


A TASTE OF IRELAND

THE IRISH MUSIC & DANCE SENSATION

7:30PM | SATURDAY JANUARY 17
ALBANY MUNICIPAL AUDITORIUM ALBANY

TICKETS: www.atasteofirelandshow.com

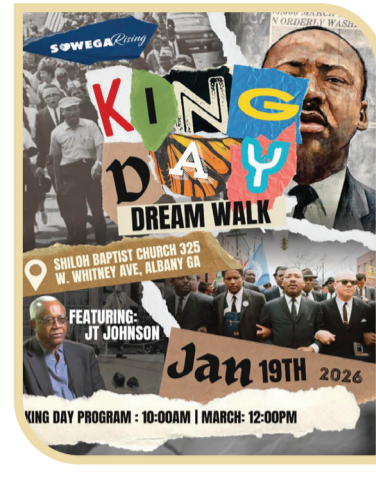


OP-ED
 Wayne Fowler
 Page 5A



The Albany HERALD

Serving readers and online viewers in Metro Albany, Camilla, Tifton and Americus



King Day
 Program, walk planned
 • Page 4A

LOCAL MATTERS
 Judged a newspaper
 of General Excellence
 2025



\$1.50 ©2025 GTLN Vol. CXXXVIII, No. 4
WEEKEND
SATURDAY, JANUARY 10, 2026



Special Photo
 The former Roses Discount Store and shopping center on East Oglethorpe Boulevard is being torn down 50 years after the center was constructed.

East Albany Roses shopping center set for demolition

By Alan Mauldin
alan.mauldin@albanyherald.com

ALBANY – After nearly a half-century, the Roses Discount Store location in east Albany is set for demolition, along with the rest of the shopping center where it was built in the mid-1970s.

The store on East Oglethorpe Boulevard had been a center of complaints for several years before its final closing in 2024, including a failing air conditioning system, leaks in the

roof and potholes in the parking lot. Last year, the city of Albany received complaints of a broken sewage pipe that was spewing into the parking lot at the west end of the buildings that are now owned by an Atlanta-area developer.

Now the wrecking machinery has come to take down the buildings.

For decades, the Roses retailer was a mainstay on the east side of town in an area that didn't have a lot of places where residents could shop.

The store was where people made everyday purchases without having to drive a significant distance, Dougherty County School Board member and Albany Recreation and Parks employee Velvet Poole

See **DEMO**, 2A

Tickets on sale for annual MAYOR'S PRAYER BREAKFAST



TOM PETTIGREW



BO DOROUGH

The annual Mayor's Prayer Breakfast is planned Feb. 5 at Sherwood Baptist Church's Fellowship Building in Albany.

By Carlton Fletcher
carlton.fletcher@albanyherald.com

ALBANY – Warning to any who would like to share their political insights at the Albany Dougherty National Prayer Committee's annual Mayor's Prayer Break-

fast, scheduled Feb. 5: Leave your politics at home.

The 49th annual breakfast, which will be held at 6:30 a.m. at Sherwood Baptist Church's Fellowship Building at 2201 Whispering Pines Road, is an opportunity to pray for local, state and national

officials, not to criticize them or comment on political matters, Prayer Breakfast organizer Larry Price, the chairman of the Albany Dougherty National Prayer Committee (ALDON), said.

See **BREAKFAST**, 2A

Businesses see shortage of discontinued 1-cent coins

By Alan Mauldin
alan.mauldin@albanyherald.com

ALBANY – A nickel for your thoughts? U.S. residents may have to get used to that change with the eventual demise of the coin that has been a part of American life for more than 200 years.

Although the number of pennies in circulation is estimated to be as many as 300 billion, many of those are sitting around houses in change containers or littering the sidewalk as no one thinks they're worth picking up these days. The number in use is estimated at closer to 114 billion.

And with the U.S. Mint halting production in 2025, no more are being distributed to the Federal Reserve and banks it serves. That means that businesses no longer have a steady supply.

At the North Slappey Boulevard Zaxby's this week, a sign on the door notified customers that it was no longer giving pennies as change but would be rounding to the next nickel.

Other retailers around the country have made similar announcements or are planning for a world without a steady supply of pennies from banks.

Despite the large number of pennies that

See **COINS**, 2A



File Photo: Carlton Fletcher
 Jeff Neal shows off some of the coins from his collection. Members of the Southwest Georgia Coin Club offered thoughts on the shortage of pennies resulting from the U.S. Mint halting production of one-cent coins in 2025.

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Albany Area Primary Health Care

Wellness & Weight Loss

READY TO LOSE WEIGHT IN 2026? OUR HIGHLY-TRAINED OB/GYN PROVIDERS CAN CUSTOMIZE HEALTH & WELLNESS PLANS TO MEET YOUR GOALS. WITH OUR WEIGHT LOSS THERAPY, WHICH GIVES YOU ACCESS TO EFFECTIVE WEIGHT LOSS SHOTS, YOU CAN QUICKLY SEE RESULTS. CALL 229-394-4862 TO SCHEDULE.




UGA receives rural safety grant from Governor's Office of Highway Safety

Staff Reports

news@albanyherald.com

ATHENS – The University of Georgia College of Agricultural and Environmental Sciences announced it has received \$157,000 from the Governor's Office of Highway Safety to launch a comprehensive public outreach and training program focused on improving ATV and UTV safety on Georgia's rural roadways.

The new initiative aims to address rising concerns related to off-highway vehicle crashes, injuries and fatalities across rural communities. With many Georgia residents relying on ATVs and UTVs for farming, recreation and transportation, the program will

provide targeted education and training to help reduce preventable crashes.

"Innovative projects like this are designed with the intent for Georgia and our nation to reach the realistic goal of zero traffic deaths by the middle of the century," Allen Poole, director of the Governor's Office of Highway Safety, said. "Each life saved is one less family that will have to live with the pain of losing a loved one whose life was taken from them in a traffic crash that was completely preventable."

Projects such as this help support the University of Georgia's land-grant mission of teaching, research and public service, extending university knowledge to benefit all Geor-

gians through agriculture, economic development, 4-H and community support. This role was formalized by the Morrill Act of 1862 and expanded by the Smith-Lever Act of 1914 to create the Cooperative Extension Service, solidifying UGA's commitment to accessible, practical education and statewide prosperity since its 1872 designation.

The Governor's Office of Highway Safety's mission is to educate the public on safe driving behaviors and implement highway safety campaigns and programs designed to reduce crashes and eliminate fatalities and injuries on Georgia roads.

"We are grateful for the support of the Governor's Office of Highway Safety," CAES Profes-

sor and Agricultural Engineer Glen Rains said. "This grant allows us to deliver much-needed safety resources and hands-on training that can save lives. Our goal is to ensure that riders of all ages understand the risks and adopt safer practices on and around rural roads."

The program will launch immediately, with training events and outreach efforts scheduled throughout the upcoming year. For more information on this grant program, contact GOHS at (404) 6456-6996 and for more information on GOHS and its other highway safety programs, visit gahighwaysafety.org. To learn more about research projects at CAES, visit caes.uga.edu.

From 1A COINS

have been produced over the years, that doesn't necessarily mean that businesses can depend on a sufficient supply on hand at any given time to provide change down to the penny, Southwest Georgia Coin Club President Gary Deliberto said.

Deliberto, who started collecting pennies, as a youngster, is not particularly nostalgic for the change.

"It costs nearly three and three-quarter cents to make a penny," he said. "You have to add labor and materials. It's very expensive. They spend a lot of money making pennies. I have a friend who tosses them in the garage (because) to him they are a nuisance."

"I think businesses are having problems getting the pennies. They can't give you exact change if they don't have it. If they don't have the pennies, they're going to charge you 20 bucks instead of \$19.99."

Customers can also use a credit or debit card to avoid the rounding up to the nickel issue, he said.

That doesn't mean Deliberto has given up his affinity for a coin that was first minted in the United States in 1878 and had the first official version leave the U.S. Mint in 1793.

"I've always been a penny guy," he said. "They've always been my favorite coin, probably because that was what I could afford."

For a 2025 story in The Albany Herald about the club's annual coin show, Deliberto recounted how he would go to the bank for rolls of pennies, which he would comb to find unusual or valuable

specimens.

"They come in boxes of \$25, 50 rolls, from the mint," he said. "I got four boxes when I heard they were going to stop making them. For Christmas a friend sent me Philadelphia and Denver rolls."

Some companies are playing on the nostalgia by offering rolls of pennies for \$10 as the "last pennies ever minted," Deliberto said.

"That roll of pennies, even though they're the last ones, they'll never be worth \$10," he said.

The penny will continue on for some time due to the sheer volume of the coins in circulation and as special editions from the U.S. Mint, coin club member Jeff Neal said.

"What I think is going to eventually happen is they will make pennies for the collecting community," he said. "Instead of making a billion pennies, they may make a million pennies a year."

The end of penny production was not the first time a U.S. coin has been tossed.

"There was a time in our country when we had a half-penny," Neal said. "That was phased out in the 1850s. The penny was a lot larger, but they made it the size of a half-cent."

The size of that coin was between that of a quarter and a half-dollar piece, Deliberto said.

"I'm not sad," he said. "Things have to change. We have to be fiscally responsible. Making a penny for 3 1/2 cents is not (sustainable)."

Still, the collector said he plans to continue to pick up any pennies he runs across as he runs errands.

"When my wife and I go to the gas station I walk all around looking for pennies," Deliberto said.

NOTICE OF APPLICATION FOR CONSUMPTION OF LIQUOR, BEER, AND WINE LICENSE

Notice is hereby given that **JREA Albany LLC**, doing business as **Courtyard by Marriott**, located at **3019 Kennington Court, Albany, Georgia 31721**, has made application for an **Alcoholic Beverage License** for the **on-premises consumption of liquor, beer, and wine**, for consideration and approval by the appropriate governing authority.

This notice shall be published in the *Albany Herald* on **January 8, January 10, and January 13, 2026**, or on the **next three (3) consecutive publication dates thereafter**, in compliance with applicable law.



Gang initiation leaves Sylvester man dead

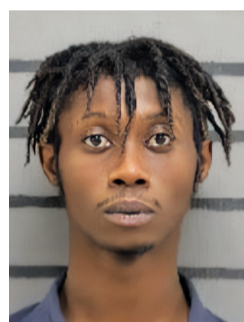
Staff Reports

news@albanyherald.com

ALBANY -- Albany police said a preliminary investigation shows that Ricky Bernard Williams, 24, of Sylvester succumbed to injuries he received over the previous weekend during a gang initiation.

Ka Moree Jackson, 17, was arrested and charged with felony murder in the beating death of Williams on the 500 block of Pinson Road in Albany.

The Albany Police Department's investigation into the death remains ongoing as investigators continue working to identify ad-



CHRISTOPHER M. HOWARD

ditional suspects involved. More arrests are expected.

APD also announced that Christopher M. Howard, 23, is wanted on charges of aggravated assault, possession of a firearm during certain crimes, burglary, and theft by shoplifting in

a Dec. 28 incident at the One Leaf business at 1628 Clark Ave. in Albany.

Police said the suspect stole several alcoholic beverages while in possession of a firearm. When the store owner attempted to stop the suspect, an altercation occurred, and the owner was struck in the head with an

object, causing severe bleeding. The suspect then fled the scene on a bicycle.

Anyone with information about either of these incidents is encouraged to contact Crime Stoppers at (229) 436-TIPS, the Albany Police Department at (229) 431-2100, or submit an anonymous tip through the APD App.

From 1A DEMO

said. Children who attended Dougherty High School were among those who frequented the store.

"I spent my childhood and into adulthood shopping there, and after that I took my kids and my grandkids," she said. "It was a pillar for east Albany."

"We used to leave school and go to Roses and get all those things we needed."

After complaints about conditions inside the store, it was closed for repairs in August 2023. It was not long after that time

that the store closed for good.

"They did close temporarily," Albany Ward I City Commissioner Jon Howard said. "They re-opened, but (later) they put a notification they would be moving to the old Harvey's."

The new Albany Roses location opened at 2525 Dawson Road in 2024.

After the closing, officials had hoped that the shopping center would be fixed up and revitalized. But that never happened.

One bright spot, which Howard, who remembers the store being open when he was a high school senior at Dougherty High in 1974, is that it will no longer be used as a dumping

ground. During a visit with a Herald reporter in 2025, the commissioner pointed to a number of tires as well as old toys, bags of garbage and other debris, that had been dumped at the back of the buildings in the shopping complex.

The area is one that will be targeted in an east Albany cleanup effort planned for the Martin Luther King Jr. holiday, Poole said.

And, maybe one day, a new development will come in with new businesses.

"We need somebody to come and build something, and we will support them with our dollars," Poole said.

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

January 6, 2026

City of Albany, GA
P.O. Box 447
Albany, GA 31702
(229) 483-7650

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Albany.

REQUEST FOR RELEASE OF FUNDS

On or about January 25, 2026, the City of Albany to submit a request to HUD's Office of Community Planning and Development, for the release of the Community Project Funding (CPF) funds under Consolidated Appropriations Act, 2023, as amended, to undertake a project known as Henderson Gym. The proposed project is to redesign the entire Henderson Community Center to better serve the needs of its citizens. During the project the current gym facility, separate restrooms and softball field will be demolished. The 8+/- acres will be redeveloped to include: New entrance to the park from Gaines Ave. providing easier accessibility; Additional parking to accommodate patrons of the facility; New sidewalks along Gaines Ave., Willard Ave., and from Zackery Ave. for added safety for the ingress/egress of patrons using the facility from the nearby residential neighborhoods; Covered outdoor 50' x 84' basketball court that will also accommodate two 20' x 44' pickle ball courts; Outdoor 45' x 81' community garden; Outdoor 80' x 140' playground area including shade sails and bench seating; Separate pavilion/concession stand facility to include two ADA compliant restrooms; 280' x 400' Lighted Multi-purpose field; New LED pedestrian lighting throughout the park for added safety and convenience, 6' wide walking trail around the perimeter of the park; New 17,600 sq. ft. Community Center that will include: Indoor basketball court; Concessions area; Three multipurpose rooms for classes, events, meetings, etc.; Exercise area with physical fitness equipment such as treadmills, resistance equipment, etc.; Computer room o Ceramics/arts room; Men's and Women's ADA compliant restrooms; Office space for city staff operating the facility; Storage area for supplies and materials used for events at the facility; Natural gas backup generator to support the facility to be used as a warming/cooling center in times of need for citizens in the Albany area. The estimated funding is \$9,273,030.00.

FINDING OF NO SIGNIFICANT IMPACT

The City of Albany, GA has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the City of Albany Department of Community and Economic Development, 230 South Jackson Street, Albany, GA 31701 and may be examined or copied weekdays 8:00A.M to 5:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Albany Department of Community and Economic Development, 230 South Jackson Street, Albany, GA 31701. All comments received by January 25, 2026 will be considered by the City of Albany, GA prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Albany, GA certifies to HUD's Office of Community Planning and Development, Office of Economic Development that Terrell D. Jacobs, MPA, ICMA-CM, in his capacity as City Manager consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's Office of Community Planning and Development, approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Albany to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD's Office of Community Planning and Development, will accept objections to its release of fund and the City of Albany, GA certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Albany, GA; (b) the City of Albany, GA has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD's Office of Community Planning and Development, Office of Economic Development; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD's Office of Community Planning and Development, at 77 Forsyth Street, S.W., Atlanta, GA 30303. Potential objectors should contact HUD's Office of Community Planning and Development to verify the actual last day of the objection period.

Terrell Jacobs, MPA, ICMA-CM
City Manager
City of Albany, GA



Special Photo

Community members will gather to pray for local, state and national elected officials at the annual Mayor's Prayer Breakfast Feb. 5.

From 1A BREAKFAST

"We don't do politics at this event," Price, who has headed the Prayer Breakfast for the past 12 years, said. "We're there to emphasize prayer for our elected officials. They rarely get thanks or positive input for what they do; they usually get nothing but complaints."

"We start with a prayer, and we end with a prayer."

This year's Prayer Breakfast, which was the brainchild of Ginny Hayman, will feature a keynote address by Joe Pettigrew, the pastor of Brownsville Presbyterian Church in Brownsville, Tenn. Pettigrew is an author who started the Leaderpoint Consulting Group, featuring corporate leaders from more than half the Fortune 500 Companies.

"Dr. Joe is an engaging speak-

er," Price said. "I think everyone will appreciate what he has to say."

Albany Mayor Bo Dorough will offer his forecast for the new year and discuss city achievements in 2025 at the breakfast.

Price said the theme for this year's breakfast is "Let Your Life Be a Witness to Your Faith," based on James 2:17-18.

"The theme is something I pray about really hard," Price said. "It may focus on things that are going on in our world at that time, but I make a final decision based on where the Lord leads me."

