

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

NO JOB TOO SMALL

Experienced, Prompt & Friendly for All Your Home Repair Needs

- Drywall Repair
- Pressure Washing
- Office Cleaning
- Apartment Turnover
- Gutter Cleaning

Reliable - Professional Available

Call The Ultimate Home Maintenance Man

Samuel Chester Services at 478-320-2167

MERCHANDISE

Garage Sale

ESTATE YARD SALE

1144 Benjamin Ave., Albany, GA 31701

Fri. 8-4, Sat. 7-4, Sun. 8-4

EVERYTHING MUST GO!

Good Things to Eat

NEW CROP PECANS

NOW READY

In Shell and Shelled

COBB'S 229-698-0601

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

Miscellaneous for sale

COINS FOR SALE

American Eagles, Morgans, discontinued Kennedy half dollars & pennies. Mint sets. Bring cash. 229-438-8008

Musical Equipment

PRO ACOUSTIC GUITARS with free cases. Yamaha, Epiphone, many others. Cash Sale for Christmas. 229-438-8008

Albany Legals

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

Citations

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

Corporations

NOTICE OF COMMENCEMENT OF WINDING UP OF

FRED A. WEBB FARMS, LLC

You are hereby notified that Fred A. Webb Farms, LLC (the "Company") dissolved on December 1, 2025, and has filed a written statement of the commencement of the winding up of its affairs with the Secretary of State of Georgia. Any claims to be made against the Company must be set forth in writing and mailed to 1200 Pinecrest Drive, Albany, GA 31707. Any claim must include a complete description of the claim, including without limitation the claimant, the date that the claim arose, the basis of the claim and the amount of the claim. Except for claims that are contingent at the time of the filing of the statement of commencement of winding up or that arise after the filing of the statement of commencement of winding up, a claim against the Company not otherwise barred will be barred unless a proceeding to enforce the claim is commenced within two years after the publication of the request.

Debtors & Creditors

NOTICE

GEORGIA DOUGHERTY COUNTY

Notice is hereby given to all creditors of the Estate of Geraldine R. Hembree, 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.

Gregory Scott Hembree, Executor of the Estate of Geraldine R. Hembree c/o Larry B. Owens, LLC P.O. Box 352 Albany, GA 31702 (229) 430-9989

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of Robert V. Kenna 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 1st day of December 2026.

Odette Kenna, Executor of the Estate of Robert V. Kenna c/o John M. Moorhead, Esq. 314 W. Residence Ave. Albany, GA 31701

Debtors & Creditors

NOTICE

GEORGIA DOUGHERTY COUNTY

Notice is hereby given to all creditors of the Estate of John William Christiansen, Jr., deceased, to render 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.

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

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of Robert V. Kenna 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 18th day of November, 2025.

Lauren H. Williamson, Administrator of the Estate of AYASHA CORNELIA BANKS c/o John M. Moorhead, Esq. 314 W. Residence Ave. Albany, GA 31701

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of EUGENIA N. STRICKLAND, DECEASED

All creditors of EUGENIA N. STRICKLAND, Deceased, late of Calhoun County, Georgia, 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 4th day of December, 2025.

/s/ William N. Strickland WILLIAM N. STRICKLAND, Executor c/o Sydney R. Floyd Attorney at Law Post Office Box 565 Blakely, GA 39823 (229) 723-3428 State Bar No. 198854

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of William W. Lofton, Sr., 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 26th day of November, 2025.

Pamela Lofton-McGeorge and Lynn L. Gibson, Administrators of the Estate of William W. Lofton, Sr. c/o John M. Moorhead, Esq. 314 W. Residence Ave. Albany, GA 31701

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF DOUGHERTY

TO ALL DEBTORS AND CREDITORS OF EUGENIA N. STRICKLAND, DECEASED

All creditors of EUGENIA N. STRICKLAND, Deceased, late of Calhoun County, Georgia, 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 4th day of December, 2025.

/s/ William N. Strickland WILLIAM N. STRICKLAND, Executor c/o Sydney R. Floyd Attorney at Law Post Office Box 565 Blakely, GA 39823 (229) 723-3428 State Bar No. 198854

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of William W. Lofton, Sr., 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 26th day of November, 2025.

Pamela Lofton-McGeorge and Lynn L. Gibson, Administrators of the Estate of William W. Lofton, Sr. c/o John M. Moorhead, Esq. 314 W. Residence Ave. Albany, GA 31701

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all 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

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of Sherlene K. Stephens, 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 W. Residence Ave. Albany, GA 31701

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of William W. Lofton, Sr., 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 26th day of November, 2025.

Pamela Lofton-McGeorge and Lynn L. Gibson, Administrators of the Estate of William W. Lofton, Sr. c/o John M. Moorhead, Esq. 314 W. Residence Ave. Albany, GA 31701

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of William W. Lofton, Sr., 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 26th day of November, 2025.

