHG XLIV, LLC, is doing business in Dougherty County, Georgia under the name of: BHG Albany Treatment Center at 2607 Ledo Road, Albany, GA 31707, and that the nature of the business to be carried on at such address is: outpatient substance abuse clinic.

Foreclosures

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 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 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 Pursuant to the Power of Sale contained in a Security Deed given by Rayfield Jenkins and Georgia Jenkins to American General Financial Services, inc. (DE) dated 1/5/2006 and recorded in Deed Book 3089 Page 282 and modified at Deed Book 3980 Page 112 Dougherty County, Georgia records; as last transferred to or acquired by Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee of Citigroup Mortgage Loan Trust 2017-RP1, conveying the afterdescribed property to secure a Note in the original principal amount of \$30,530.00, 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

Foreclosures

month), the following described property: All that tract or parcel of land situate, lying and being in the City of Albany, Dougherty County, and being more particularly described as being Lot 21, Block 20 of Ragsdale Odon Addition Subdivision according to a map or plat of same recorded in Deed Book 15, Page 344 and 345 in the Office of the Clerk of Superior Court of Dougherty County, Georgia. 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 527 Jefferies 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): Rayfield Jenkins and Georgia Jenkins or tenant or tenants. Nationstar Mortgage LLC d/b/a Mr. Cooper is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432 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. Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee of Citigroup Mortgage Loan Trust 2017-RP1 as agent and Attorney in Fact for Rayfield Jenkins and Georgia Jenkins Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1006-1173A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1006-1173A

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County, Georgia, within the legal hours of sale on 12/20/2025, 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 Southwest Subdivision; Run Thence South 88 Degrees 30 Minutes West Along The South Line Of Said 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 attorneys' 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 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 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

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162.2. PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 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 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

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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 (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-RTL1 ("Lender") pursuant to that certain Assignment of Security Deed/Mortgage, recorded January 16, 2024, in Deed Book 5157, Page 1, aforesaid records (the "Last Assignment"); which Last Assignment as affected by that certain Scrivener's Error Affidavit, indicating the assignee originally and incorrectly identified in the Last Assignment, Saluda Grade Alternative Mortgage Trust 2021-RTL1, should have instead been Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2021-RTL1, 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 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 APARTMENT COMPLEX KNOWN AS WHISPERING PINES APARTMENTS; TOGETHER WITH ALL GAS AND ELECTRIC FIXTURES, HEATING, PLUMBING AND MR CONDITIONING EQUIPMENT, STATIONARY EQUIPMENT, TREES AND SHRUBBERY, SWIMMING POOL AND SWIMMING POOL EQUIPMENT.

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

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

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

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

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Saluda Grade Alternative Mortgage Trust 2021-RTL1, as agent for Lender, 8180 E. Keiser Boulevard, Anaheim, California 92808; (914) 261-1349. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument.

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-RTL1 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, 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 Countrywide 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

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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 #: 00000-00026-009 BY FEE SIMPLE DEED FROM MICHAEL W. GARLAND AND SANDRA DELORES GARLAND AS SET FORTH IN DEED BOOK 1944, 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. 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. Federal Home Loan 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

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