"The idea behind this year's theme is to remind everyone that it's OK, if you're a Christian, to let your footsteps tell people where you are. It's like your shadow; you want to go with the good shadow. You can't have bad behavior if you're following a good shadow. Christians must let their life be a witness to their faith."

Tickets for the Mayor's Prayer Breakfast are being sold by ALDON at 2406 Ashford Drive in Albany. They are \$23 per seat, and tables for eight seats can be reserved for \$184. Tickets also can be purchased through the Albany Area Chamber of Commerce at 225 West Broad Ave. Government officials may purchase tickets through the mayor's office on the fifth floor of the Albany-Dougherty Government Building in the City Clerk's office.

Checks should be made payable to ALDON; cash or checks only are accepted. No credit cards. For additional information, contact Price at (229) 317-3900.

"This event has been sold out in previous years, so get your tickets early," Price said. "Once we reach 320 tickets sold, sales will be shut off. Jan. 30 is the deadline for reservations, unless we sell out early, so we can plan seating."

Daily Horoscopes

ARIES (March 21-April 19): A lot can come right when solutions support both mind and heart, someone close could seem particularly integrated within themselves now. Pour yourself into the world, your genius is needed, everyone is needed.

TAURUS (April 20-May 20): Instead of assuming what others need, speak directly to those you wish to help to dial in greater effectiveness — it's the difference between being a genuine supporter versus having a savior complex.

GEMINI (May 21-June 20): Come at creative solutions from more than one direction—one way is to let your mind and your heart literally have an inner conversation or debate from their differing perspectives. Be the observer to find the best path.

CANCER (June 21-July 22): If you are single, you might yearn for a partner. Part of the yearning could be due to a belief which might not be true — seek within for clarity. If you're partnered, things could feel nicely balanced now.

LEO (July 23-Aug. 22): Duties could feel overwhelming, but your mindset will determine much of how things actually go. While there's a lot on your plate, you should have the energy, discipline, and acceptance to handle it all.

VIRGO (Aug. 23-Sept. 22): Some emotion could be exiting a money matter which could open the door to clearer solutions. If a confrontation arises you might be able to move it into becoming a constructive interchange, get creative.

LIBRA (Sept. 23-Oct. 22): You [or someone] could be moving away from insistence and toward persuasion as a more appropriate technique now, especially around the home. Be intentional about who you share vulnerabilities with.

SCORPIO (Oct. 23-Nov. 21): Belief in yourself is enviable, and you either have a lot or look like you have a lot. Self-belief comes from self-work — always a worthy

investment of time and energy, but discipline is needed to exit the external noise.

SAGITTARIUS (Nov. 22-Dec. 21): Friends with history can remind you of your story if you forget, both laughter and tears with your truest homies are healing. Keep flogging away on your financial solutions, they should be paying off.

CAPRICORN (Dec. 22-Jan. 19): An added layer of care in your dealings in the world can bring more connection than simply offering left-brain solutions. You continue to be especially magnetic, at least for another few days.

AQUARIUS (Jan. 20-Feb. 18): Ideas which appeal to both brain and spirit will be most satisfying. Your subconscious mind could be juggling a lot, try for some time to sit with yourself to have the thoughts and feel the feelings.

PISCES (Feb. 19-March 20): Making art or music with friends in some form could deepen connections and make joyous memories. Someone could be at the beginning of an understanding that releases old limitations.

IF TODAY IS YOUR BIRTHDAY: Lean in to grace and beauty in the way you move in the world in January—grace isn't just for one group, athletes and animals survive by the power of their graceful flow, and you'll always catch more flies with honey. An important piece of cosmic intel or a unique insight could arrive courtesy of a friend. Stay strong in your belief in yourself, by late in the month something or someone could try to slip something by. February and much of march bring 2026's greatest challenges. Don't slide into doubt or fear, or make a crux move from those motivations. By late March a financial opportunity could arise, April brings more blessings, this time for your personal life, with a side of groundbreaking innovation. More good things are lining up for May and beyond. 2026 could be a year to make powerful advances.



1776: Thomas Paine anonymously published his influential pamphlet, "Common Sense," which advocated for American independence from British rule. It sold over 500,000 copies and greatly influenced the authors of the Declaration of Independence.

1863: The Metropolitan, the world's first underground passenger railway, opened to the public in London, with service between Paddington and Farringdon Street.

1870: John D. Rockefeller and business partners incorporated the Standard Oil Company, which initially controlled about 10% of the world's oil.

1920: The League of Nations, a post-World War I

peacekeeping organization, officially came into existence.

1946: The first United Nations General Assembly met in London.

1982: In one of the most famous plays in NFL history, San Francisco 49ers receiver Dwight Clark made a touchdown catch from Joe Montana with 58 seconds left in the NFC Championship game. Known as "The Catch," it led the 49ers to a 28-27 victory over the Dallas Cowboys and their first Super Bowl berth.

2008: India's largest automaker, Tata Motors, debuted the Nano, a four-door mini-vehicle billed as the world's cheapest car with an anticipated price tag of around \$2,500.

CALENDAR OF OBSERVANCES

- World Hindi Day** (Vishwa Hindi Diwas), which commemorates the first time Hindi was spoken at the UN General Assembly in 1949.
- Quiffer's Day**, identified as the day when most people tend to abandon their New Year's resolutions.
- National Bittersweet Chocolate Day:** Celebrat-

ing the dark, rich variety of chocolate.

- National Oysters Rockefeller Day:** Honoring the famous baked oyster dish created at Antoine's.
- Save the Eagles Day:** Dedicated to raising awareness for the conservation of eagle species.

QUOTE OF THE DAY

Give me the luxuries of life and I will willingly do without the necessities.

Frank Lloyd Wright, architect (1869-1959)

CORRECTION

This newspaper is committed to publishing fair and accurate information. Errors should be brought to the attention of Editor Carlton Fletcher at (229) 888-9300. Corrections or clarifications will appear in this space.

SQUAWKBOX

squawkbox@albanyherald.com

Here's an idea: Let's let the coroner pay for the third Susan Embert trial so that the citizens of Dougherty County won't keep getting fleeced.

What three descriptors can never be truthfully used about Trump? "Great president" ... "smart" ... and "an honest Christian man."

I've read some truly stupid and offensive squawks in 15 years, but nothing like Mr Delusional. Your boy Trump isn't smart, he's a crook, an adjudicated serial sex offender, a thief and a felon. The money he has made as president is a clear constitutional violation, one among many. (We call it the emoluments clause.) Now we can add warmonger. A Christian ... nope. As for you, if that's what it takes to make you proud; so sad, too bad. Back to Russia.

I rode down Washington and Jefferson after reading about the complaints from folks in that area. I didn't smell anything. Some people are always looking for something to gripe about.

Great news! Our city "leaders" just broke ground on another \$9 million boondoggle to go along with three or four more such projects. This \$30-plus million waste will be just like the money being tossed away on the Ritz Theater and "Cultural Center." It will hardly be used and will be in disrepair within a year. Of course, that will just get these geniuses at the Government Center to allocate a few million more of our tax dollars to re-re-repair them.

Little Marco has become the viceroy of Venezuela. Let the chaos begin.

The issue is clear: On one side, the Constitution, which gives Congress the power to initiate a war. On the other side is the Orange Boy, openly salivating at the prospect of being able to give another country's oil and refineries to his friends and family. Our president is a greedy pirate.

I thought that smell around Phoebe was just patients who didn't pull through. My bad.

Couldn't these groups doing the MLK Breakfast, MLK Program, MLK Walk and MLK Dinner come up with an original idea every now and then? When you do the same things year after year after year, people get bored. That's why attendance has fallen off.

Delta needs to get its act together with unloading bags at the Albany airport. After a long day traveling, no one should have to stand and wait 25 minutes for their bags to be available.

That young lady at Monroe is obviously an outstanding player. But you're going to get most every shot when your mom is creating an offense that always makes you the first option. Hey, Coach Mommie, basketball is a team game.

Great Herald article on Ritz Theater. As it's been for many years and iterations, a bottomless hole for taxpayer funds and grants that restore it, maintain it, fund its programs and pay to administer it. A great history whose time has ended and a cost per participant taxpayers cannot bear.

Weather Forecast



Today
78°
52°



Sunday
57°
34°



Monday
52°
32°



Tuesday
57°
31°



Wednesday
61°
42°



Thursday
51°
32°



Friday
54°
32°



By Frank Stewart
Tribune Content Agency

NORTH			
♠ K 5 3			
♥ 9 6 5 4			
♦ 7 5 4			
♣ J 7 6			
WEST		EAST	
♠ 7 6		♠ J 9 8 4 2	
♥ Q 10 7 2		♥ J 8	
♦ 9 2		♦ K 10 8 6	
♣ Q 9 8 4 3		♣ A 2	
SOUTH			
♠ A Q 10			
♥ A K 3			
♦ A Q J 3			
♣ K 10 5			
South	West	North	East
2♠	Pass	2♦	Pass
2NT	Pass	3NT	All Pass
Opening lead — ♣ 4			
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Daily Bridge Club

Simple Saturday

Simple Saturday columns focus on basic technique and logical thinking.

Error is a hardy plant; it flourishes in every soil. But if I am asked when most errors occur, I can cite the first trick.

Today's South showed 23 or 24 points, balanced, and North thought he had enough to bid game. West led a low club, dummy played low and East's ace won as declarer followed with the five. West won the club return with the queen and led a third club.

ENTRIES

Declarer won, led to the king of spades and returned a diamond to his jack. The finesse worked, but since dummy had no more entries, South had to try the ace and a low diamond.

East took the ten and king and exited with a spade, and South lost a heart at the end. Down one.

A Trick-One error may be fatal,

and such was the case here: South must throw his king of clubs under East's ace. South creates a second dummy entry with the jack and can finesse twice in diamonds. He wins three diamonds, three spades, a club and two hearts.

DAILY QUESTION

You hold: ♠ J 9 8 4 2 ♥ J 8
♦ K 10 8 6 ♣ A 2. Your partner opens one heart, you respond one spade, he bids two diamonds and you raise to three diamonds. Partner then bids three hearts. What do you say?

ANSWER: Your invitational raise to three diamonds was bold; with any weaker hand, you would have passed.

But partner bid again, accepting your invitation, so you can't pass now. He suggests six hearts, four diamonds and a good hand. Bid four hearts.

South dealer
N-S vulnerable

ADVICE COLUMNIST ■ ERIC THOMAS



After years of moving, widow doesn't know where to go in retirement

Dear Eric: I'm 61, widowed, and still work full time as a registered nurse in a very busy hospice house.

I lost my husband four years ago, and since then went through a medical scare twice, diagnosed with cirrhosis, sleep apnea and chronic anxiety, have bought and sold two homes, purchased a new car and created significant credit card debt twice.

When I retire, I won't be able to afford my house, so I will need to move (again). I understand and admit these poor financial decisions were possibly my way of dealing with grief, but now I am at a crossroads where I have an opportunity to retire next year and finally be able to decide how and where I spend my time.

You see, during my 36 years of marriage, we moved 13 times. I really don't have roots.

My problem is that I don't know where to land during my retirement years. How do I go about figuring this out? Because of my medical issues, sometimes I need help and probably should live near my family. But who? I can't wrap my head around this. But I need to decide soon because I will need to move when I sell my current home next summer.

I think I'm afraid to make another financial mistake. I also fear that this decision will be somehow final. What are your thoughts?

— The Next Move

Dear Move: The first thing you'll want to do is talk to a financial adviser, who can review your assets and debts and give you a concrete plan that will keep you financially solvent and help you get some peace of mind. Medical issues

Send questions to R. Eric Thomas at eric@askingeric.com or P.O. Box 22474, Philadelphia, Pa. 19110. Follow him on Instagram and sign up for his weekly newsletter at rericthomas.com.

and money woes can create a fog of anxiety that obscures the path forward. It's hard to make wise decisions or to feel confident you haven't made a mistake.

If you don't know where to look for a financial adviser, ask friends or relatives if they work with someone they trust, or reach out to the National Association of Professional Financial Advisors (napfa.org). Your local senior center or public library will also likely have financial counseling resources available.

Also, talk to your family members about the upcoming decision and the options you're weighing. They'll be able to give you insight about the places they live, and their capacity for showing up for you when needed. This will give you a sense of what your post-retirement life can look like and give you better information to help you make your decision. Talk to your doctors, as well. If there's specialized care you need, they'll be able to advise you on how to connect with it in other areas.

Lastly, talk to friends in retirement communities about their experiences. You may find that one of those is an attractive and affordable option.

You don't have to make these decisions on your own; indeed, it's wiser not to. Keep asking for more information until you feel more surefooted. I understand that perhaps you feel that you're backed into a corner right now. But I want to assure you that you can find a next chapter that brings you happiness and gives you a sense of freedom.

Dear Eric: This is in reference to the letter about giving

gifts to adults from "Feeling Bah-humbug" who wrote: "My significant other and I are at the stage in life where we really do not need more 'stuff' and would rather not deal with gifts that are generic at best and usually are re-gifted promptly via donation or gift-economy communities."

We had the same problem. Solved it! Instead of buying gifts, we determined a monetary amount we probably would spend on a gift. We picked \$50. Could be any amount.

Every year one person was in charge of collecting the money from everyone. That person donated that amount to their favorite charity. Next year, the next person collected the money and donated it to their favorite charity. Worked great!

— Regifting

Dear Regifting: What I love most about this solution, in addition to giving a meaningful pot of money to a charity, is that it gives your family the chance to learn about each other through what causes you care about.

I'd even suggest that the person who is in charge of collecting the money send out a card or letter explaining what the charity does, why that work is personally meaningful, and how the money will impact the work. It's an added step, but one of the aims of giving and receiving gifts is that it helps us feel closer to those that we love.

Hearing about the good that someone is trying to advance in the world helps us to know them in a deeper way. Thanks for your suggestion. It's something I'm going to try next year.

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Writer's first novel has south Georgia ties

By Wendy Harrison
news@albanyherald.com

FAYETTEVILLE -- Words such as honor, integrity, grace and redemption often seem quaint these days, with little relevance to a present that seems to measure success by the accumulation of money and power. A recent first novel, set in Georgia, by an author with south Georgia connections reminds us, however, of the continuing importance of values such as these.

"The Order of Virtue" by David Ballard of Fayetteville is part historical fiction and part coming-of-age story. The novel tells two stories, that of Judah P. Benjamin and Alex Stark.

Benjamin was a real person who served as secretary of state for the Confederacy and eventually fled the collapsing government of Jefferson Davis and remade himself as one of London's top barristers.

Stark is a college student at the present-day University of Georgia who discovers that compromising one's ethics is a slippery slope. He learns some hard lessons about honor and virtue before he is finally redeemed by humility and grace.

The stories of these two men are woven together to create a mystery with a compelling plot and interesting, well-developed characters.

Ballard has deep roots in south Georgia, and these are evident in the novel. One of the main characters is from "ALL-benny," and significant parts of the action occur at a plantation in Thomasville. Ballard's mother, Joy Ballard, grew up on a tree farm outside of Cuthbert. He is the grandson of Bob

Ball and the late Billie Jean Ball of Cuthbert. His grandfather and his uncle still live on the property.

"As a kid, visiting my grandparents meant fishing, riding four-wheelers, learning to shoot, and playing with horses ... things I still love today," Ballard said.

After graduating from law school at UGA, Ballard worked for Albany attorney Walter Kelley.

"Those were great years," he said. "I learned how to carry myself in court, spent hours kayaking on Lake Chehaw and made friendships that have lasted longer than I ever expected."

The novel follows Stark's college career as he struggles to find success in Athens. A shady journalist pays him to infiltrate the Gridiron Society, a real organization at UGA, with the intent of exposing the secretive society as one of the major powerbrokers in the state. Anyone who knows the campus and knows Athens will recognize many of the sites mentioned in the book and will catch many references dear to a Bulldog's heart, such as Larry Munson, The Arches, and "WHO'S THAT COMING DOWN THE TRACK?"

Ballard is very familiar with UGA because he has three degrees from the university. He earned a Bachelor of Arts degree in History and Political Science and a Master of Public Administration degree before earning his law degree at UGA. He now has his own practice, Ballard Law Office LLC, in Fayetteville, where he handles "a little bit of everything, from drafting wills to arguing appeals in federal court." He added, "I genuinely love the work.

Being in a courtroom and advocating for someone is where I feel most at home."

"The Order of Virtue" also follows a search for the lost, mythical Confederate gold that in the story Benjamin spirits out of America and carries to England. Much of the novel is written in the form of journal entries by Benjamin or other historical characters and news reports that provide clues to the gold's location, an idea Ballard said he got from Bram Stoker's "Dracula," and which he used "to advance the story and humanize the characters."

Ballard said that his love of history came from his family.

"My mom sparked my love of history early," he said. "She was teaching me about the Battle of Hastings when I was 5. Over time, I became interested in a wide range of eras, especially modern European history, Late Antiquity, and American history."

"My interest in Civil War history comes from my maternal grandfather, who lives in Cuthbert. His enthusiasm for the subject is contagious."