Pamela Lofton-McGeorge and Lynn L. Gibson, Administrators of the Estate of William W. Lofton, Sr. c/o John M. Moorhead, Esq. 314 W. Residence Ave. Albany, GA 31701

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of WILLIE MAE PRICE, Deceased, to submit an account of their demands to the undersigned within the time prescribed by law, and all persons indebted to said Estate are hereby requested to make immediate payment to the undersigned.

BRENDA PRICE, Petitioner 78 Chandler Court Powder Springs, GA 30127

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of William W. Lofton, Sr., 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 26th day of November, 2025.

Pamela Lofton-McGeorge and Lynn L. Gibson, Administrators of the Estate of William W. Lofton, Sr. c/o John M. Moorhead, Esq. 314 W. Residence Ave. Albany, GA 31701

Debtors & Creditors

JOAN SEAY, deceased

Debtors & Creditors

NOTICE

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

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

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of Carolyn F. Stevens, 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 to the undersigned.

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

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of William W. Lofton Sr. 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 26th day of November 2025.

Pamela Lofton-McGeorge and Lynn L. Gibson, Administrators of the Estate of William W. Lofton, Sr. c/o John M. Moorhead, Esq. 314 W. Residence Ave. Albany, GA 31701

Debtors & Creditors

NOTICE

GEORGIA DOUGHERTY COUNTY

Notice is hereby given to all creditors of the estate of Carolyn F. Stevens, 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 to the undersigned.

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

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of William W. Lofton Sr. 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 26th day of November 2025.

Pamela Lofton-McGeorge and Lynn L. Gibson, Administrators of the Estate of William W. Lofton, Sr. c/o John M. Moorhead, Esq. 314 W. Residence Ave. Albany, GA 31701

Debtors & Creditors

NOTICE

GEORGIA DOUGHERTY COUNTY

Notice is hereby given to all creditors of the estate of Sherlene 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 Sherlene K. Stephens, deceased c/o Perry & Walters, LLP Post Office Box 71209 Albany, Georgia 31708

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and 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

Debtors & Creditors

NOTICE

GEORGIA DOUGHERTY COUNTY

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

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and 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 the undersigned.

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

Debtors & Creditors

NOTICE

GEORGIA DOUGHERTY COUNTY

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 AND CREDITORS

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of William W. Lofton, Sr., 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 26th day of November, 2025.

Pamela Lofton-McGeorge and Lynn L. Gibson, Administrators of the Estate of William W. Lofton, Sr. c/o John M. Moorhead, Esq. 314 W. Residence Ave. Albany, GA 31701

Debtors & Creditors

NOTICE

GEORGIA DOUGHERTY COUNTY

NOTICE is hereby given to all debtors and creditors of the Estate of William W. Lofton, Sr., 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 26th day of November, 2025.

Pamela Lofton-McGeorge and Lynn L. Gibson, Administrators of the Estate of William W. Lofton, Sr. c/o John M. Moorhead, Esq. 314 W. Residence Ave. Albany, GA 31701

Debtors & Creditors

NOTICE

GEORGIA DOUGHERTY COUNTY

NOTICE is hereby given to all debtors and creditors of the Estate of William W. Lofton, Sr., 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 26th day of November, 2025.

Pamela Lofton-McGeorge and Lynn L. Gibson, Administrators of the Estate of William W. Lofton, Sr. c/o John M. Moorhead, Esq. 314 W. Residence Ave. Albany, GA 31701

Debtors & Creditors

NOTICE

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NOTICE is hereby given to all debtors and creditors of the Estate of William W. Lofton, Sr., 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 26th day of November, 2025.

Pamela Lofton-McGeorge and Lynn L. Gibson, Administrators of the Estate of William W. Lofton, Sr. c/o John M. Moorhead, Esq. 314 W. Residence Ave. Albany, GA 31701

Debtors & Creditors

NOTICE

GEORGIA DOUGHERTY COUNTY

NOTICE is hereby given to all debtors and creditors of the Estate of William W. Lofton, Sr., 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 26th day of November, 2025.

Pamela Lofton-McGeorge and Lynn L. Gibson, Administrators of the Estate of William W. Lofton, Sr. c/o John M. Moorhead, Esq. 314 W. Residence Ave. Albany, GA 31701

Debtors & Creditors

NOTICE

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

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

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of Carolyn F. Stevens, 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 to the undersigned.

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

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

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

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of Carolyn F. Stevens, 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 to the undersigned.

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

GEORGIA DOUGHERTY COUNTY

Notice is hereby given to all creditors of the estate of Carolyn F. Stevens, 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 to the undersigned.

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

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of William W. Lofton Sr. 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 26th day of November 2025.

Pamela Lofton-McGeorge and Lynn L. Gibson, Administrators of the Estate of William W. Lofton, Sr. c/o John M. Moorhead, Esq. 314 W. Residence Ave. Albany, GA 31701

Debtors & Creditors

NOTICE

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This 26th day of November 2025.

Pamela Lofton-McGeorge and Lynn L. Gibson, Administrators of the Estate of William W. Lofton, Sr. c/o John M. Moorhead, Esq. 314 W. Residence Ave. Albany, GA 31701

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of William W. Lofton Sr. 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 26th day of November 2025.