His interest in mysteries, Ballard said, "started with the classics: Hardy Boys, Encyclopedia Brown, and all those childhood mysteries. Later," he continued, "I spent many afternoons watching 'Law & Order' with my late grandmother, and I've always enjoyed John Grisham's books."

"I don't consider myself naturally gifted at writing mysteries, so tackling one felt like a good challenge. A lot of this novel was me trying to stretch myself as a writer."

Ballard said the novel began a couple of years ago as "a story about an undercover journalist infiltrating Grid-



David Ballard

iron and eventually getting pulled into something darker. I didn't love the draft, so I shelved it.

"Then, this past summer," he added, "I had a stretch of cases that weighed on me emotionally, one, in particular, involving a father losing parental rights. Writing at night became a way to decompress."

The writer added, "I wish I could say I was disciplined enough to write at 5 a.m., but the truth is I'm a night owl. Most of this book was written after dinner and after the kids were in bed."

"My wife was very supportive, and I would not have been able to finish the book without her help."

Ballard said his plan was to write this book, publish it and "check 'write a novel' off my bucket list." However, he continued, "I enjoyed the process far more than I expected. I already have a sequel sketched out in my head. You get attached to your characters, [and] it's hard to let them go."

Ballard also had a bit of advice for would-be writers.

"If you've ever thought about writing a book, try it," he said. "You never know who might connect with your story."

"The Order of Virtue" is available in print, hardcover and paperback, and via Kindle, at Amazon, <https://www.amazon.com/dp/BoF-WK1PRJF>.

King Day Program, Dream Walk scheduled Jan. 19

Staff Reports
news@albanyherald.com

ALBANY – The 2026 King Day Program and Dream Walk, a deeply meaningful community commemoration dedicated to honoring the life, leadership and transformational legacy of Martin Luther King Jr. will take place on Jan. 19 at Shiloh Baptist Church in Albany.

The program will begin at 10 a.m., and the unity march will follow at noon. Event planners invite the entire community to walk together in remembrance, solidarity, and hope.

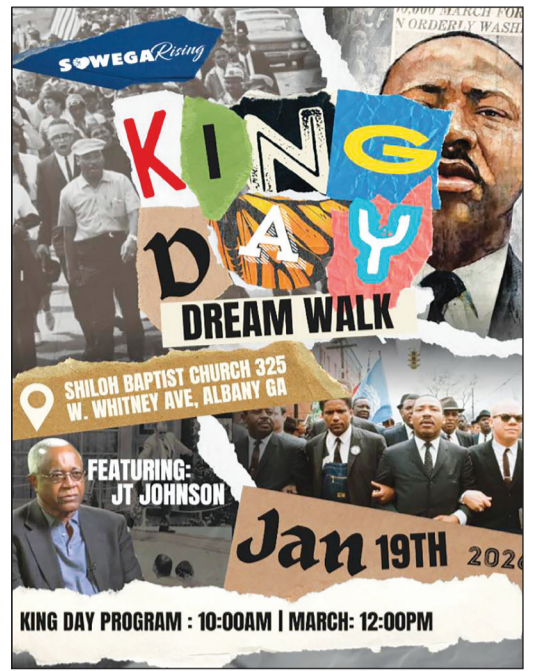
This year's commemoration carries special significance as J.T. Johnson will serve as the keynote speaker. Johnson is a distinguished civil rights leader, a former advisor to King, and a participant in the historic St. Augustine Swim-in protests, one of the most powerful acts of nonviolent resistance during the Civil Rights Movement.

Johnson's eye-witness perspective and enduring commitment to justice promise to offer both inspiration and a compelling call to action for all who attend.

The King Day Program and Dream Walk is rooted in community empowerment and shared purpose. Those who walk honor King's vision of a beloved community grounded in justice, equality and mutual love. This event is free and open to the public, reflecting a commitment to accessibility and inclusion. In addition, voter registration will be

available onsite, reaffirming the civil rights martyr's belief in civic participation as a cornerstone of meaningful change.

Those who have participated in previous years' programs or are joining this year's event for the first time are invited to be part of this powerful event. The 2026 King Day Program and Dream Walk offer a moment of reflection, a celebration of progress, and a reminder that the work of justice continues through each of us.



Special Illustration

The 2026 King Day Program and Dream Walk, which celebrates the enduring legacy of Martin Luther King Jr., will take place on Jan. 19 at Shiloh Baptist Church in Albany.

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COLUMNIST ■ SCOTT LUDWIG

Living through the Year of the Snake

Congratulations yet again to the Planning Commissions of Dougherty County and Albany for allowing the most beautiful pine trees in town to be chopped down across from the mall. Your complete ignorance of urban planning principles and general stupidity continue to show no limit. Who needs 100-year-old shade trees when you can stuff your face with fried chicken?

Who is this Knapp clown who is calling for the impeachment and arrest of our True President? Let that guy write about Florida stuff for Florida people. We don't want him in our paper.

I was a bit taken aback with the printing of the "Trump has made it alright to boast about and flaunt my white privilege" squawk. But this person is only sharing the Republican MAGA platform and operating agenda. It goes perfectly with the Christian Nationalist and B.J. sermons of peace, love and the true calling. It's a return to the hypocritical distortions that make certain people feel great about their so-called earned privileged lives.

Both the mayor and his progeny got elected and re-elected based on fighting crime. After 24 murders in 2025, they need to resign

I'm sorry, but I cannot for the life of me understand why these weak-kneed, know-nothing sycophants keep making excuses for Trump when it's obvious to the world that he is a slimebag and a criminal. You people are pathetic.

So Trump pardons a Honduran official who is a convicted drug dealer, saying that just because a country has drug dealers doesn't mean the president should be arrested. Then he illegally arrests Venezuela's president for the same damn reason. Once a hypocrite, always a hypocrite.

In the '80s and '90s, APD had random traffic checkpoints for your license and registration at different points in the city at different times, day and night. Westover, Slappey, Dawson ... It made us all feel protected. We need these now more than ever. City Commission and APD, please step up with these again in 2026.

Man, those Falcons are in a tough conference. Top three teams and the South Conference winner played .471 seasons, 8-9 records. Losing record but champions of the South.

Facebook post of the day shows a photo of the Honduras president, who was pardoned by Trump, and the Venezuelan president, who was captured, along with the caption, "Drugs must be more dangerous in countries where there's oil involved." That Man Without a Family

Venezuela is a real-time example of socialism destroying a strong economy. Our new New York mayor should take a look. It is so bad, people are eating their pets.

Where in the hell are Bishop, Ossoff and Warnock? Amidst this criminal, imperialistic aggression and inciteful rhetoric of rogue Trump concerning invasion, kidnapping and "running" Venezuela, annexing Canada, "taking" Greenland, attacking Iran and Syria? Biden gave away U.S. oil reserves and Trump is, like Putin and China, militarily stealing it globally. This is not America.

How long 'til Spring Training?

According to the Chinese zodiac, 2025 was the Year of the Snake. What a coincidence. Here as well. Only our snake didn't slither on the ground. Rather, it slid into the Oval Office.

Flipping through a recent issue of The Week, I was reminded of what the country had experienced in the first year of the new administration in the White House. One column in particular, The Year in Review, served as a road map that will take us through the past 12 months.

In January, the Biggest Snake of All, Donald Trump, took office as the 47th President of the United States -- no thanks to me or the vote of any sensible person I know. Immediately after taking office, Trump signs a plethora of executive orders that includes (in no particular order): withdrawal from the World Health Organization; established DOGE, the Department of Government Efficiency, headed by Trump's biggest campaign donor, Elon Musk; and terminated DEI programs -- diversity, equity, and inclusion -- throughout the government.

But why stop there? Trump also pardoned almost 1,600 people who attacked the U.S. Capitol on

Jan. 6, 2021; allowed ICE agents to raid homes and workplaces of suspected undocumented immigrants, and blamed the horrific crash of a military helicopter and an airplane on DEI.

February offered more of the same. Two of the most unqualified men for their jobs, Pete Hegseth and Robert F. Kennedy Jr., become the Secretary of Defense and the nation's Health Secretary, respectively. DOGE lays off thousands of government employees -- many of whom were later asked to return to their jobs in a federal game of Whac-A-Mole -- and cuts funding for a number of federal programs.

None of the cuts was more damaging than the shutdown of USAID, the U.S. Agency for International Development, which is responsible for providing food and medical assistance to poor countries throughout the world. And Trump and his mini-me, J.D. Vance, embarrass themselves and an entire country teaming up to browbeat Ukrainian President Volodymyr Zelensky in the Oval Office.

In March, Trump places heavy tariffs on Mexico, China and Canada -- although he gives Canada an out if it becomes our 51st state.

Approximately 200 Venezuelan migrants are transported to CECOT, a terrorist confinement center in El Salvador, by virtue of Trump invoking the Alien Enemies Act. Hegseth uses a commercial messaging app and inadvertently shares details of U.S. military operations in Yemen with the editor-in-chief of a nationwide periodical. Trump declares English is our "official language."

April brought about the inexplicable "Liberation Day" that initiates a sequence of tariffs, higher tariffs, and/or reduced tariffs, all depending on which way Trump's hair is blowing on any given day (at least that's how it appears).

In May, Trump accepts a gift from the royal family of Qatar, a \$400 million Boeing 747 that he says will be used as a temporary Air Force One and will be (wink wink) "donated" to his presidential library after he leaves office. And Trump's biggest campaign

donor has the good sense to bid DOGE a fond farewell.

In June, Trump and Musk engage in a spat on social media (my personal favorite, Musk saying that Trump "is in the Epstein files."). Trump fires back by threatening to end all government contracts with any company owned by Musk. Trump sends 4,000 National Guardsmen and 700 Marines to the City of Angels to allegedly calm the daily protests against immigration raids that took regular citizens into custody along with hundreds of undocumented migrants.

Trump announces seven military bases will revert to names honoring Confederate soldiers. Health Secretary Kennedy fires every single member of the CDC's vaccine advisory panel, replacing them with every Tom, Dick and Harry he could find who were critical of vaccines. Trump claims a clandestine bombing of Iran's nuclear sites "totally obliterated" their nuclear program without producing any evidence to prove it's true. The U.S. Agency for International Development is shut down.

To be continued ...



LUDWIG

COLUMNIST ■ DICK YARBROUGH

An invitation for Trump to address the captains of industry in Ryo, Georgia

What a way to start a new year ... with a phone call from Skeeter Skates. As you no doubt are aware, Skeeter Skates is the owner and operator of the eponymous Skeeter Skates Tree Stump Removal and Plow Repair, located in Ryo, Georgia, although I would suggest you never use words like eponymous around the man. Skeeter thinks that words more than two syllables long are the product of a bunch of know-it-all professors at Harvard just to remind us how smart they are.

He says when one of those pointy-headed professors can tell him the difference in a Middle Buster for a CAT 3-Point Quick Hitch tractor and a Switch Plow Rockshare for a John Deere, then he'll think about expanding his vocabulary. But don't hold your breath. Skeeter is a proud man, as are most tree stump removal and plow repair professionals.

Skeeter also presides as chair of the Ryo Morning Coffee Club, a collection of great Americans that includes Walleye, who runs the bait shop over in Red Bud; Booger Bledsoe, who operates a local roadside vegetable stand on State

Route 136 near Sugar Valley; and Uncle Coot, recently retired from the porta potty transportation industry and who remains a bit of an olfactory challenge.

"Hoss," Skeeter said. "Me and the boys got to talking a little politics this morning, and that's the reason for my call. We all agree you know as little about politics as anybody we could think of." You need a thick skin to deal with this man.

"Being as how we are all busy trying to make an honest living, we don't have a lot of time to watch the news and we don't do Facepaint or Twerp like a lot of folks," he added. (I think he means Facebook and Twitter, but I have learned never to correct Skeeter. As I have stated, he is a proud man.)

"I got to admit that while I don't have much use for folks that make their living writing words down on a typewriter (I didn't tell him I use a laptop), the boys and me know you are wired in at the highest levels of government," he said.

I don't know where he got that idea. I can't get anybody to return my calls about fixing the potholes in my neighborhood.

"Anyhow," Skeeter continued, "we were wondering if the next time you were talking to that old boy who is running things up there in Washington (I think he means Trump), you would invite him to come down to Ryo and address our Morning Coffee Club. We can't pay him, of course, but I am sure Booger could scare up some fresh vegetables for him, and Walleye would be happy to give him a bucket of red wigglers and even take him fishing for spotted bass on the Oostanaula. I suspect that old boy don't get much chance to fish what with all the wars going on these days."

Skeeter added, "When you talk to him, tell him if he's got a snowplow that needs some work to bring it with him and I will be glad to fix it up for him. Given who he is, I'll just charge him for the parts only." I know the president would

be pleased, assuming of course, he owns a snowplow.

What about Uncle Coot, I asked? Skeeter said, "We'll scrub him down as best we can and be sure to sit him downwind."

I could tell Skeeter was excited about the idea.

"Hoss," he said, "where else is he going to have the opportunity to sit down and talk face-to-face with captains of industry like the Ryo Morning Coffee Club? Also, I hear he likes to name stuff after himself. We've got a right nice rock garden over in Calhoun. I can't make any promises, but I'll be happy to talk to the folks running it to see if they would be interested in naming it for him. I doubt he's got a rock garden in his name." I suspect he's right.

With that, Skeeter hung up the phone and the clear expectations of my inviting Donald Trump to address the members of the Ryo Coffee Club. I promise it will be the next thing on my to-do list. Just as soon as I get someone to return my calls about fixing the potholes in my neighborhood.



YARBROUGH

COLUMNIST ■ WAYNE FOWLER

Marching to the beat of a faster drummer

"Sure, you're on the clock, but we're all on the clock."

Former Nebraska Sen. Ben Sasse agrees with those words from his friends. In announcing his terminal cancer prognosis Sasse writes, "Death is a wicked thief, and pursues us all."

We tend to view the arrival of the new year as a time to assess life. It's a "you are here"

moment, with time away from work to spend with friends and family. But so often, new year's resolutions don't stick. They lack real motivation.

What a contrast with a life-changing prognosis that summons you to reckon with your own mortality. It motivates the soul in ways the calendar never could.

Sasse reckons with mortality by

explaining the reason we humans can have hope

"The hope of what's to come (is) not an abstract hope in fanciful human goodness; not hope in vague Hallmark-sappy spirituality; not a bootstrapped hope in our own strength," the senator said. "We hope in a real Deliverer -- a rescuing God, born at a real time, in a real place."

You don't have to wait for a life-threatening near-miss or a cancer diagnosis to be motivated by your own mortality toward a life of hope. This is the point of David Gibson's book "Living Life Backward," his thoughts on the most enigmatic book in the Bible.

He writes, "Death can change us from people who want to control life for gain into people who find deep joy in receiving life as a gift. This is the main message of Ecclesiastes in a nutshell: Life in God's world is gift, not gain."

We chase things in life that turn out to be meaningless. "I have seen all the works which have been done under the sun, and behold, all is vanity and striving after wind." (Ecc. 1:14)

It's talking about the futile focus on gaining assets you can't take with you or building a reputation people forget when you're gone. When life takes a turn, you realize just how meaningless it is to

strive for safe, new, exciting or predictable. Just ask Ben Sasse.

Neither the world nor your life is within your control. You can't know what will happen, but you can trust a rescuing God at work on your behalf. Good things await. "He has set eternity in their heart, yet so that man will not find out the work which God has done from the beginning even to the end." (Ecc. 3:11)

Sasse says he is now "marching to the beat of a faster drummer." He chooses to live in the clarifying light of an inevitability we all face. To accept physical life as a temporary gift is to contemplate what is beyond the inevitable. It is here you find your hope:

"To live is Christ and to die is gain." (Phil. 1:21)



FOWLER

THE ALBANY HERALD

Perspectives

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TODAY'S BIBLE VERSE

"There hath no temptation taken you but such as is common to man: but God is faithful, who will not suffer you to be tempted above that ye are able; but will with the temptation also make a way to escape, that ye may be able to bear it."
1 Corinthians 10:13

COLUMNIST ■ CARLTON FLETCHER

America is losing its faith ... don't blame the president

Why do you sing Hallelujah, If it means nothing to ya?

— **Damien Rice**

We have a faith problem in the United States. And while a whole lot of people want to lay the blame at the feet of our president, that's a cop-out.

Sure, President Trump has done plenty of un-Christian things while in office — things that have nothing to do with any religion except Trumpianity — but blaming him for the actions of others is perhaps the laziest method of finding a scapegoat there is.

Let's start with the people who call themselves Christians. These "faithful" watch Trump take actions and hear him say things that break the commandments and tenets on which their faith is based, and rather than condemn him for such actions (or even pray for him) they make excuses for him.

The president makes fun of the handicapped, calls his enemies — i.e., anyone who doesn't agree with him — names that aren't even in the Trump Bible, and threatens to take action against them personally, and his "Christian" followers laugh with glee. He tells lies that are obvious lies, and these followers simply refuse to question him.

Trump spreads false witness against any who challenge his unmatched ego, and suddenly these people, countries, businesses, etc. are enemies of the "Christians" who follow the president as if he were the actual basis for their religion.

And these are people who are pastors, sit on deacon boards, in positions of authority or are the elders of their churches. If any question the president's words or actions, they not only are enemies of the country, they are outcasts in their places of worship.

There are others among the many millions who have turned away from the churches they were raised in because, they say, they are "spiritual" people, not "religious," who use the actions of the president to justify their disdain for what they call

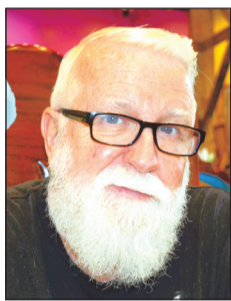
"organized religion." "These people worship Trump, not God," they say as they sleep in through the Sunday church services that had long been part of their lives.

I'm probably about the last person in the world who should cast aspersions at people because of their faith — or lack thereof — but I think anyone who has even the most tenuous grasp on this country's history realizes how vital religious belief was in the formation of America. And while those principles that guided the country throughout its history have eroded to the point of being unrecognizable today, it's hard to believe that current churches and religious groups would allow their faith to be shaken to its breaking point by a charlatan whose only religion is his own cult-like following.

How pathetic is it to see a purported billionaire sitting in the most powerful office in the world using that office to hawk quasi-religious trinkets (with his own flair, of course) to further his own wealth? And how even more pathetic is it to be among the duped who paid outrageous sums of money for this junk paraphernalia?

As the president co-ops what was once this country's unshakable faith for his own good, feeding his enormous ego by renaming various landmarks for himself, I can't help but wonder if so-called religious leaders — especially in the mega-churches that are primarily about entertainment and bilking struggling families out of money they need to pay their bills (watch Danny McBride's hilarious "Righteous Gemstones" for a look at what goes on behind the scenes at these institutions) — will allow this man to continue to tear down the foundation of their faith until it becomes unrecognizable.

When that happens — and it looks quite likely — let's don't all point our fingers at Trump and try to lay the blame at his feet. Even the blind can see what he's been doing throughout his career. Let's turn that blame around on ourselves. We're the ones who are sitting idly by while this abomination goes on around us.



FLETCHER

COLUMNIST ■ DAVID CARROLL

Political family feud, 2026 edition

It has been more than a year since the presidential election, and the division continues.

Of course, this is nothing new. If you paid attention in history class, you know our politicians have had a lot to feud about for 250 years.

I am more worried about our family feuds. Some people just won't give it up. There seems to be no middle ground. You're either "MAGA," or a "lefty."

Thanks (or no thanks) to social media, we are no longer in the dark about who Cousin Beauregard voted for. Back in the day, we never really cared. We only followed him to make sure he was still above ground, but now we must see his rants, his memes and his misinformation. Lucky us.

Sometimes you can just laugh it off, but what about the loved ones with whom you interact on a daily basis? According to some of the stories I am hearing, it might be wise to hire a personal food taster. The temperature has risen to such a degree, even Memaw may be seeking political revenge.

I never envisioned this level of weirdness, did you? People who have roamed the earth longer than me never reported any lingering hatred when Truman beat Dewey, or when Ike beat Adlai. Plus, back then we didn't know that much about the candidates. The reporters knew which politicians were cheating on their wives, drinking too much, and engaging in dirty political deeds. They just wouldn't tell us, until years later. Maybe what we didn't know, really didn't hurt us.

That was long before Facebook began fueling our anger, and before the cable "anger-tainment" channels discovered that raising their viewers' blood pressure enabled them to print money. Nowadays, if certain TV opinion hosts told their followers it was sunny and 95 outside on New Year's Day, they would smear on some sunscreen and go skinny-dipping.

One young friend confided to me, "I've lost my mother." That could mean any number of things, so I started asking questions. In this case, it was tied to

politics.

He said, "She's bought into everything. She thinks 9-11 was fake, that school shootings are staged, and that Jan. 6 was just a bunch of tourists. Last night she told me she didn't need me or my politics." He was not joking, and then shared more details. "I help her keep track of her money, and I noticed she sent half her monthly check to (a well-known political figure who claims to be very wealthy). I am the only one who can stop her, but she won't listen."

Another friend told me, "My brother and I were always close, and I thought he hung the moon. But I have lost some respect for him. It's painful to constantly be at odds over politics. I sometimes stress over what we'll talk about when we visit. I've never had to worry about that until now. These political differences are wearing me out."

She continued, "Luckily, we have mutual respect that holds us together. I'm afraid that is not true for many families. I avoid making any political comments online because we don't want to cause any further division. I wish they could develop a vaccine for this, but that wouldn't help, because now my brother is an anti-vaxxer."

There is no cure, but I know one family that actually enjoyed their Christmas get-together. It was 100% politics-free. Their invitation stated, "Upon entering our home, you will notice a large punch bowl in the living room. Anyone who makes any mention of any political candidate (federal, state or local; past, present or future), political party, impeachment, the Epstein files, health care plan, immigration policy, inflation, tariffs, autopens, pardons, or any president from George Washington to Donald Trump, will have to deposit twenty dollars in the bowl. Your contribution will be sent to whichever candidate you despise the most. We hope to see you in your jolly holiday attire!"

The bowl remained empty, and a good time was had by all. Clip and save. You may want to try this during the 2026 holiday season.

COLUMNIST ■ SEAN DIETRICH

Future rebels with a cause

There were 26 of them, altogether. High-school kids. Not one cellphone among them. Neither were there TVs, airpods, gaming devices or tablets. No tech at all.

It was a party. An apartment downtown. The kids gathered here sometimes. To blow off steam. To socialize in-person. They heard their ancestors used to do this. Their ancestors called it "hanging out."

What a weird term. Some teens were cooking in the kitchen, using cookbooks made of actual paper. They were books manufactured before the paper bans of '84.

Most kids had never seen a paper book before. They had only heard of them. Other kids were lounging in various nooks and corners, drawing, writing, or making art on their black-market notepads.

Light music came from a record player someone scored in an antiques store. The music was Louis Armstrong. They had never heard anything like it. In fact, they had never met anyone who could actually play an instrument. Today, most kids interested in music use AI-composition software. Although in the mall, there was a humanoid bot that could play violin.

So they were breaking the law. Gathering here. Being without phones. Going phoneless was a crime in their society. A misdemeanor.

Mandatory phone laws had been established long before they were born. The laws were intended for safety. "Real-name registration," "ID-linked SIM cards," and "biometric data" had only been concepts 50 years ago, but now they were a global thing.

Even so. It's a well-known fact that teens rebel.

Teens must rebel. It's in their DNA. Teens have been rebelling ever since two teens named Adam and Eve got the ball rolling.

These particular teens called themselves the "Luddites," a name they found in an antique history book. The first Luddites, they read, were rebels from old England, textile workers and craftspeople, at the dawn of the Industrial Age.

The original Luddites refused technology because they believed it de-skilled the labor force, reduced wages, and produced poor quality workmanship.

So these kids started throwing phoneless parties at remote locations in honor of their forbears. At first the parties were just a novelty. But then they grew into something more.

It went like this: A teen would arrive, deposit his or her phone into a basket, then receive a receipt for the device. A decoy would carry all phones into the middle of nowhere, so they couldn't be tracked by parents, law-enforcement, and safety bots.

The parties were actually rather serene. The teens naturally became social, funny and more laser-focused without their devices. They rediscovered their own personalities, so to speak. They rediscovered their own attention span.

There were other rules, of course. For starters, you couldn't bring your behavior meds to the party. All teens were on meds of some kind. Meds were mandatory. You went to the doc at age 5 and he put you on something. A behavioral sedative. It helped your parents deal with you. It killed your urge to play outside. There were also meds for when you turned 12 to dull your interest in romance.

But that's a whole different story.

So anyway, going phoneless was like being born again. Like removing the digital leash you'd been born with. Your helicopter moms and dads couldn't track you. No teachers could interrupt you with random texts about homework.

Moreover, going phoneless made dating so exciting.

This generation of teens had only ever known smart-dating. Which was a complicated business using apps and digital messaging. You swiped left or right, scrolling through digital photo albums. Then you messaged a person based on their subsequent hotness.

After which, you underwent an elaborate social-media courtship — all online — by sending memes, selfies, and various emojis of smiley-faced excrement.

It took months to graduate to an actual phone call. And if you got this far — big "if" — the next step was to meet in person. This rarely happened.

But at this party there were no obstacles between sexes. No rules. No distractions. All you did was "hang out."

Over the last decades, the Luddites had grown into a massive worldwide underground movement. They were in every school, every city, every country on the globe. Young people defied the almighty phosphorescent blue screen, and dedicated themselves to the pursuit of simplicity, truth, human contact and love.

The reason was simple, human beings were made to be human beings.

But then ...

The parties came to an abrupt halt. There was a loud knock on the door. "POLICE! OPEN UP!"

Everyone in the apartment froze.

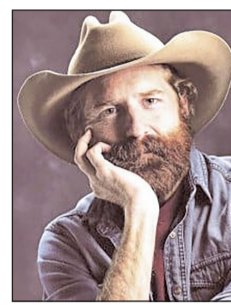
The officers unlatched the smart-lock deadbolt with an override key. The door opened. Outside the doorway stood 26 pairs of worried, heartsick parents, along with law-enforcement. The parents rushed to their teens, took their children in their arms, and cried, bathing their kids with their own tears.

"You scared us," said the parents. "We had no idea where you were. We couldn't track you."

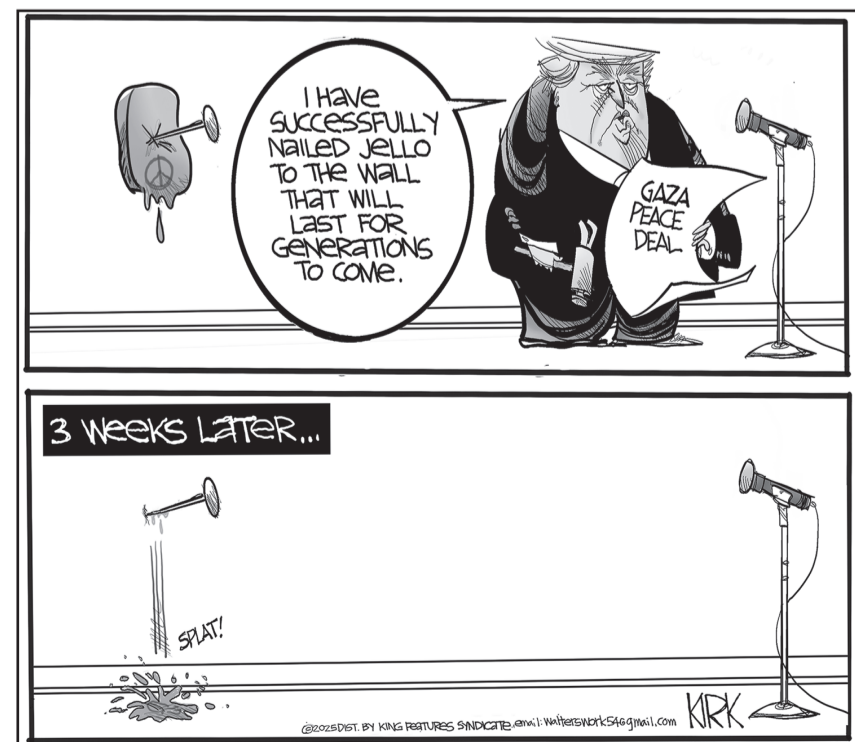
"You're grounded, mister," said one parent. Which was redundant. The kid had been grounded since birth.

"We didn't know whether you were safe or hurt," said one concerned mother, weeping. "Don't you ever go without your phone again!"

"Don't worry, ma'am," said one of the officers. "This is just a phase kids go through."



DIETRICH



Combos Marathon, Half Marathon officials seek volunteers

Staff Reports
news@albanyherald.com

ALBANY – Volunteers are needed for the 20th annual Albany Marathon and Half Marathon on March 7.

Volunteers can sign up directly online at <https://runsignup.com/Race/Volunteer/GA/Albany/SNICKERSMarathon>, in person at the Albany Welcome Center or by emailing Katie Jenkins at marathon@visitalbanyga.com.

Descriptions of what is entailed for each position are provided on the volunteer forms. Responsibilities are available until the spots are filled.

Road marshals are especially needed at strategic intersections throughout the city to guide runners along the race route, prevent traffic turning into the course, and to be cheerleaders, creating energy and enthusiasm

for those working to achieve their personal best.

“The Combos Marathon continues to highlight the very best of Albany,” Kasey Summerville, president & CEO of Visit Albany. “Our volunteers, partners and residents make this event more than a race, they make it a celebration of our city’s pride, hospitality and unwavering spirit.”

Volunteering with the Combos Marathon is a great opportunity for school groups, church groups, families, and other organizations to get involved with one of the community’s largest events. Each volunteer will receive a race T-shirt, Combos and free entry to the Downtown Street Festival.

For more information about volunteering with the Combos Marathon, email Jenkins at marathon@visitalbanyga.com or call (229) 317-4760.

Albany Marathon Inc. is a certified 501 (c)(3) organiza-



File Photo

Volunteers are needed for the 20th annual Albany Marathon and Half Marathon on March 7.

tion whose primary mission focuses on promoting fitness and health within the Albany and southwest Georgia community through a charity marathon that benefits Willson Hospice House.

The Albany Convention & Visitors Bureau works with first-class accommodations, award-winning attractions

and the finest restaurants in southwest Georgia to promote Albany as a destination travel spot. Visitors can experience the great outdoors, walk through history, and spoil themselves with true Southern hospitality in southwest Georgia. For more information, visit www.visitalbanyga.com.

Thomasville City Manager Chris White elected chair of ECG board

Staff Reports
news@albanyherald.com

THOMASVILLE – Thomasville City Manager Chris White was recently elected to serve as chairman of the Electric Cities of Georgia Board of Directors. The ECG’s board comprises nine representatives from the 52-member public power communities within the state of Georgia.

“It is an honor to represent the city of Thomasville as the chair of the ECG Board of Directors,” White said in a news release. “I am honored and humbled to be entrusted by my highly regarded utility professional peers. Together, we will continue our mission

of supporting the many significant business practices of our ECG member cities.”

The Electric Cities of Georgia is a nonprofit organization providing strategic and technical services to public power member communities with utility operations. Services are designed to maximize utility performance while creating successful communities with economic prosperity and opportunity.

“ECG is built on a foundation of service to its members executed daily by a staff that are the top experts in their respective fields,” White said. “I am proud of our rich history in Georgia’s communi-

ties, continually helping to supplement their abilities to compete for business and industry while helping to build desirable places for people to live, work and play.”

“Chris’s election as chair of the ECG Board of Directors is a testament to the professionalism and exceptional leadership he exhibits on a daily basis as our city manager,” Thomasville Mayor Todd Mobley said. “Our city council is proud of this prestigious appointment, and we are confident that Chris will serve as a distinguished ambassador for our great city as he continues to serve ECG member communities.”



Chris White

Board candidates are nominated and voted on by ECG board members. White will serve a two-year term through December of 2027.

State Sen. Nabilah Parkes announces insurance commissioner campaign

Staff Reports
news@albanyherald.com

DULUTH – State Senator Nabilah Parkes, D-Duluth, has announced her candidacy to become Georgia’s next Commissioner of Insurance, launching her campaign with a clear message: We need to lower costs for Georgians now.

“From health insurance to home and auto coverage, Georgia families are facing an affordability crisis on multiple fronts,” Parkes said. “Premiums are skyrocketing, coverage is shrinking, claims are being denied, and too many families feel like they have nowhere to turn.

“The Commissioner of Insurance is supposed to be the one making sure that everyday Georgians get a fair shake from the insurance companies. But for too long the office has been more responsive to insurance executives and lobbyists than regular people. We need to change that, and we need to lower costs immediately.”

Parkes’s announcement comes on the heels of the expiration of Affordable Care Act subsidies, which is leading to a spike in premiums for more than 1.4 million Georgians, who now face tough choices.

Additionally, Parkes is pushing for an investigation to uncover unfair insurance practices, which the incumbent insurance commissioner, Republican John King, shut down. The video calls out King as a “puppet for the insurance companies, while they’re making record profits at our expense.”

First elected to the Georgia State Senate in 2022, Parkes has been a staunch advocate for Georgia’s families – fighting to lower drug costs, make health care more affordable, fully fund our public health agencies, expand Medicaid, and protect abortion rights. She’s proposed innovative measures to eliminate taxes on essential household items to help Georgia families.

Visit nabilahparkes.com to learn more about the campaign.