Pamela Lofton-McGeorge and Lynn L. Gibson, Administrators of the Estate of William W. Lofton, Sr. c/o John M. Moorhead, Esq. 314 W. Residence Ave. Albany, GA 31701

Divorces

DOUGHERTY COUNTY SUPERIOR COURT STATE OF GEORGIA

Petitioner: Shabreka Dent

vs.

Respondent: Joanna Dent

Civil Action Case Number: 2025-SU-CV-1201

NOTICE OF SUMMONS

TO: Joanna Dent

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 December 1, 2025. The court issued an order for service of summons by publication on December 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 1201 Gary 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 1st day of December, 2025.

Candee M. Nix, Chief Deputy Clerk Dougherty County Superior Court State of Georgia

Divorces

DOUGHERTY COUNTY SUPERIOR COURT STATE OF GEORGIA

Petitioner: Shabreka Dent

vs.

Respondent: Joanna Dent

Civil Action Case Number: 2025-SU-CV-1201

NOTICE OF SUMMONS

TO: Joanna Dent

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This the 1st day of December, 2025.

Candee M. Nix, Chief Deputy Clerk Dougherty County Superior Court State of Georgia

Divorces

DOUGHERTY COUNTY SUPERIOR COURT STATE OF GEORGIA

Petitioner: Shabreka Dent

vs.

Respondent: Joanna Dent

Civil Action Case Number: 2025-SU-CV-1201

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This the 1st day of December, 2025.

Candee M. Nix, Chief Deputy Clerk Dougherty County Superior Court State of Georgia

Divorces

DOUGHERTY COUNTY SUPERIOR COURT STATE OF GEORGIA

Petitioner: Shabreka Dent

vs.

Respondent: Joanna Dent

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This the 1st day of December, 2025.

Candee M. Nix, Chief Deputy Clerk Dougherty County Superior Court State of Georgia

Divorces

DOUGHERTY COUNTY SUPERIOR COURT STATE OF GEORGIA

Petitioner: Shabreka Dent

vs.

Respondent: Joanna Dent

Civil Action Case Number: 2025-SU-CV-1201

NOTICE OF SUMMONS

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This the 1st day of December, 2025.

Candee M. Nix, Chief Deputy Clerk Dougherty County Superior Court State of Georgia

Divorces

DOUGHERTY COUNTY SUPERIOR COURT STATE OF GEORGIA

Petitioner: Shabreka Dent

vs.

Respondent: Joanna Dent

Civil Action Case Number: 2025-SU-CV-1201

NOTICE OF SUMMONS

TO: Joanna Dent

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This the 1st day of December, 2025.

Candee M. Nix, Chief Deputy Clerk Dougherty County Superior Court State of Georgia

Divorces

DOUGHERTY COUNTY SUPERIOR COURT STATE OF GEORGIA

Petitioner: Shabreka Dent

vs.

Respondent: Joanna Dent

Civil Action Case Number: 2025-SU-CV-1201

NOTICE OF SUMMONS

TO: Joanna Dent

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 December 1, 2025. The court issued an order for service of summons by publication on December 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 1201 Gary 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 1st day of December, 2025.

Candee M. Nix, Chief Deputy Clerk Dougherty County Superior Court State of Georgia

Name Changes

O.C.G.A. §18-12-1(f)(2) and (3). This 10th day of December, 2025. Taylor Darrow, Petitioner By Kimberly D. Lamb, Brimberry Kaplan & Brimberry, P.C., P. O. Box 1805, Albany, GA 31702, (229) 436-0537.

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

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

In re the name change of: Courtney Barrett

Civil Action File No. 25CV1196-4

NOTICE OF PETITION TO CHANGE NAME

I, Courtney Barrett, filed a petition in the Superior Court of Dougherty County, Georgia on the 25 day of November, 2025 to change my name from Courtney Barrett to Cadecylus Cornelius Creed Constantine. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 25 day of November, 2025

Courtney Barrett Petitioner

Name Changes

O.C.G.A. §18-12-1(f)(2) and (3). This 10th day of December, 2025. Taylor Darrow, Petitioner By Kimberly D. Lamb, Brimberry Kaplan & Brimberry, P.C., P. O. Box 1805, Albany, GA 31702, (229) 436-0537.

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

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

In re the name change of: Courtney Barrett

Civil

Probate Court 12 mth Support

the estate of **RONALD CLARENCE SIMPSON**, Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before **January 5, 2026**, 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

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

Probate Court Discharge

NOTICE
PROBATE COURT OF
DOUGHERTY COUNTY
ESTATE NO: 2023-ES-432
PETITION OF MARK SCARDINO
FOR DISCHARGE AS PERSONAL
REPRESENTATIVE
OF THE ESTATE OF: SHIRLEY
ROSE SCARDINO
TO: ALL INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before December 23, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