Nabilah Parkes

Mauldin & Jenkins expands governmental advisory practice through merger with Prinzo Group

Staff Reports
news@albanyherald.com

ATLANTA – Mauldin & Jenkins has announced the strategic expansion of its Governmental Advisory Practice through a merger with the Prinzo Group, a government-focused technology firm specializing in system modernization, procurement, and policy implementation.

Recognizing the growing need for connected, modern infrastructure, the addition of the Prinzo Group enhances Mauldin & Jenkins’ established governmental advisory services with a dedicated technology arm. By integrating the Prinzo Group’s expertise, the firm’s governmental service offerings move beyond traditional consulting to offer a comprehensive service model that combines high-level organizational strategy with hands-on technical execution and regulatory guidance.

As part of the transition, Rob Prinzo, founder of the Prinzo Group, will join Mauldin & Jenkins as a partner.

“Our Governmental Advisory Practice area was missing one key component: IT and systems services,” Governmental Practice and Atlanta Market Leader Adam Fraley said. “The Prinzo Group fills that gap perfectly.”

“We have a long, positive history collaborating with [Rob] and his team. Governmental entities across the



Special Logo

country are challenged with outdated and fragmented systems, and this merger positions us to help them modernize, integrate and operate more effectively.”

“From the beginning, the Prinzo Group has focused on helping government organizations turn strategy into action,” Prinzo said. “Joining Mauldin & Jenkins allows us to scale that mission with a firm that brings deep governmental expertise and a shared commitment to practical, results-driven solutions. Together, we can deliver end-to-end support that helps public-sector organizations modernize with confidence.”

This partnership allows the firm to provide support across the full project lifecycle, from initial assessment and strategy to final adoption. Expanded services now include system modernization, strategic procurement and vendor selection, project management, policy implementation, and organizational change management.

For more information about the firm’s Governmental Advisory services, visit <https://www.mjcpa.com/industries/governments/>.

Kemp names floor leaders for ‘26 legislative session

Staff Reports
news@albanyherald.com

ATLANTA – Gov. Brian Kemp has announced his administration’s floor leaders for the 2026 legislative session.

“Over the last seven years, this administration has worked with the General Assembly to pass historic policies and investments that put Georgians first,” Kemp said in a news release. “I’m proud to announce the hard-working legislators who will be my floor leaders for this upcoming session so we can further build on that success. Marty and I want to thank them for their willingness to serve.”

2026 State Senate Floor Leaders
Senator Drew Echols, Senate District 49
Senator Bo Hatchett, Sen-



Gov. Brian Kemp

ate District 50

2026 House of Representatives Floor Leaders

Representative Soo Hong, House District 103
Representative Will Wade, House District 9
Representative Matthew Gambill, House District 15
Representative Devan Seabaugh, House District 34

Georgia Senate Republicans pitch gradual elimination of state income tax

By Ty Tagami
Capital Beat News Service

ATLANTA — With affordability a top concern heading into the elections this year, Georgia’s Senate Republicans are proposing billions of dollars in cuts to the state income tax.

A study committee assigned by Lt. Gov. Burt Jones, a Republican and advocate for abolishing the 5.19% tax, approved recommendations on Wednesday that would eliminate it for lower-income earners starting in January, eventually abolishing it altogether.

The committee voted to recommend eliminating the tax on the first \$50,000 in annual income for individuals and the first \$100,000

for couples.

The cut would take effect Jan. 1. That is midway through the next fiscal year, when it would divert \$3 billion from the state budget. It would deduct \$6 billion in the following full fiscal year.

The committee also called for increasing the cuts to higher income levels in the future, with abolishment of the \$16 billion revenue stream by 2032.

Sen. Blake Tillery, R-Vidalia, who led the committee, said the initial cuts need to help teachers, police officers and other workers who are struggling the most with the cost of living. He said two-thirds of Georgia workers would see their income tax eliminated at first.

“Let’s give breaks to families who are feeling the crunch the most first,” he said.

Affordability has become a top issue for Republicans in Georgia and nationally, leading to concerns about a voter backlash this year.

Jones is running for governor and Tillery, who also chairs the Senate’s budget-writing Appropriations Committee, is running to succeed him as the leader of the Senate. Also in contention for lieutenant governor are two other members of the study committee: Sen. Steve Gooch, R-Dahlonega, the former Senate majority leader; and Sen. Greg Dolezal, R-Cumming, who is vice chairman of the Appropriations Committee.

John F. Kennedy, a Macon Republican who was Senate President Pro Tempore during the last legislative session, also served on the committee until he resigned last month to focus on his lieutenant governor primary campaign against those other three committee members.

The recommendations said the income tax would be eliminated without raising sales taxes or implementing a state property tax — and that no cuts to services would result.

The recommendations passed along party lines, with the three Democrats on the committee opposed. Sen. Nan Orrock, D-Atlanta, noted that the quarter of highest earners would ben-

efit the most from full abolishment of the income tax in 2032, keeping more than \$11 billion in their wallets.

Abolishing the income tax for all earners also would eliminate a revenue stream equal to more than 40% of the current \$37.7 billion budget. The Democrats were dubious that this would not strain government services.

Orrock pointed to a dearth of health clinics in some counties.

“We have a lot of funding needs,” she said.

Tillery said the elimination of the tax on earnings up to \$50,000 and \$100,000 could be achieved with some simple steps.

He said the first \$3 billion could be covered with a mix

of surplus revenue — state income exceeded expenses by nearly \$2 billion in the fiscal year that ended in July — and new financing. With interest rates high, the state has been paying cash for capital projects rather than borrowing money through bonds. By borrowing the money instead, it would have another \$1 billion to put toward income tax reductions, he said.

The state could fund the rest of the cut when it reaches \$6 billion in fiscal year 2028 by slicing 10% off the \$30 billion spent on tax credits and tax exemptions, he said.

To become law, the Senate would need cooperation from the House of Representatives.

Tift Regional Emergency Department recognizes staff members for stroke 'wins'

Staff Reports

news@albanyherald.com

TIFTON— Following the recent implementation of the Code Stroke Launchpad Process, the Tift Regional Medical Center Emergency Department achieved four stroke "wins" in December thanks to the efforts of staff members EMT-P Ryan McBrayer and RNs Katie Brey, Mackenzie Sellers and Harley Paulk.

The Code Stroke Launchpad is a designated treatment area within the ED that is designed to provide even more efficient care for patients with strokes.

Thanks to a successful implementation of the launchpad, care teams are now seeing measurable improvements in efficiency, collaboration and outcomes.

"These results in December 2025 reflect the dedication of our frontline staff to delivering timely, high-quality stroke care," said RN Destiny Garmon, Tift Regional's nurse manager. "Thanks go to Ryan, Katie, Mackenzie and Harley for their incredible work. Special appreciation also goes to Stroke Coordinator Brenda Stone, RN, for her guidance and support during this rollout."



Special Photo: TRMC

Recognized by Tift Regional Medical Center for "stroke wins" in December were, from left, Ryan McBrayer, Katie Brey, Mackenzie Sellers and Harley Paulk.

Collins ethics investigation details released

By Ross Williams

Georgia Recorder

ATLANTA — A congressional watchdog agency has recommended Georgia Congressman Mike Collins be subpoenaed by a House committee in an investigation into allegations that he used government funds to benefit a top aide.

Collins, a Republican from Jackson, is seeking the GOP nomination to face Democratic U.S. Sen. Jon Ossoff in November's midterm election. He is set to face fellow GOP Congressman Buddy Carter and former football coach Derek Dooley in the Republican primary in May. The House Ethics Committee announced the probe in November but offered no details about the allegations at the time.

A report from the Office of Congressional Conduct released this week found "substantial reason to believe that Rep. Collins used congressional resources for unofficial or otherwise unauthorized purposes" and paid an intern who was the girlfriend of his chief of staff but who did not actually perform any duties.

According to witnesses cited in the report, the intern,

identified as Caroline Craze, received payments of about \$5,000 in 2023 and 2024. Craze was reportedly in a relationship with Collins' then-chief of staff, Brandon Phillips, and was working for Sandy Springs-based Cox Communications during the time she was allegedly paid by Collins' office.

Phillips served as Collins' chief of staff from January 2023 through last month and now works as a senior policy adviser for Collins' campaign.

The report also accuses Phillips of potentially inappropriately spending money set aside for official duties on campaign expenses.

The report says that Collins, Phillips and other campaign staff did not cooperate with the investigation and recommended that the House Committee on Ethics issue subpoenas to them as well as Craze.

In a statement, Collins' office denied the allegations.

"This bogus complaint is a sad attempt to derail one of Georgia's most effective conservative legislators in Congress," officials in Collins' office said. "Rep. Collins looks forward to providing the House Ethics Commit-



Special Photo: Ross Williams/Georgia Recorder

Congressman Mike Collins, who is running for a Georgia senate seat this year, denies accusations that he inappropriately spent money to benefit a top aide.

tee all factual information and putting these meritless allegations to rest."

In a letter to the House Committee on Ethics, attorney Russell Duncan, who represents Collins and Phillips, said that the allegations came from "two disgruntled, former members of Congressman Collins staff" and called on the committee to dismiss the matter.

Duncan said the decision to temporarily hire Craze was within Phillips' discretion and that she "provided valuable assistance to the office throughout both years regarding communications and other work of the office."

Surrogates from both parties are hoping the allegations will stick.

"Mike Collins wouldn't

be refusing to cooperate if he had nothing to hide," Devon Cruz, senior communications advisor with the Democratic Party of Georgia, said in a statement. "Collins' apparent abuse of power is disturbing and once again underscores he cannot represent Georgians in the United States Senate."

The House Ethics Committee consists of 10 members, five from each party. If an investigation reveals wrongdoing, the committee has the power to levy punishments ranging from private letters of admonition to, in especially rare and severe cases, recommendations of expulsion, which require a two-thirds majority vote from the entire House to enact.

Georgia Peanut Farm Show set for Jan. 15

Staff Reports

news@albanyherald.com

TIFTON — Producers can improve the bottom-line of their farming operation with knowledge, connections and information gained at the 49th annual Georgia Peanut Farm Show and Conference, planned at the University of Georgia Tifton Campus Conference Center Jan. 15.

Show hours will be 8 a.m.-2:30 p.m.

Peanut farmers and those involved in the peanut industry will be able to learn more about the latest products, services and peanut research at the show, which is sponsored by the Georgia Peanut Commission.

The show offers farmers an opportunity to view the products and services of nearly 100 exhibitors and educational programs. The Georgia Peanut Commission, in cooperation with OneBlood, also will host a blood drive from 9 a.m. until 2 p.m. during the show.

The University of Georgia Peanut Team will present an educational peanut production seminar from 9-10:30 a.m., titled "Remaining Profitable in 2026." UGA specialists will



Georgia
Peanut
Commission

Special Logo

The 49th annual Georgia Peanut Farm Show and Conference is planned at the University of Georgia Tifton Campus Conference Center Jan. 15.

present information regarding production advice to remain profitable for 2026 and what it will cost, as well as disease and weed management tips for 2026. Farmers will have the opportunity to earn private or commercial pesticide applicator certification.

An Industry seed seminar also will be held from 10:35-11:35 a.m. during the show. This event is sponsored by the American Peanut Shellers Association, the Georgia Peanut Commission, Southern Peanut Farmers Federation and the U.S. Peanut Federation. Growers will be able to learn about peanut varieties available for 2026 and varieties on the horizon.

During the show, there will be a free luncheon at noon for all peanut farmers in attendance. The Georgia Peanut Commission also will present a short program beginning at 12:15 p.m. with award presentations and an update from the National Peanut Board and Washington, D.C.

During this year's show, Kelley Manufacturing Co. is providing the grand door prize of one season's use (2026) of a new peanut combine (choice of four-row, six-row or combine with Unload-On-The-Go option) and \$5,000 cash money. At the end of the 2025 season, the winner has the option of purchasing the combine from an authorized KMC dealer with \$15,000 off the list price. In lieu of the combine, the winner may choose the use of another KMC peanut harvest implement with a 10% discount off the list price for purchase.

Additionally, farmers can register to win the Grower Prize, donated by Amadas Industries. This prize includes a certificate good for \$15,000 toward the purchase of a new Amadas self-propelled peanut combine; \$7,500 toward the purchase of a new four-row or six-row Amadas pull-type combine; \$4,500 toward the purchase of a new Amadas six-row or eight-row peanut digger. or \$1,500 toward the purchase of a new Amadas peanut dump cart and a customized Grizzly cooler.

Amadas also is offering a second prize, including a customized Grizzly cooler containing a certificate good for a parts credit of \$1,500 for Amadas parts through a local authorized Amadas dealer.

The winners of the Grand Door Prize and the Grower Prize must be certified peanut farmers with an FSA farm number and present to win.

For more information on the show, contact GPC at (229) 386-3470 or online at www.gapeanuts.com.

State report says data centers a boon to economy despite tax giveaway

By Ty Tagami

Capital Beat News Service

ATLANTA — Data centers promise to enrich Georgia even as the state is giving them nearly half a billion dollars a year in tax breaks, according to a recent state analysis.

The analysis for the Georgia Department of Audits and Accounts said the state effectively gave away \$474 million in the fiscal year that ended in July by exempting data centers from some taxes.

Since 2018, Georgia has waived state and local sales taxes on some construction materials and on computers, servers and related equipment for larger data centers.

The review, released in late December, estimated 63 active data centers in the state, with 35 under construction and another 249 announced, most in greater metro Atlanta.

It said that 70% of the data center construction would have occurred without the tax breaks, meaning the state could have collected most of that half billion and still reaped most of the economic development benefits.

Despite the giveaway, the influx of data centers still produced a net economic gain for the state economy, said the report, produced by the Carl Vinson Institute of Government at the University of Georgia.

Data centers created 28,350 construction-related jobs in 2025, adding \$3.4 billion to the state economy, it said. And they created another 5,471 data center

operations jobs, for an additional \$823 million injection into the state economy.

The centers can enhance the value of the land they occupy, swelling local property tax collections. The report illustrated this with observations of four new data centers in metro Atlanta.

The land, on average, was valued at \$26 million per complex, but the new servers and electrical equipment added \$1.8 billion to the average property's worth, with the new buildings that housed them adding at least \$450 million more.

The total average value for each project approached \$2.3 billion, leading to an average of nearly \$28 million in annual property tax proceeds per project, the report said.

Tricia Pridemore, an elected member of the Georgia Public Service Commission, extolled the benefit of such local revenue at a hearing last month before she voted in favor of a controversial expansion of electricity generation capacity for Georgia Power.

The monopoly electric utility asked for, and got, approval for a nearly 10-gigawatt expansion, equal to the output of nearly five Hoover Dams. Eighty percent of that output is slated for current and future data centers, according to the report for state auditors.

"We have counties in the South Metro Atlanta area that are planning new school builds with this local revenue," Pridemore said. "I know of another county that

resides along the Chattahoochee River that is going to rebuild aged water infrastructure that they don't have the tax base to pay for."

Cheap electricity is a far stronger draw than tax exemptions, the report said.

Companies that are deciding where to build a data center only consider exemptions after short-listing locations based on more important qualities, such as corporate tax rates, commercial real estate prices, the risk of natural disasters, the talent pool, utility and water lines, and proximity to highways, airports and ports, the report said.

But the report said low-cost electricity, which accounts for three-quarters of a typical data center's operating costs, is the most important factor: "Electricity is such an essential consideration in the design of a data center that, unlike most commercial projects that are measured in cost per square foot, data center projects are designed and measured in cost per megawatt."

The Georgia Power expansion faced public opposition in part due to the environmental consequences of burning more fossil fuels, since a significant portion will be new gas-burning plants.

"Methane gas plants release nitrogen dioxide and particulate matter that settle into the air children breathe on playgrounds," said Rebecca Lesser, an Emory University student who took time from cramming for finals to speak against the proposed Georgia Power



Special Photo: Capitol Beat News Service

Data centers promise to enrich Georgia even as the state is giving them nearly half a billion dollars a year in tax breaks, according to a recent state analysis.

expansion at a Public Service Commission hearing last month.

"Methane traps heat 80 times more effectively than carbon dioxide, intensifying heatwaves, storms, and air quality emergencies. I'm here because my generation is being asked to inherit the long-term consequences of decisions we didn't make."

Georgia Power representatives argued that the company had to expand quickly to meet spiking demand from data centers, which are powering a race for artificial intelligence.

The annual economic forecast by a think tank at UGA's Terry College of Business predicted last month that data centers will be an economic boon for the state, citing nearly \$50 billion in recently announced projects.

Amazon Web Services is investing more than \$11 billion for data center facilities in Butts and Douglas counties, with at least 550 new, high-skilled roles projected plus thousands of construction and supply chain jobs, the 2026 economic outlook by the Selig Center for Economic Growth said.

Microsoft is planning a \$1.8 billion campus in Union City and a \$1 billion campus near Rome. A company called T5 Data Centers is planning a \$16 billion project in Georgia while another, Atlas Develop-

Albany State sweeps Kentucky State

By Joe Whitfield
Sports Editor

ALBANY — When Khimani Hopkinson dropped in another soft left-handed hook and Shakur Poteat followed with a driving finish in transition, the sound inside Albany State West Arena finally changed. So did the game.

What had been a long, uncomfortable night for the Golden Rams changed in a hurry Thursday, and by the time it was over, Albany State had completed a sweep of Kentucky State that showcased both control and resolve.

The Lady Golden Rams opened the evening with a commanding 76-44 victory. The men followed by grinding out a 76-67 comeback that required patience, toughness and a decisive second-half surge.

The men's game did not begin kindly.

Kentucky State controlled the paint and the glass while Albany State struggled from the perimeter, hitting just one of 10 of its 3-point attempts in the first half. The Thoroughbreds built a nine-point lead and later pushed it to 10 as Albany State searched for a workable lineup.

That answer arrived late in the half in the form of Hopkinson.

The senior from Fort Lauderdale by way of Georgia Highlands steadied the Golden Rams with a series of left-handed hooks in the paint, trimming the deficit to 35-33 at halftime.

Kentucky State briefly pushed the lead to 42-35 early in the second half. Then Albany State flipped the game.

Led by Poteat and Cameron Evans, the Golden Rams ripped off an 18-0 run to turn a seven-point deficit into

a 53-42 lead with 11:31 to play. The Thoroughbreds cut the margin to five points several times down the stretch, but never closer.

Hopkinson led Albany State with 20 points, Poteat added 19, and Evans finished with 11 off the bench.

Earlier, the Albany State women left no doubt.

Na'Haviya Paxton and Jada Morgan scored 15 points apiece as the Lady Golden Rams rolled to a 76-44 win. Paris Triplett added 12 rebounds, and Khyla Ragins scored 10 off the bench in a game that was never in doubt.

Two games, two different paths — and a sweep that showed Albany State can win with both polish and persistence.



Staff Photo: Joe Whitfield

Albany State post player Khimani Hopkinson delivers a left-handed hook shot for two points against Kentucky State Thursday night at ASU West. The senior from Ft. Lauderdale scored 20 points to lead the Golden Rams to the win.



Staff Photo: Joe Whitfield

Albany Middle's Willie Cooper shoots for two against Tift County Thursday afternoon in Albany. Cooper scored 21 points to lead the Indians over the Blue Devils, 40-34.

Albany Middle tops Tift County

By Joe Whitfield
Sports Editor

ALBANY — Sometimes at the middle school level, the difference between winning and losing isn't a set play or a hot streak — it's which team figures out the chess match first.

Albany Middle School did exactly that Thursday afternoon.

Behind a big second-half surge from Willie Cooper and a timely late push from Lamisky Clinton, the Albany Middle boys shook off Tift Middle School's pressure defense and pulled away for a 40-34 non-conference victory.

It didn't start smoothly. Cooper opened the game with a 3-pointer to give Albany a quick spark, but Tift County answered by turning up the heat with full-court pressure. The Blue Devils' press took the Indians out of their rhythm and limited Albany's shot attempts, helping Tift take a 6-5 lead by the end of the first quarter.

Tift County, which rolled out a lineup that looked more like a varsity team than a middle school group — with several players standing 6-foot-3 or taller — continued to make life difficult early. But Albany began to solve the puzzle in the second quarter.

After beating the press a couple of times, the Indians forced Tift to back off. Then Albany made its own adjustment, switching from full-court defense to a half-court trapping scheme. The change slowed Tift's offense and allowed Albany to claw its way back in front, taking a slim 13-12 lead into halftime.

The game turned decisively in the third quarter.

Josiah West knocked down a 3-pointer to ignite the Indians, and Cooper took over from there. The eighth-grader poured in 10 points in the period as Albany outscored Tift 14-6, finally creating some breathing room against the taller Blue Devils.

Tift County made one last push in the fourth quarter, trying to use its size and pressure to get back into the game. But Clinton made sure the rally never fully materialized, scoring eight of his points in the final period to keep Albany comfortably in front down the stretch.

Cooper finished with a game-high 21 points to lead the Indians. Clinton added eight, and West chipped in five in a balanced effort that was as much about adjustments and discipline as it was about scoring.

In the earlier 6th/7th grade game, Tift County won 44-26.

Beck's late TD run sends Miami to CFP title game

Field Level Media

GLENDALE, Ariz. — Carson Beck stood in the end zone with 18 seconds left, confetti beginning to fall, and tried to put into words what he had just done.

"It's the best feeling I've ever had in my life," the Miami quarterback told ESPN after his 3-yard touchdown run capped a stunning 31-27 comeback win over Ole Miss in the College Football Playoff semifinal Thursday night in the Vrbo Fiesta Bowl.

Beck's scramble finished a tense, 15-play, 75-yard drive and sent the Hurricanes to their first national championship game since 2002. Miami (13-2), the No. 10 seed, will host the CFP title game on Jan. 19 at Hard Rock Stadium against either Oregon or top-seeded Indiana.

The Hurricanes, who have won five national championships, are seeking their first since 2001.

The final minutes turned into a breathless exchange after a game that began as a defensive struggle. Ole Miss (13-2), the No. 6 seed, had taken a 27-24 lead with 3:11 remaining when quarterback Trinidad Chambliss hit Dae'Quan Wright for a 24-yard touchdown and then found Caleb Odom in the back of the end zone for the two-point conversion.

That set the stage for Beck's defining drive.

Beck, who finished 23 of 37 for 268 yards with two touchdowns and one interception, gathered his offense and delivered a message that will likely live in Miami lore.

"We got three minutes for the rest of our life," Beck said. "Don't s**t else matter — sorry,



Special Photo: Joe Rondono/The Republic

Former Georgia quarterback Carson Beck scored on a three-yard run with 18 seconds left to play to give Miami a 31-27 win over Ole Miss in the CFP semifinals Thursday night in Arizona.

I don't mean to cuss, emotions are rolling — but nothing else matters. We got three minutes to go through this, and everything we worked for since January, everything we've been through, all the adversity that we faced all comes down to three minutes in the semifinals."

Eighteen plays later, Beck kept the ball himself and powered into the end zone to complete Miami's third scoring drive of 13 or more plays.

"You play this game for moments like these," Beck said. "You live for moments like these."

The lead changed four times in the final seven minutes.

Miami had gone ahead 24-19 with 5:04 left when Malachi Toney caught a bubble screen, broke a tackle and raced 36

yards for a touchdown. Ole Miss answered, but not for the last time.

Earlier, Lucas Carneiro's fourth field goal — a 21-yarder — had given the Rebels a 19-17 lead.

Ole Miss struck first in the game when Kewan Lacy burst through Miami's defense for a 73-yard touchdown run after the Hurricanes had held the Rebels to minus-1 yard in the opening quarter. Lacy briefly left with a right hamstring issue but returned after halftime and finished with 103 yards on 11 carries.

Chambliss threw for 277 yards, completing 23 of 37 passes with one touchdown and no interceptions.

Miami overcame a sloppy night that included 10 penalties

for 74 yards and four sacks allowed of Beck. The Hurricanes, who entered the game with 46 sacks on the season, managed just one sack of Chambliss.

As the celebration began, Miami coach Mario Cristobal praised his team's resilience — and hinted there would be little time to savor it.

"I want to give a ton of credit to our players," Cristobal told ESPN. "I can't even tell you how many of our guys were sick, had the flu, had issues, and all they kept talking about was, 'We're gonna find a way.'"

"We'll enjoy this one," he added, "but we've got to get focused on being '1-0' one more time."

For Beck and the Hurricanes, that chance is now one win away from history.

Monroe High parts ways with football coach Lacey Herring

By Joe Whitfield
Sports Editor

ALBANY — Monroe High School is in the market for a new head football coach.

Lacey Herring was informed Monday by principal Lawanna Farley Johnson that the school is moving in a different direction, ending a five-year run that included three consecutive playoff appearances and a steady attempt to rebuild a proud but challenged program.

"It's part of the business," Herring said. "It's not personal. The sting is not being there for the kids and wondering what their future holds. I just told them I love them and I'll always be there for them."

Herring took over the Tornadoes in 2020 and compiled a 20-35 record. Monroe reached the state playoffs twice under his direction but did not advance beyond the first round in either of those appearances.



Staff Photo: Joe Whitfield

Monroe football coach Lacey Herring, right, said Tuesday he is mulling his options after being let go on Monday. Herring has led the Golden Tornado football program for five seasons.

This past season proved to be the toughest, with the Tornadoes winning only one region game and failing to qualify for the postseason.

The decision, according to

school officials, was about the program's direction moving forward.

Herring said the news came as a surprise.

"Yesterday was unexpected,"

he said. "So I don't have anything definitive lined up. I do have some options I'm thinking through at the moment. I'm taking some time to make sure I make the best choice for me and my family."

While the record ultimately drove the decision, Herring leaves behind more than numbers. He inherited a program in transition and helped return Monroe to the playoff picture, even if the next step proved elusive.

Now Monroe turns the page again, searching for a coach who can turn consistency into contention.

As for Herring, he said his focus remains on the relationships he built along the way. "The sting is not being there for the kids and wondering what their future holds. I just told them I loved them and I'll always be there for them."

Lee West sweeps Lee East in pair of thrillers

By Joe Whitfield
Sports Editor

LEESBURG — The noise started early and never really stopped.

In front of a standing-room-only crowd Wednesday night at Lee East, Lee West walked out with two thrilling wins and a sweep of its crosstown rival on a night that was supposed to be about good-byes. The Lee West girls won 26-24. The boys followed with a 35-34 heart-stopper that ended with a steal and a missed shot at the horn.

Both games were played on a knife's edge. Both were decided in the final seconds. And both belonged to Lee West.

The girls' game was a defensive struggle from the start.

Bentlee Hutson scored seven points in the first quarter, but baskets were scarce the rest of the half and West led only 11-8 at the break. Lee East found a spark in the third quarter behind Laila Patrick, who attacked the basket

again and again and pushed East in front 16-12.

The lead didn't last.

Hutson buried a 3-pointer to put West back on top. Patrick answered. Trimeia Strawder jumped a passing lane and went coast-to-coast. Brylyn Parsons hit a 3 for East. Strawder tied it at the line.

Then Hutson ended it — slipping an underhanded layup through two defenders with 12 seconds left.

East had three chances. None fell.

Patrick finished with 15 points for East. Hutson had 12 for West, and Ariel Ofodile added 10.

The boys' game somehow topped it.

Lee West sprinted to a 12-2 lead after one quarter, but East clawed back. Juan Carr scored seven in the third to pull East within 23-22, and Ethan Slaughter opened the fourth with a 3-pointer. From there, it was survival.

Michael Hill Jr. hit a corner 3 off an

inbounds play, then came up with a steal and layup that put West ahead for good. Jeremiah Bryant ripped down a huge rebound and was fouled with 1.1 seconds left.

East still had one last breath.

Slaughter stole the inbounds pass and let it fly at the buzzer.

It missed.

West survived, 35-34.

Amari Huff stuffed the stat sheet with six points, five assists, four steals and about six rebounds. Nine West players scored. No one needed to be a hero.

For East, Carr had 14 points and lived at the free-throw line. Slaughter added 11. Karston McClain scored five, all in the fourth.

Two games. Two points. One gym with no room left to stand.

They're rivals for now. In a few months, they'll be teammates. But Wednesday night belonged to the moment — and to Lee West.



Staff Photo: Joe Whitfield

Lee West guard Bentlee Hutson dribbles toward the basket against Lee East Wednesday in Leesburg. The crosstown sister schools battled in conference action, with West taking close wins in both games.

Can Michael Harris find consistency in 2026?

By Mark Bowman
Braves.com

ATLANTA — Michael Harris II was statistically one of MLB's worst hitters during the first half of the 2025 season and one of the game's top offensive threats over the month that followed the All-Star break.

Unfortunately, this wasn't necessarily a completely new experience for the Braves center fielder, who has battled inconsistencies since winning the 2022 National League Rookie of the Year Award.

"You just have to take it one day at a time," Harris said. "You can't think about the past, and you sure can't get caught up in the future. It's just about being where your feet are and trying to be better than you were yesterday."

Harris has exited each of the past three seasons as a top bounceback candidate for the following season. The consistency he displayed in 2022 has since eluded him. But he still enjoyed some stretches during which it's easy to understand why his teammates believe he could one day gain superstar status. "He's one of the most talented guys on the field, any field you step on," Braves first baseman Matt Olson said.

This was why it was so baffling when Harris entered this past season's All-Star break ranked last among all qualified MLB players with a .551 OPS. Yes, he had endured rough stretches to begin the 2023 and '24 seasons. But he had never struggled to that



Special Photo: Braves.com

Atlanta Braves centerfielder Michael Harris finished the season strong in 2025 after a disastrous first half. He will be looking to be more consistent in 2026.

level. And some of his previous struggles at least could be blamed on injuries.

Harris finished August 2024 with a .652 OPS and then produced a .923 OPS over 26 games in September. His strong finish led former Braves manager Brian Snitker to say he looked forward to seeing what the young outfielder could do if he remained healthy over an entire season.

Well, Harris played 160 games in 2025 (22 more than his previous career high). But thoughts of him earning his first All-Star selection or notching a 30-homer, 30-stolen base season quickly evaporated during his disastrous first half.

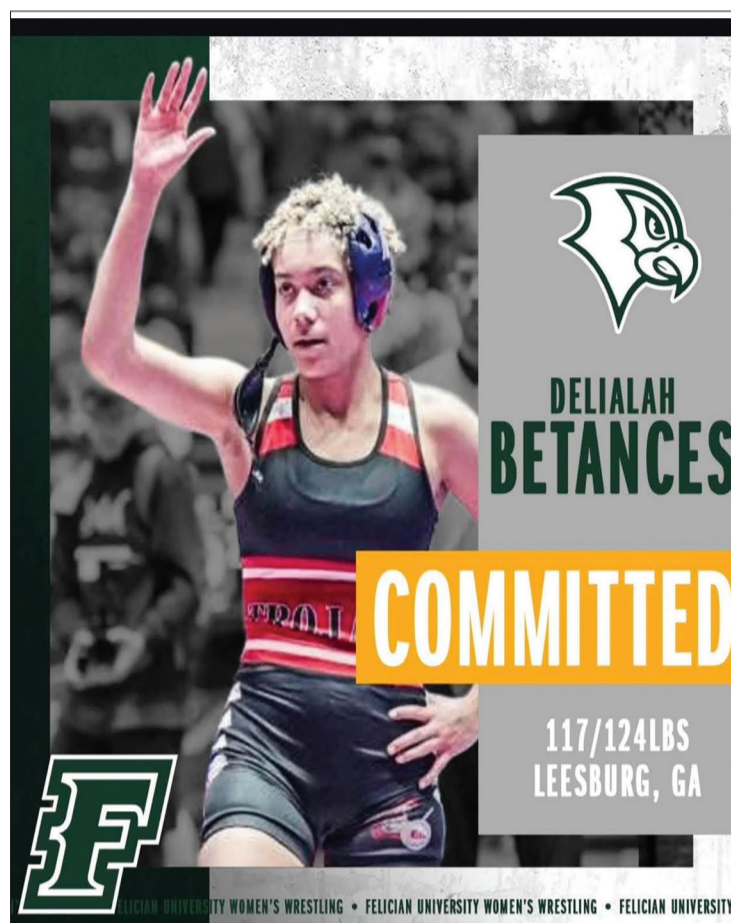
Making significant changes to swing mechanics during a season can prove detrimental. But Harris was desperate. So, he began raising his hands back toward his shoulders, like they were during his Minor League days. During Harris' first week at the MLB level, former Braves hitting coach Kevin Seitzer had suggested lowering the hands in his batting stance.

That adjustment worked at the time and helped Harris taste success during portions of his first few seasons. But he felt lost most of this past summer and began moving his hands back toward his shoulder while the Braves were in West Sacramento playing the Athletics the week

before the All-Star break. He immediately realized significant improvement.

Harris ranked third among qualifiers with a 1.139 OPS from July 18 to Aug. 19. He then had an ugly .311 OPS over his next 22 games from Aug. 20 to Sept. 13. But just when it looked like he was destined to end on a down note, he constructed a .968 OPS over his final 14 games.

This second-half success and final-month turnaround prevented Harris' 2025 season from being a total disaster. At the same time, the encouraging finish created reason to once again be optimistic about the young outfielder's ability to rebound next year.



Special Photo: Submitted

The most decorated female wrestler ever from Lee County, Delialah Betances announced Tuesday that she will continue her wrestling career at Felician University in Rutherford, N.J. The defending state champion in her class, Betances, has compiled a 114-4 record in four years of wrestling at Lee County.

Lee County's Delialah Betances headed to New Jersey

By Joe Whitfield
Sports Editor

LEESBURG — On a night already meant for celebration, Delialah Betances gave Lee County High School one more moment to remember.