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

Public Sales/ Auctions

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

VIN: WBANUSC55AC126821
Year: 2010
Make: BMW
Model: 5-Series*

VIN: 3AKJGLD54SGHG3232
Year: 2016
Make: FRHT
Model: Cascadia

VIN: 5TDGZRAH2NS125163
Year: 2022
Make: TOYT
Model: Highlander*

VIN: 5NPE334F7FH064572
Year: 2015
Make: HYUN
Model: Sonata*

VIN: WDBUF65J84A511765
Year: 2004
Make: MERZ
Model: E-Class*

STRUMS ELITE TOWING & RECOVERY
229-319-5924
2800 Phillips drive Albany ga 31721

Abandoned Motor Vehicle
Advertisement Notice

Vehicle Make - Nissan
Year- 2012
Model- Maxima
Vehicle ID# - 1N4AASAP5CC826605
Vehicle License# - P6691090
State - GA

You are hereby notified, in accordance with OCGA 40-11-19.(B)(2) that the above referenced vehicle are subject to a lien and a petition has been 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.

Public Sales/ Auctions

The Vehicle is currently located at 313 N Jefferson St Albany, GA 31701.

Anyone with an ownership interest in this vehicle should contact the following business immediately at Miles Towing & Recovery 313 N Jefferson St Albany, GA 31701 or call 229-431-2949. Thanks.

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE You are hereby notified, in accordance with OCGA § 40-11-19(a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If

the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at Professional Locators and Recovery, Inc. 1107 Centennial Ave. Albany, GA 31707. The vehicle(s) subject to liens as stated above are identified as:

2017 NISSAN ALTIMA- SILVER-1N4AL3APXHC108974/ TAG: BYH7583 GA

2014 KIA SOUL- GREEN- KND JN 2 A 2 7 E 7 2 4 0 4 2 / TAG: CJVW7928 GA

2011 JEEP GRAND CHEROKEE- SILVER-1J4RS4GT6BC508445 GA

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, 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.

Hickory Grove Storage
1159 Hwy 82 W.
Leesburg, GA 31763

The following units at Hickory Grove Storage will be sold to the highest bidder on December 29, 2025 at 10:00 AM. The auction will be whole bin absolute sale. Buyers have until Saturday, January 2, 2026 at 6:00 PM to remove all property. Units must be left in broom clean condition.

Unit 3102 - Crystal McCoy - Misc Household Items
Unit 1173 - Crystal McCoy - Misc Household Items
Unit 1168 - Sheryl Pittman - Misc. Household Items
Unit 7069 - Elsy Ogiba - Misc Household Items
Unit 2142 - Zoe Cladd - Misc Household Items
Unit 1177 - Victoria Whitlow - Misc Household Items
Unit 6015 - Victoria Whitlow - Misc Household Items
Unit 6028 - Victoria Whitlow - Misc Household Items

Trade Names

Trade Name Registration
County of Dougherty
State of Georgia
Personally appeared the undersigned who on oath deposes and says that:
PowerHouse Automotive FAL, LLC 300 S. Orange Avenue, Suite 1600 (JGH) is doing business in Dougherty County, Georgia under the trade name Ford Albany, whose address is 2926 N. Slappey Blvd, Albany, GA 31701, and the nature of said business is Automobile Sales and services.
This statement is made in conformity with Official Code of Georgia Annotated Section 10-1-490, et seq., requiring the filing of this statement with the Clerk of Superior Court of this County.
This 13th day of November, 2025.

Foreclosures

NOTICE OF SALE

GEORGIA, DOUGHERTY COUNTY. By virtue of a power of sale contained in that certain Deed to Secure Debt from MANCIE WILLIAMS to THE CITY OF ALBANY, GEORGIA, A MUNICIPAL CORPORATION, (DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT) dated May 28, 2004, and recorded in Deed Book 2809, Pages 17-19 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, said Deed to Secure Debt has been given to secure that certain Promissory Note dated May 28, 2004, between MANCIE WILLIAMS and THE CITY OF ALBANY, GEORGIA, A MUNICIPAL CORPORATION, (DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT) in the amount of \$45,232.50, as well as all extensions, renewals and modifications thereof, together with any and all other indebtedness, of any type or description, then or thereafter owing by MANCIE WILLIAMS, there will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door at Albany, Dougherty County, Georgia, within the legal hours of sale on the first Tuesday in January, 2026, the following described property:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and more particularly described as All of Lot 39 of Hampton East 1 Subdivision, according to a Plat of said Subdivision as recorded in Plat Cabinet 1, Slide C49H in the Office of the Clerk of the Superior Court of Dougherty County, Georgia.

Said property is known as **1336 Montego Court** according to the present system of numbering in the City of Albany, Georgia.

Notice is given that the City of Albany, Georgia, ATTN: Betty J. Jackson, Post Office Box 477, Albany, Georgia 31702, telephone number (229) 483-7650, is the entity with authority to negotiate, amend, and modify the terms of the above-referenced Deed to Secure Debt.

The indebtedness secured by the aforementioned Deed to Secure Debt has been, and is hereby declared immediately due and payable in full because of the failure of MANCIE WILLIAMS to maintain

Foreclosures

payments upon said indebtedness owing to THE CITY OF ALBANY, GEORGIA, A MUNICIPAL CORPORATION, (DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT) in accordance with its terms. Said indebtedness remaining in default, this sale shall be made for the purpose of paying such indebtedness, as well as all expenses of this sale, including attorneys' fees.

The above-described property will be sold as the property of MANCIE WILLIAMS, his heirs, successors or assigns and will be sold subject to the following items which may affect the title to said property: all zoning and subdivision ordinances and/or regulations; matters which would be disclosed by an accurate survey or an inspection of the property; all liens for solid waste and the like; all real property ad valorem taxes or assessments, which may constitute liens upon said property; all liens which, under applicable law, would take priority over the Deed to Secure Debt described above; and all easements, restrictions, rights-of-way, security deeds or other encumbrances of record which have priority over the referenced Deed to Secure Debt.

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

THE CITY OF ALBANY, GEORGIA, A MUNICIPAL CORPORATION, (DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT), as Attorney-In-Fact for MANCIE WILLIAMS

DREW, ECKL & FARNHAM, LLP
By: DAVID W. ORLOWSKI
Georgia Bar No. 554325
Attorneys for THE CITY OF ALBANY, GEORGIA, A MUNICIPAL CORPORATION, (DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT)
Post Office Box 607
Albany, Georgia 31702-0607
(229) 431-3036

NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Lashonda D. Neal and Jessie T. Neal to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Homeowners Mortgage Enterprises, Inc., its successors and assigns dated 5/3/2013 and recorded in Deed Book 4018 Page 157 Dougherty County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., conveying the after-described property to secure a Note in the original principal amount of \$77,569.00, 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 January 6, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land lying and being in Land Lot No. 420 of the First Land District of Dougherty County, Georgia, and being a part of Tract 10 of the Southern Nut and Fruit Company Subdivision "B", according to a plat of the same recorded in Deed Book 18, Page 371, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, and being more particularly described as follows: BEGINNING at the northeast corner of said Tract 10 and run thence westerly along the north line of said Tract 10 a distance of 186.7 feet to a point; run thence southerly along a line parallel to the east line of said Tract 10 a distance of 233.3 feet to a point; run thence easterly on a line parallel with the north line of said Tract 10 a distance of 186.7 feet to the east line of said tract; run thence northerly along the east line of said Tract 10 a distance of 233.3 feet to the POINT OF BEGINNING. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 2300 Austin Drive, 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): Lashonda Neal or tenant or tenants. Wells Fargo Bank, NA is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Wells Fargo Bank, NA Loss Mitigation 3476 Stevenson Boulevard Fort Mill, SC 29715 1-800-678-7986 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, this 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. Wells Fargo Bank, N.A. as agent and Attorney in Fact for Lashonda D. Neal and Jessie T. Neal Aldridge Pite, LLP, Six

Foreclosures

Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1000-584A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-584A

NOTICE OF SALE

JOHN APOLLON, Executor of the Last Will and Testament of the Estate of Patricia Kalkavouras, did on March 27, 2023, execute and deliver an Executor Deed, being recorded in the office of Clerk of Superior Court of Dougherty County, Georgia, Book 5075, page 169-170. Additionally, security deed was recorded in the office of the Clerk of Superior Court of Dougherty County, Georgia, Book 5075, page 171-177.

By virtue of the power of sale contained in that Security Deed, there will be sold at public outcry before the Courthouse door in Dougherty County, Georgia, by the undersigned, during the legal hours of sale, JANUARY 7, 2026., to the highest bidder for cash, the following described tract of property to wit;

The above-described tract of land is improved property known as 1800 Hilltop Drive, Albany, Georgia 31701.

ALL THAT TRACT OF LAND lying and being in Albany, Dougherty County, Georgia, and being more particularly described as follows: The south seventy (70) feet of Lot No. 176 in Green Acres Subdivision "B" as per map or plat recorded in Plat Book 2, Page 51, in the office of the Clerk of Superior Court, Dougherty County, Georgia; said portion of Lot No. 176 being further described as follows:

Commence at the northwest corner of said Lot No. 176 and go thence south along the east margin of Hilltop Drive a distance of 10 feet to a point, AND FROM THIS AS A POINT OF BEGINNING, go thence in an easterly direction parallel to the north boundary of said Lot No. 176 a distance of 180 feet to a point on the east boundary of said Lot No. 176; go thence in a southerly direction along the east boundary of said Lot No. 176 a distance of 70 feet to a point which is the southeast corner of said Land Lot No. 176; go thence in a westerly direction along the south boundary of said Lot No. 176 (and which is the north boundary of Lot No. 175), a distance of 180 feet to the east margin of Hilltop Drive; go thence in a northerly direction along the east margin of Hilltop Drive and which is the west boundary of said Lot No. 176, a distance of 70 feet to the point of beginning.

PLUS all of Lot No. 175 in said Green Acres Subdivision "B" as per map or plat of record recorded in Plat Book 2, page 51, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

The above property is improved with a brick veneer dwelling known as 1800 Hilltop Drive, according to the present system of number in Albany, Georgia.