Fighting back tears, the reigning state champion announced Tuesday night on senior night that she will continue both her academic and wrestling careers at Felician University in Rutherford, New Jersey.

"I plan to continue my career at Felician University," Betances said, pausing to compose herself. "It is a Division II school and I am very grateful for this opportunity."

Betances is the defending state champion in the girls' 115-pound weight class and has compiled a remarkable 114-4 career record. Two of those losses came during her freshman season, when she competed against boys because a girls' division had not yet been established.

Now wrestling exclusively in the girls division, Betances enters the postseason ranked No. 1 in the state of Georgia in her weight class — a fitting distinction for an athlete who has defined excellence and consistency throughout her career.

Felician University gains not only a proven champion but a competitor whose journey has helped shape

the growth of girls' wrestling in Georgia.

For Lee County, the announcement was both a proud moment and an emotional one — the next step for an athlete who has already left a lasting mark on the program.

Tony's Take: From Henderson Gym to CFP madness, it's been a week

Dontonio. I had the pleasure of attending the groundbreaking of Henderson Gymnasium in south Albany on Tuesday. Mayor Dorough and city leadership should be commended for making this investment in our community. The south Albany community will greatly benefit when this new palace is completed.

I enjoyed hearing a story from the mayor about Cordele native and Atlanta Hawks great Tree Rollins, but Dontonio's stories had my attention. Albany native and NBA veteran Dontonio Wingfield was unable to attend, but Wingfield's mom was present. Dontonio credits his time as a youth and how hooping in Henderson Gymnasium played a major role in his life, and his investment later in life into the youth at the facility helped shape the man he is today.

I have never met Dontonio, but I remember watching him in Macon multiple times while he and his teammates won 4 consecutive state championships at Westover High School. I officiated a basketball game at Westover last season, and I can only imagine how the game environment was during the four seasons of state championships.

While I was evaluating talent as a college basketball coach, I knew Dontonio was well beyond being recruited to a small college. As a native of Macon, I enjoyed watching Don Richardson's incredible Southwest High School program. In fact, in my graduation year (1987), the SW Macon team started five D-I signees, which included Eric Manuel (Kentucky) and Aubry Boyd (FSU). The Saturday night games at SWHS were unmatched. That being said, I will go to my grave saying that Dontonio Wingfield was the most physically imposing high school basketball player I ever had

the pleasure of watching in person.

Well done, Albany and Steven Belk (Parks and Recreation), for your vision. Maybe Henderson will produce another Dontonio Wingfield for the basketball world to enjoy.

Thank you for the memories, Dontonio.

Uh What? This past week reinforced why I don't gamble on sports. I felt good about last week's Super 6 + 1 picks based on the oddsmakers and the history of the teams I selected. My record came in at 2 - 5, and I shake my head at the outcomes of my selections. Imagine if several years ago, I had told you I lost picks the same week by selecting UGA, Ohio State, while selecting Indiana over Alabama, and Texas Tech over Oregon.

Not only did Indiana take down Alabama, but the Hoosiers rolled the Tide 38-3. The Dawgs lost to Ole Miss, who had the best player on the field. The Rebels' starting QB was watching the CFP last season after leading D-II Ferris State to a national championship. That's not a knock-on D-II football; it simply shows that CFB is a different game than it was several years ago, prior to what the leveler NIL and the transfer portal has brought to the game.

Granted, the CFP quarterfinals were collectively a disappointment, but the UGA and Ole Miss game kept you on the edge of your seats to the very end. Going into the game, I felt UGA would separate in the 4th quarter, primarily by wearing the Rebels down based on their physicality. I also felt the absence of Lane Kiffin's offensive in-game adjustments would limit Ole Miss throughout the game. Credit to Ole Miss and their resilience for advancing to the CFP version of the Final Four.

CFP. The semis match Indiana against Oregon

in a Big10 rematch, while Ole Miss will face Miami. Vegas has Indiana picked to win the national championship, followed by Oregon, Miami, and Ole Miss.

My order of finish would be Indiana, Ole Miss, Miami, and Oregon.

The only hesitation I have in selecting the Hoosiers is, in my mind, the difficulty of finishing a season undefeated. Then I conducted a quick search to find out that undefeated teams are not uncommon in recent seasons. My dad and I were talking about this recently, and we could not recall an undefeated national champion. Clearly, our memory is not up to par. For example, Indiana seeks to be the sixth undefeated national champion since 2018. Here are the most recent teams who have accomplished this feat: 2023 Michigan (15-0) | 2022 Georgia (15-0) | 2020 Alabama (13-0) | 2019 LSU (15-0) | 2018 Clemson (15-0).

I chose Cingetti's Indiana Hoosiers to win the next two games and capture their first national championship. The Hoosiers are the only team in two seasons of the CFP to win a game coming off the bye week. It's hard to believe the other seven teams have lost (UGA 2x's), and this will move the tournament to 16 teams, soon eliminating the bye.

P.S. I would take Joe Burrow's 2019 LSU Tigers over the other four listed above.

Super 6 + 1 (2). OLE MISS v Miami | INDIANA v Oregon | RAMS @ Panthers | Packers @ BEARS | BILLS @ Jags | 49ers @ EAGLES | Chargers @ PATRIOTS | TEXANS @ Steelers | Record 78 - 52

EARTHWEEK

Diary of a Changing World

By Steve Newman

Runner-up Year

Global temperatures in 2025 were the second hottest on record, tying with 2023 and just behind 2024, according to initial calculations by Europe's Copernicus Climate Change Service.

The global mean temperature was 2.66 degrees Fahrenheit (1.48 C) above the pre-industrial baseline, bringing the three-year average close to the 1.5-degree Celsius global warming threshold set in the Paris Agreement.

Earthquakes

A magnitude 7.7 quake in central Myanmar killed 5,456 people on March 28, making it the year's deadliest temblor. Neighboring Thailand also reported dozens of deaths.

- A magnitude 6.0 earthquake in northeastern Afghanistan on Aug. 31 caused around 2,217 deaths.

- A magnitude 7.1 quake in Tibet killed between 126 and 400 people on Jan. 7,

- A magnitude 6.9 temblor off the central Philippines on Sept. 30 killed 79 people.

- A magnitude 5.7 quake near Dhaka, Bangladesh, on Nov. 21 resulted in 10 deaths and many injuries.



Rising Hydrogen

Hydrogen levels in the atmosphere have surged by 60% since preindustrial times, according to the analysis of an 1,100-year ice core.

The study shows concentrations rose from 280 parts per billion in the 1800s to 530 today, mainly due to fossil fuels and biomass burning.

Human Connection

A study published in the journal *Earth* reveals that people's bond with nature has fallen by more than 60% since 1800, and it could keep declining without changes.

The study blames urban sprawl and fewer parents sharing nature with their kids.

Other research shows that live streaming nature scenes can boost mental health and promote a stronger connection with wildlife.

Magnetic Mystery

Earth's magnetic field is developing an expanding weak zone over the South Atlantic Ocean, a phenomenon called the South Atlantic Anomaly.

Measurements from the European Space Agency's Swarm mission show that, since 2014, the anomaly has grown by nearly half the size of Europe as the field's strength has weakened.

Researchers said the weakening field poses no threat to surface life, but it increases radiation risks for satellites and astronauts passing through the region.

Dist. by: Andrews McMeel Syndication ©MMXXV Earth Environment Service

Costly Climate

Extreme weather is driving up food prices across the globe, threatening public health and economic stability, according to a new study led by the Barcelona Super-computer Center.

The higher prices since 2022 have been linked to heat waves, droughts and floods made more intense by climate change.

Tropical Cyclones

Category 5 Hurricane Melissa struck Jamaica and Cuba on Oct. 28-29, causing catastrophic flooding and high winds that left 102 dead and caused \$10 billion in damage.

- Weak Cyclone Senya produced exceptional rainfall that triggered flooding and landslides across Sumatra, Malaysia and southern Thailand in late November, with an estimated 1,300-2,100 fatalities.

- Typhoon Kalmaegi struck the central Philippines and parts of Southeast Asia in early November, killing around 288 people.

- Typhoon Fung-wong hit the Philippines and Taiwan shortly after Kalmaegi, causing dozens more deaths.

Overcrowding Victims

Rwanda's mountain gorillas, once rescued from the brink of extinction, are now facing a new crisis — overcrowding that fuels deadly battles between silverbacks and leaves many infants dead.

Rangers described heartbreaking scenes of infant gorillas being slammed to death and mothers retreating in grief.

To relieve overcrowding, the government has pledged to expand Volcanoes National Park by nearly a quarter.

Eruptions

The Hayli Gubbi volcano in Ethiopia's Afar region erupted explosively on Nov. 22 for the first time in more than 10,000 years, sending ash and volcanic gases high into the atmosphere and disrupting aviation routes as far away as India and China.

- Indonesia's Mount Lewotobi Laki-Laki produced a series of powerful eruptions from March through mid-October, with towering ash columns that caused flight cancellations across the region.

- Hawaii's Kilauea volcano continued eruptive episodes throughout 2025, with lava fountains reaching 1,500 feet in height at times.

FAQ about active adult communities

By Metro Creative Connection

Homeowners in mid-life or older may ponder a host of changes as retirement draws closer. One of the more significant changes homeowners may consider relates to their homes. Some homeowners may be entrenched in their forever homes, while others may be considering moving to a residence that's more manageable and/or amenable to lifestyle changes. Homeowners among the latter group may be looking to active adult communities as they seek to downsize in an effort to spend less time working on their homes and more time socializing.

A range of variables has drawn people to active adult communities. A recent survey conducted by SurveyMonkey Audiences for 55+ places found that 64 percent of respondents identify interest in health and fitness groups within 55+ communities as attracting them to such residences, which typically boast a range of additional amenities that might appeal to adults 55 and over. Adults interested in

active adult communities are urged to contact local representatives of such collectives to get specific information, but the following are some frequently asked questions that can offer insight into 55+ communities.

Do I need to be 55 to move in?

It's typical that individuals who aspire to live in active adult communities be at least 55-years-old, but there might be some exceptions. For example, a married couple in which one spouse is 55 and the other nearing that age might still be eligible.

Is this a typical senior living community?

Conceptions of communities designated for aging adults vary, but those who perceive active adult communities as catering to individuals with chronic illnesses may be mistaken. Active adult communities are generally designed for residents who are physically active and want to remain so, and many of these communities feature single-family homes or condominiums owned by the residents. Health care facilities like gyms

are commonplace at 55+ communities, but health care services like medical care and other features are typically not available on-site.

Do communities feature HOA fees?

Fees are commonplace at active adult communities, where residents typically do not want to worry about home maintenance tasks like mowing the lawn or exterior repairs. Fees will vary by community, but they must be factored in when considering if a community is the right fit.

Can I host guests for overnight stays at an active adult community?

Residents are typically allowed to host guests for overnight visits at active adult communities, but the length of stays may be limited. Some communities limit overnight guest stays to a predetermined number of days or weeks per year. Each individual community may have its own rules.

Do I still need homeowner's insurance?

Expenses like homeowner's insurance are generally not covered in HOA fees. Residents will need to take

out their own homeowner's policies.

What about utilities?

Utilities also are not typically part of the HOA fees, so

residents will need to factor utility costs into their overall budgets when determining if a given community is affordable.

Answering these questions and more can help adults 55 and over determine if active adult communities are right for them.

DARTS MPO NOTICE OF PUBLIC MEETING

The Dougherty Area Regional Transportation Study (DARTS) will hold its quarterly committee meetings on Wednesday, January 21, 2026 and Thursday, January 22, 2026. DARTS meetings are open to the public and will be held hybrid via Zoom or In-Person at 240 Pine Avenue, Suite 380.

Citizens Transportation Committee January 21, 2026 at 9:00 A.M.

Join Zoom Meeting Link:

<https://us06web.zoom.us/j/81845902160?pwd=ZUzVbCDucMuFLv0C4gKG3g5tBILtt.1>

Meeting ID: 818 4590 2160

Passcode: 633161

Technical Coordinating Committee January 22, 2026 at 9:00 A.M.

Join Zoom Meeting Link:

<https://us06web.zoom.us/j/84581247670?pwd=LZNhaNkdsqSFFaqO4RPKTLRHOu4y6.1>

Meeting ID: 845 8124 7670

Passcode: 674027

Policy Committee January 22, 2026 at 10:00 A.M.

Join Zoom Meeting Link:

<https://us06web.zoom.us/j/88337737708?pwd=00pFjPoUxrO9RS07HIPBYX7U16Enk6.1>

Meeting ID: 883 3773 7708

Passcode: 204405

City of Albany Planning & Development Services
240 Pine Avenue, Suite 300, Albany, GA 31701

If you have any questions, please contact Transportation Planner, Tanner Anderson, at (229) 302-1843 or taanderson@albanyga.gov

DARTS MPO AVISO DE REUNIÓN PÚBLICA

El Estudio Regional de Transporte del Área de Dougherty (DARTS) celebrará sus reuniones trimestrales del comité el miércoles 21 de enero de 2026 y el jueves 22 de enero de 2026. Las reuniones de DARTS están abiertas al público y se llevarán a cabo en formato híbrido, a través de Zoom o de forma presencial en 240 Pine Avenue, Suite 380.

Comité Ciudadano de Transporte 21 de enero de 2026, 9:00 a. m.

Enlace para unirse a la reunión de Zoom:

<https://us06web.zoom.us/j/81845902160?pwd=ZUzVbCDucMuFLv0C4gKG3g5tBILtt.1>

ID de la reunión: 818 4590 2160

Código de acceso: 633161

Comité de Coordinación Técnica 22 de enero de 2026, 9:00 a. m.

Enlace para unirse a la reunión de Zoom:

<https://us06web.zoom.us/j/84581247670?pwd=LZNhaNkdsqSFFaqO4RPKTLRHOu4y6.1>

ID de la reunión: 845 8124 7670

Código de acceso: 674027

Comité de Políticas 22 de enero de 2026, 10:00 a. m.

Enlace para unirse a la reunión de Zoom:

<https://us06web.zoom.us/j/88337737708?pwd=00pFjPoUxrO9RS07HIPBYX7U16Enk6.1>

ID de la reunión: 883 3773 7708

Código de acceso: 204405

Departamento de Planificación y Desarrollo de la Ciudad de Albany
240 Pine Avenue, Suite 300, Albany, GA 31701

Si tiene alguna pregunta, comuníquese con el planificador de transporte, Tanner Anderson, al (229) 302-1843 o a taanderson@albanyga.gov.



Special Photo

Adult communities are a growing option for older homeowners.



A home-buying guide for empty nesters

By Metro Creative Connection

The day a child leaves home can be bittersweet for parents. Although a son or daughter being successful and mature enough to

move on to new opportunities can be a source of pride, parents typically lament the quiet that comes from empty rooms and a change to the daily routine they'd grown accustomed to when the kids were around. After some time,

some couples decide to downsize to a home more befitting the empty nester lifestyle.

Downsizing presents an option for homeowners whose kids have left the nest. New analysis from a survey of 2,500 empty nesters commissioned by Regency Living found that 30 percent of empty nesters choose to downsize and move from their original family homes. When retirement is just around the corner, many professionals shift focus to how they want to live and where. Moving to a new home presents plenty of opportunities for older adults, including a chance to choose a home based on what's right for them in this stage of life. There are questions homeowners can ask themselves as they ponder if downsizing is right for them.

1. How much upkeep can I handle? A lifelong family home may be well-loved, but chances are it requires significant upkeep and repairs. Empty nesters may choose to move on to a home that offers lifestyle benefits like less maintenance. Homes in lifestyle communities or those overseen by a homeowners' association tend to have certain maintenance built into a monthly fee.

2. Is this layout still a fit? Many empty nesters may not



Special Photo

Many couples are downsizing after their children leave home.

immediately feel the effects of aging, but before selecting a next home, individuals should think about aging in place and any unique needs they may have. Opting for a single-level home, or at least one with the owner's suite on the main level, can be advantageous.

3. Can I make due with less square footage? A cavernous home with many rooms often isn't desirable for empty nesters. All of that square footage requires heating, cooling and maintenance. Rattling around inside a big, empty house may precipitate the decision to down-

size. Downsizing also can free up home equity, which can be used to fund retirement needs.

4. Which features do you desire? Many empty nesters want the next home to focus on some luxury items they may have bypassed in the first home when priorities lay elsewhere. Upscale environments like gourmet kitchens, spa-like bathrooms and outdoor living spaces may be in the budget when moving into a home with a smaller footprint.

5. Will my home be secure while I travel? Empty nesters might want to choose

homes in gated communities or condominium complexes for safety reasons. Should they opt to spend a portion of time at a vacation rental or second home as snowbirds, secure communities enable residents to leave their primary residence with the peace of mind that those homes will be less vulnerable to thieves.

6. Does this home have enough light? The American Optometric Association says many adults start to have problems seeing clearly beginning at age 40. Homes with more light from large windows and artificial lighting can reduce accident risk.