This being the same property as was conveyed by Regions Bank, as Executor of the Estate of Louise P. Stevens, and as Trustee of that certain Trust UAW William J. Stevens, to Patricia Kalka, as Grantee, by deed dated April 17, 2006, and recorded at Deed Book 3141, page 228, aforesaid records.

It is currently believed that the property is currently owned by LARRY HOLMES AND JUSTIN HOLMES.

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 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: John Appalon, 4535 Whitnall Avenue, St. Francis, Wisconsin, 53235, 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 Larry Holmes and Justin Holmes, or tenant(s); and said property is more commonly known as 1800 Hilltop Drive, Albany, Georgia 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.

This 4th day of December, 2025.

Christopher A. Flowers
As attorney in fact for
John Appalon, Executor of the Estate of Patricia Kalkavouras

Prepared by:
SMITH & FLOWERS LAW, P.C.
Christopher A. Flowers
Georgia Bar No. 308102
PO Box 70875
Albany, Georgia 31708
(229) 434-1070
chris@smithandflowerslaw.com

publish dates: December 13, 20, 27, January 3, 2025

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 the certain Commercial Promissory Note dated May 11, 2022 in the original principal amount of \$2,500,000.00 (the "Note"); as assigned to Saluda

Foreclosures

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-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-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 January 2026, 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-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 GEORGIA, CALHOUN COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Mildred Butler, Bennie C Butler to H&R Block Mortgage Corporation, a Massachusetts Corporation dated September 15, 2005, recorded in Deed Book 146, Page 302, Calhoun County, Georgia Records, as last transferred to Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-OPT4, Asset-Backed Certificates, Series 2005-OPT4 by assignment recorded in Deed Book 220, Page 665, Calhoun County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIXTY-ONE THOUSAND TWO HUNDRED AND 0/100 DOLLARS (\$61,200.00), 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 Calhoun County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in January, 2026, the following described property:

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

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

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

Foreclosures

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

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-OPT4, Asset-Backed Certificates, Series 2005-OPT4 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 75 Beattie Place, Suite 300, Greenville, SC 29601, (800) 365-7107.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Mildred Butler and Bennie C Butler or a tenant or tenants and said property is more commonly known as 1332 Highway 41, Morgan, GA 39866-3312. Should a conflict arise between the property address and the legal description the legal description will control.

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

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-OPT4, Asset-Backed Certificates, Series 2005-OPT4

as Attorney in Fact for Mildred Butler, Bennie C Butler

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

EXHIBIT "A"

ONE ACRE TRACT OF LAND LOCATED IN LAND LOT 117 IN THE 3RD DISTRICT OF CALHOUN COUNTY, GEORGIA AND DESCRIBED AS FOLLOWS: BEGIN AT A POINT OF THE EAST RIGHT OF WAY LINE OF STATE ROUTE NO. 41 WHICH POINT IS NORTH 1 DEGREE 30 MINUTES WEST A DISTANCE OF 897 FEET, FROM THE POINT WHERE THE NORTH LINE OF SUSIE MAE LANG PROPERTY INTERSECTS SAID RIGHT-OF-WAY, SAID POINT BEING MARKED BY A METAL PIPE, AND FROM THIS POINT RUN THENCE NORTH 87 DEGREES 30 MINUTES EAST 210 FEET, THENCE NORTH 1 DEGREE 30 MINUTES WEST 210 FEET, THENCE SOUTH 87 DEGREES 30 MINUTES WEST 210 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROUTE NO. 41, THENCE SOUTH 1 DEGREE 30 MINUTES EAST ALONG SAID RIGHT-OF-WAY LINE 210 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1 ACRE, MORE OR LESS.

PARCEL NO. H-23-42

MR / MA January 6, 2026
Our file no. 25-19389GA-FT18

25-19389GA

NOTICE OF SALE UNDER POWER GEORGIA, DOUGHERTY COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by John Johnson Jr to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Southstar Funding, LLC, its successors and assigns dated January 11, 2005, recorded in Deed Book 2917, Page 173, Dougherty County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 4955, Page 83, Dougherty County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CIM Trust 2025-R1 by assignment recorded in Deed Book 5350, Page 040, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FORTY-NINE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$49,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in January, 2026, the following described property:

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

The debt secured by said Security Deed has been and is

Foreclosures

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. State of Georgia, County of DOUGHERTY. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by DENNIS DAVID GRAF AND PANDA GRAF to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AB&T , dated 09/01/2017, and Recorded on 09/07/2017 as Book No. 4444 and Page No. 284 299, AS AFFECTED BY MODIFICATION AGREEMENTS BOOK 5040, PAGE 227 235 AND BOOK 5111, PAGE 245 254, 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 \$89,381.00, 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 January, 2026, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 223 OF THE FIRST LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 17 OF LORETTA HEIGHTS, ACCORDING TO A PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 4, PAGE 127 (PLAT CABINET 1, SLIDE B 35), IN THE OFFICE OF THE CLERK OF THE 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: 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 931 BARBRAGALE AVE, ALBANY, GEORGIA 31705 is/are: DENNIS DAVID GRAF AND PANDA GRAF 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 DENNIS DAVID GRAF AND PANDA GRAF. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010652436 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

STATE OF GEORGIA
COUNTY OF DOUGHERTY

NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Charles Gaught to Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans, LLC dated June 30, 2021, and recorded in Deed Book 4854, Page 279, Dougherty County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Rocket Mortgage LLC FKA Quicken Loans, LLC, securing a Note in the original principal amount of \$234,474.00, the holder thereof

Foreclosures

pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, January 6, 2026, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia and being more particularly described as all of Lot 92 in Lake Park Subdivision "D", Section One, according to a plat of the subdivision recorded in Plat Book 4, Page 133 (Plat Cabinet 1, Slide B-36), in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

Said property is known as 2204 Star Lane, Albany, GA 31707, together with all fixtures and personal property attached to and constituting a part of said property, if any.

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

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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

The property is or may be in the possession of , successor in interest or tenant(s).

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC as Attorney-in-Fact for Charles Gaught

File no. 25-083461
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 130
Atlanta, GA 30346
(770) 220-2535
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER

By virtue of a Power of Sale contained in that certain Security Deed from VICKIE JENKINS to American General Financial Services, Inc. (DE), dated August 27, 2007, recorded August 29, 2007, in Deed Book 3384, Page 229, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Thirty-Seven Thousand Eight Hundred Seventeen and 72/100 dollars (\$37,817.72), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to OneMain Financial Group, LLC, successor by merger to OneMain Financial Services, Inc., there will be sold at public outcry to the highest bidder for cash at the Dougherty County Courthouse, within the legal hours of sale on the first Tuesday in January, 2026, all property described in said Security Deed including but not limited to the following described property:

ALL THAT LOT, TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING IN DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS LOT 96, COLONIAL VILLAGE SUBDIVISION, ACCORDING TO A MAP OR PLAT OF SAME RECORDED IN PLAT BOOK 2, PAGE 231, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, SUBJECT TO EASEMENTS, RESTRICTIONS, AND CONVENANTS OR RECORD, IF ANY.

Said legal description being controlling, however the property is more commonly known as 707 HOBSON ST, ALBANY, GA 31705.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

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

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is VICKIE JENKINS, ESTATE AND/OR HEIRS AT LAW OF VICKIE JENKINS, JOCELYN J MOMENT, or tenants(s).

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

Foreclosures

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

ONEMAIN FINANCIAL GROUP, LLC, SUCCESSOR BY MERGER TO ONEMAIN FINANCIAL SERVICES, INC. as Attorney in Fact for VICKIE JENKINS

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

Attorney Contact: Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992
Case No. SPS-17-05668-7
Ad Run Dates 12/13/2025, 12/20/2025, 12/27/2025, 01/03/2026

rlselaw.com/property-listing

NOTICE OF SALE UNDER POWER GEORGIA, DOUGHERTY COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Anthony Demetrius Byrd to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for MORTGAGE SOLUTIONS OF COLORADO, LLC., its successors and assigns. dated July 23, 2021, recorded in Deed Book 4863, Page 34, Dougherty County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 5257, Page 136, Dougherty County, Georgia Records, as last transferred to MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL by assignment recorded in Deed Book 5276, Page 240, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-FOUR THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$164,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in January, 2026, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

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

MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Mortgage Solutions Financial Servicing, a division of Mortgage Solutions of Colorado, LLC, 7450 Campus Dr. Suite 200, Colorado Springs, CO 80920, 1-866-552-6118.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Anthony Demetrius Byrd or a tenant or tenants and said property is more commonly known as 412 Forest Glen Dr, Albany, GA 31707. Should a conflict arise between the property address and the legal description the legal description will control.

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

MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL as Attorney in Fact for Anthony Demetrius Byrd

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

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DOUGHERTY COUNTY, GEORGIA, AND ALL OF LOT 126 OF AUDUBON SUBDIVISION, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 3, PAGE 147, (PLAT CABINET 1, SLIDE A-92), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

MR / MA January 6, 2026
Our file no. 25-19548GA-F17

25-19548GA

Calhoun Co. Legals

NOTICE OF APPLICATION FOR RETAIL LICENSE TO SELL BEER

The undersigned has made application to the Mayor and Council of Morgan, Georgia, for retail license to sell beer for off premises consumption at Radhe Shree 2025 d/b/a Morgan Food Mart, 10960 Dickey St., Morgan, GA 39866. This application will be heard by the Mayor and Council at its regular meeting to be held at 7 o'clock p.m. on the 8th day of December, 2025.

Megan Patel
10969 Dickey St.
Morgan, GA 39866

NOTICE OF APPLICATION FOR BEER AND LEGAL WINE LICENSE

I, Tyler Craig Adams and Anna Toal Adams, of Nubbtown Farms, Inc., have petitioned the Board of Commissioners of Calhoun County, Georgia for a license to sell beer and Legal Wine at the following location:

Nubbtown Farms Inc., 2395 Lowe Road, Edison, GA 39846. Citizens wishing to give written or oral comments should be present at the Board of Commissioners meeting to be held: December 8, 2025 @ 5pm at the Commissioners Office, 28007 Main Street, Morgan, GA 39866.

I, Tyler Craig Adams and Anna Toal Adams, of Nubbtown Farms, Inc., have petitioned the Board of Commissioners of Calhoun County, Georgia for a license to sell beer and Legal Wine at the following location:

Nubbtown Farms Inc., 2395 Lowe Road, Edison, GA 39846. Citizens wishing to give written or oral comments should be present at the Board of Commissioners meeting to be held: December 8, 2025 @ 5pm at the Commissioners Office, 28007 Main Street, Morgan, GA 39866.

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Nubbtown Farms Inc., 2395 Lowe Road, Edison, GA 39846. Citizens wishing to give written or oral comments should be present at the Board of Commissioners meeting to be held: December 8, 2025 @ 5pm at the Commissioners Office, 28007 Main Street, Morgan, GA 39866.

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Nubbtown Farms Inc., 2395 Lowe Road, Edison, GA 39846. Citizens wishing to give written or oral comments should be present at the Board of Commissioners meeting to be held: December 8, 2025 @ 5pm at the Commissioners Office, 28007 Main Street, Morgan, GA 39866.

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Nubbtown Farms Inc., 2395 Lowe Road, Edison, GA 39846. Citizens wishing to give written or oral comments should be present at the Board of Commissioners meeting to be held: December 8, 2025 @ 5pm at the Commissioners Office, 28007 Main Street, Morgan, GA 39866.

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Nubbtown Farms Inc., 2395 Lowe Road, Edison, GA 39846. Citizens wishing to give written or oral comments should be present at the Board of Commissioners meeting to be held: December 8, 2025 @ 5pm at the Commissioners Office, 28007 Main Street, Morgan, GA 39866.

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Nubbtown Farms Inc., 2395 Lowe Road, Edison, GA 39846. Citizens wishing to give written or oral comments should be present at the Board of Commissioners meeting to be held: December 8, 2025 @ 5pm at the Commissioners Office, 28007 Main Street, Morgan, GA 39866.

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Nubbtown Farms Inc., 2395 Lowe Road, Edison, GA 39846. Citizens wishing to give written or oral comments should be present at the Board of Commissioners meeting to be held: December 8, 2025 @ 5pm at the Commissioners Office, 28007 Main Street, Morgan, GA 39866.

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Nubbtown Farms Inc., 2395 Lowe Road, Edison, GA 39846. Citizens wishing to give written or oral comments should be present at the Board of Commissioners meeting to be held: December 8, 2025 @ 5pm at the Commissioners Office, 28007 Main Street, Morgan, GA 39866.

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Nubbtown Farms Inc., 2395 Lowe Road, Edison, GA 39846. Citizens wishing to give written or oral comments should be present at the Board of Commissioners meeting to be held: December 8, 2025 @ 5pm at the Commissioners Office, 28007 Main Street, Morgan, GA 39866.

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Nubbtown Farms Inc., 2395 Lowe Road, Edison, GA 39846. Citizens wishing to give written or oral comments should be present at the Board of Commissioners meeting to be held: December 8, 2025 @ 5pm at the Commissioners Office, 28007 Main Street, Morgan, GA 39866.

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Nubbtown Farms Inc., 2395 Lowe Road, Edison, GA 39846. Citizens wishing to give written or oral comments should be present at the Board of Commissioners meeting to be held: December 8, 2025 @ 5pm at the Commissioners Office, 28007 Main Street, Morgan, GA 39866.

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Nubbtown Farms Inc., 2395 Lowe Road, Edison, GA 39846. Citizens wishing to give written or oral comments should be present at the Board of Commissioners meeting to be held: December 8, 2025 @ 5pm at the Commissioners Office, 28007 Main Street, Morgan, GA 39866.

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Nubbtown Farms Inc., 2395 Lowe Road, Edison, GA 39846. Citizens wishing to give written or oral comments should be present at the Board of Commissioners meeting to be held: December 8, 2025 @ 5pm at the Commissioners Office, 28007 Main Street, Morgan, GA 39866.

I, Tyler Craig Adams and Anna Toal Adams, of Nubbtown Farms, Inc., have petitioned the Board of Commissioners of Calhoun County, Georgia for a license to sell beer and Legal Wine at the following location:

Nubbtown Farms Inc., 2395 Lowe Road, Edison, GA 39846. Citizens wishing to give written or oral comments should be present at the Board of Commissioners meeting to be held: December 8, 2025 @ 5pm at the Commissioners Office, 28007 Main Street, Morgan, GA 39866.

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Nubbtown Farms Inc., 2395 Lowe Road, Edison, GA 39846. Citizens wishing to give written or oral comments should be present at the Board of Commissioners meeting to be held: December 8, 2025 @ 5pm at the Commissioners Office, 28007 Main Street, Morgan, GA 39866.

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