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Quail Forever chapter prepares for annual Invitational hunt



By Tom Seegmueller
news@albanyherald.com

ALBANY – As Southern traditions go, the annual Quail Forever Invitational, held each year on the last weekend in January, is a relative newcomer. However, the economic and environmental impact of the invitational contradicts its brief history.

Since its founding in 2014 the Southwest Georgia Chapter of Quail Forever has raised more than a half-million dollars largely through the success of the hunt.

“Last year we grossed \$126,000 through the Invitational, and the good news is that all the money stays here,” chapter President Robert Chester said.

The chapter also has contributed more than \$100,000 toward area youth programs, more than \$15,000 to improve nesting cover and habitat at the Chickasawhatchee Wildlife Management Area, and more than \$269,000 has been directed to other habitat management projects in southwest Georgia.

During the days that Albany was recognized as the “Quail Capital of the World,” shooting preserves created by Albany native Richard Tift in the 1930s literally shaped the landscape of the region. His efforts to develop recreational estates for some of the nation’s wealthiest industrialists resulted in tens of thousands of contiguous acres of longleaf pine and wiregrass habitat.

For the past century these properties have been managed predomi-

nantly for the benefit of the bobwhite quail. As a result, this vast expanse of habitat has been for the most part saved from saw and pivot irrigation systems. Fortunately, many native species of plants and animals other than quail also benefit from these fire-based management plans with roots that can be traced back to the practices of the Indigenous people living here prior to European contact.

Although for the most part the status of the quail on these private holdings has remained relatively stable, the same cannot be said of smaller private land holdings and public land. This is where Quail Forever is making a significant impact on habitat management and, in turn, the wild quail population across the country.

pheasant populations. As a result, Pheasants Forever was formed with the goal of habitat conservation and restoration.

The group was so successful, it quickly became known as “the Habitat Organization,” a title PF continues to use today. Unlike many other national conservation organizations, Pheasant Forever developed a unique strategy of fundraising and project development, allowing local chapters to see that 100% of the funds they raise are utilized locally.

In 2005 Pheasant Forever determined that the same model it was using to restore and protect pheasant habitat would be effective in addressing declining quail populations across the country. As a result, the Quail Forever initiative was rolled out. By 2013 Quail

Georgia Chapter was founded. Since its founding, the local chapter has worked with the Department of Natural Resources’ Wildlife Division and other partners to improve public lands in the region.

The chapter has been a pivotal partner in the collaborative effort that has transformed the 19,700 acre Chickasawhatchee WMA from a thicket of stumps and wax myrtle into the longleaf pine wiregrass habitat seen there today. The QF chapter’s efforts have resulted in a habitat suitable for the recent release of two threatened species onto land in the WMA.

In the spring, a collaborative effort between Chehaw Park & Zoo and DNR resulted in the release of 300 threatened gopher frogs on the property. Then, in the fall, a collab-

oratory effort including Quail Forever, the Jones Center at Ichauway, Tall Timbers, DNR and other partners resulted in the release of seven pairs of Red-cockaded woodpeckers on WMA land.

Although habitat management is critical to the future of the bobwhite quail in southwest Georgia, the members of the QF chapter here realize that the youths of the region are just as important. This focus led to the chapter receiving the organization’s 2025 National Outreach and Education Award. This annual award is presented by Quail Forever to a local chapter “that demonstrates exceptional commitment and success in engaging the public and new audiences in conservation and outdoor recreation efforts.”

The primary purpose of the award is to recognize efforts that advance the mission of Quail Forever beyond traditional habitat work. The award highlights the chapter’s suc-

cess in inspiring a new generation of hunter/conservationists and ensuring the future of America’s upland hunting heritage. The Southwest Georgia chapter accomplished these goals in a variety of ways. One is through the support of local youth shooting clubs and high school shooting teams.

“We donate money to the 4H shooting teams in Lee County and surrounding areas,” Chester said. “That gets them out and involved. We will pay for their shells for the year.”

However, the project that really set the chapter apart from others is the annual hunt held every year at the Marine Corps Logistic Base in Albany.

“Teaching the kids how to hunt, we give them a Hunter Safety Course first thing in the morning; then we take them out and show them how to handle a shotgun at the skeet range on the base,” Chester said. “QF members take the youths out on an actual quail hunt in the afternoon.”

“We have lots of people helping, and the young shooters get a lot of attention and supervision,” Chester said. “We’ve been doing this for about eight years.”

This unique experience for the sons and daughters of active-duty service members lays a strong foundation for the appreciation of the hunt and all that is entailed in the sport of upland bird hunting. They even get a hands-on lesson in cleaning the birds they harvest.

Another unique aspect of Quail Forever is the organization’s approach to habitat management through a partnership with DNR and its Private Lands Program. The program provides professional technical assistance and financial incentives for conservation practices on private land. It is available to landowners in all 159 counties in the state.

Other programs aid landowners in managing and enhancing their land through prescribed burning, removal of invasive species and upland habitat restoration. The Public Access to Habitat Program provides financial incentives for landowners to enroll in conservation practices that enhance habitat and increase hunting opportunities.

QF’s invitational offers a limited number of hunters the opportunity to experience the hospitality of some of the premier shooting preserves and plantations in the nation. For those who don’t hunt, the chapter’s Saturday-night banquet and auctions are open to the public.

For specific information related to the banquet and other event opportunities, including hunts, contact Sandy Gregors at (229) 317-4760, sgregors@visitalbanyga.com or www.swgaquailforever.org.



The Quail Forever Invitational Hunt is held the final weekend each January.

Although the local QF chapter has a focus on restoring quail habitat in southwest Georgia, the roots of the organization can be traced back to 1982 when pheasant hunters in Minnesota saw the connection between upland habitat loss and declining

Forever had 10,000 members who had worked to improve habitat on a million acres of land.

In 2014, the creation of the 100th Quail Forever chapter expanded the organization into its 23rd state. This is the same year that the Southwest

Georgia Chapter was founded. Since its founding, the local chapter has worked with the Department of Natural Resources’ Wildlife Division and other partners to improve public lands in the region.

The chapter has been a pivotal partner in the collaborative effort that has transformed the 19,700 acre Chickasawhatchee WMA from a thicket of stumps and wax myrtle into the longleaf pine wiregrass habitat seen there today. The QF chapter’s efforts have resulted in a habitat suitable for the recent release of two threatened species onto land in the WMA.

In the spring, a collaborative effort between Chehaw Park & Zoo and DNR resulted in the release of 300 threatened gopher frogs on the property. Then, in the fall, a collab-



FACTORY RECALLS

Special Photo

Hunters should always check for factory recalls on equipment

Check for factory recalls on guns: It’s a matter of safety

By Tom Seegmueller
news@albanyherald.com

ALBANY – Shooters take note: A few lessons related to “factory recall” notices of firearms have surfaced in the industry.

The first occurred a week ago when a firearm I have used for almost a half-century unexpectedly discharged in a deer stand. The second lesson, which I would have most likely otherwise ignored, came a few days later as a post on social media.

The first incident occurred last Saturday when my Ruger M77 7mm Remington Mag was placed in the rack of a tower stand. Without any human contact, the firearm discharged

into the wall above the muzzle. Fortunately for all involved, the loaded firearm was standing in a vertical position against the wall, and proper muzzle control during prior handling had ensured that no one was injured.

Following the incident the firearm was unloaded and stored in a case for transport. When I reached the house that evening, I went online and did a Google search for “Ruger M77 recalls” and discovered that there was indeed a recall for this particular gun related to the trigger overtravel screw in early production models.

Prior to the internet, manufacturers had to rely on their warranty registration information to contact owners of a potential recall or place

numerous notices in print publications in the hopes owners might see them. This is a very important reason to fill out and follow through with the warranty registration process, a step many gun owners overlook or avoid for a variety of reasons.

If a firearm is in your possession that you acquired through trade or second-hand purchase, I seriously encourage you to take a few minutes to go online and see if a search indicates any recall issues on the firearm.

In the case of my Ruger, I was able to contact Ruger and arrange to have the firearm shipped to them for inspection and factory repair.

The second recall issue appeared on a Facebook group post. The post

warned, “If you shoot Magtech 5.56, a small line of text on the box now carries outsized importance. If your carton lists Symbol 556A, you need to stop, pull the ammo, and confirm the exact lot number before another round goes into a rifle.”

A past recall tied that symbol to a single defective lot, and a newer recall targets three different lots of Magtech 5.56 x 45mm Ball M193, so owners cannot assume any 556A-marked box is safe until they match the codes.

Fortunately, the internet now provides a secondary means of notifying firearms owners related to recall issues. This method of notification reaches a far greater audience than

the warranty registration follow-up ever could. However, it is only effective if shooters take the time to read the notices.

In all honesty, had I not been impacted by the Ruger recall, I would not have paid any attention to the Magtech recall. This could have been a serious mistake as the recall relates to serious issues concerning incorrect powder charges that could damage a firearm and/or injure a person if fired.

Shooters should take the time to check for recalls on any firearm that was not a “new in box” purchase and take a moment to read those recalls that pop up on social media sites to ensure that they aren’t at risk.

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Albany Legals

Construction/ Service Bids

The Dougherty County School System Logistical Services Department, located at 601 Flint Ave., Albany, GA 31701, will receive sealed Bids/Proposals for **016-PUR-2026 for Category 1 Network Electronics on January 20, 2016 @ 11:00 AM.**

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

By: Sharonda Thompson, Director of Logistical Services

Alcoholic Beverages

NOTICE OF APPLICATION FOR BEER & WINE LICENSE

Sylvester Food Mart LLC, trading as Dasari Food Mart, 3333 Sylvester Rd., Albany, Georgia 31705, gives notice that I have applied for an Alcohol License to be considered as a transfer of ownership.

Albany Herald Run Dates, January 10, 17, 24 & 31, 2026

NOTICE OF APPLICATION FOR CONSUMPTION OF BEER, LIQUOR & WINE LICENSE

Stonebridge F&B Services LLC., trading as Stonebridge Golf & Country Club at 319 Osprey Ridge Ct. Albany, Georgia 31721 give notice that I have applied for an Alcohol License to be considered as a transfer of ownership.

Debtors & Creditors

NOTICE TO DEBTORS AND CREDITORS

RE: ESTATE NO 2025-ES-420

All Debtors and Creditors of the Estate of Judy Hicks Varnell, 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 this 7th day of January, 2026.

Angela Fielder, Executrix of the Estate of Judy Hicks Varnell
C/O William E Mitchell,
Attorney at Law
PO Box 2276
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 Millie Neal Page, 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 7th day of January, 2026. Heidt Neal Page, Executor of the Estate of Millie Neal Page
c/o John M. Moorhead, Esq.,
Moorhead Law Firm LLC
314 Residence Avenue
Albany, Georgia 31701

GEORGIA, DOUGHERTY COUNTY.

NOTICE

Notice is hereby given to all debtors and creditors of the Estate of **ODESSA W. TRENT**, 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.

ROGER TRENT, SR., Petitioner
2018 Juniper Drive
Albany, GA 31721

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY

IN RE: ESTATE OF Lenora Faye McNeal Wingate, Deceased

All creditors of the estate of Lenora Faye McNeal Wingate, late of Dougherty County, Georgia, 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 16 day of December, 2025

Laticia Wingate Faircloth, Personal Representative Estate of
Lenora Faye McNeal Wingate
c/o 114 South Burkhardt Road,
Howell Michigan, 48843

NOTICE GEORGIA DOUGHERTY COUNTY

Notice is hereby given to all creditors of the Estate of Janice Bentley, 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.

Stephanie Bentley Executrix of the Estate of Janice Bentley
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989

NOTICE TO CREDITORS AND DEBTORS
GEORGIA, DOUGHERTY COUNTY
All creditors of the Estate of Caroline Gay, deceased, late of Dougherty County, Georgia, are hereby notified

Debtors & Creditors

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 23rd day of December, 2025.
Sincerely,

Jennifer Tina Battle Administrator of the Estate of Caroline Gay, the deceased
c/o Dearth Law, LLC
3460 Preston Ridge Rd., Suite 150
Alpharetta, Georgia 30005

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY.

NOTICE is hereby given to all debtors and creditors of the Estate of Christopher Bowdre Mathis 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 6th day of January, 2026. Carol Murphy Mathis, Executor of the

Estate of Christopher Bowdre Mathis
c/o Moorhead Law Firm, LLC
314 W. Residence Avenue
Albany, Georgia 31701

GEORGIA, DOUGHERTY COUNTY.

NOTICE

Notice is hereby given to all debtors and creditors of the Estate of **C. KEVIN EDWARDS**, 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.

CHRISTOPHER D. EDWARDS,
Petitioner
109 Acres High Lane
Davenport, FL 33896

NOTICE GEORGIA DOUGHERTY COUNTY

Notice is hereby given to all creditors of the Estate of Fay H. Hatcher, 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.

Barbara H. Rogers Executrix of the Estate of Fay H. Hatcher
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989

GEORGIA, DOUGHERTY COUNTY

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of Penny Marie Pietras a/k/a Penny M. Pietras, deceased, late of Dougherty County, Georgia are hereby notified to render in their demands to the undersigned according to law and all persons indebted to said estate are required to make immediate payment to the undersigned.
This 10th day of December 2025.
Tami Alexas Pietras, Executrix of the Estate of Penny Marie Pietras a/k/a Penny M. Pietras, deceased
c/o Phil Cannon
Georgia Bar 107895
Meeks & Cannon, P.C.
P O Drawer 720
Leesburg, GA 31763
229-759-9111 phone
philcannon@meeksandcannon.com
December 20, 27, 2025 January 3, 10, 2026

NOTICE

TO: Dayton Williford
Respondent Named Above:

This notice has been published to let you know that a Petition for Divorce case was filed against you in the Superior Court on November 18, 2025. The court issued an order for service of summons by publication on December 30, 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 3624 Plumcrest Ave., Albany, GA 31705. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything she asked for in the Petition for Divorce.

This 30th day of December, 2025.

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

NOTICE OF SUMMONS

IN THE SUPERIOR COURT OF Dougherty County STATE OF GEORGIA

In re the Name Change of the Child(ren) Laila Naomi Lawson

Civil Action File No. CVIO-2

NOTICE OF PETITION TO CHANGE NAME

I, NaAsia A. Johnson, filed this petition to the Superior Court of Dougherty County, Georgia on the 7th day of January, 2026, to change the name(s) of the minor child(ren) as follows:
Current Name of Child: Laila Naomi Lawson
Date of Birth: 08/20/2025
Proposed New Name: Laila Naomi Vaughn

Any interested or affected party has the right to appear in this case and file objections within thirty days as set forth in O.C.G.A. § 19-12-1(f)(2) and (3).
This 7th day of January, 2026.
NaAsia A. Johnson
Petitioner pro se
189 West Circle
Camilla GA 31730
229-328-5643

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

In re the Name Change of the Child Aaliyah Rude
Minor child

Civil Action File No. 25CV1291-3

NOTICE OF PETITION TO CHANGE NAME

I, April Knight, filed this petition to the Superior Court of Dougherty County, Georgia on the 29th day of December, 2025, to change the name of the minor child as follows:
Current Name of Child: Aaliyah Rudd, DOB: 12/29/2011, Proposed Name: Aaliyah Knight. Any interested or affected party has the right to appear in this case and file objections within 30 days as set forth in O.C.G.A. 19-12-1(f)(2) and (3).
This 29th day of December, 2025.

April Knight
Petitioner pro se

Miscellaneous

EQUIFIRST CORPORATION; CITY OF ALBANY, Mayor
BO DOROUGH; Respondents
FILE No. SUCV2025001007
NOTICE OF PUBLICATION

TO:
a. Gwendolyn Williams;
b. James Williams, Jr. and his Unknown Heirs at Law;
You are hereby notified that the above-styled petition to quiet title to property located at 130 Force Dr., Dougherty County, Georgia, was filed against you in the Superior Court of Dougherty County on September 25, 2025 and that by reason of an order for service of summons by publication entered by the Court on December 15, 2025, you are hereby commanded and required to file with the Clerk of said Court and serve upon John Ayoub, Attorney at Law, whose address is 675 Seminole Ave., Suite 301, Atlanta, GA 30307 an Answer to the Complaint within sixty (60) days of the filing date of the Order for Service by Publication.
WITNESS, the Honorable Denise Marshall, Judge of Dougherty County Superior Court.

NOTICE OF INTENTION TO INTRODUCE LOCAL LEGISLATION

Notice is given that there will be introduced at the 2026 regular session of the General Assembly of Georgia a bill to amend an Act to create the Chehaw Park Authority, approved April 11, 1979 (Ga. L. 1979, p. 4515), as amended; and for other purposes.

Notice is given that a notice of intent to dissolve Fowler Animal Healthcare Systems of Kennesaw, a Georgia corporation with its registered office at 324 Mud Creek Rd., Albany, GA, 31721, will be delivered to the Secretary of State for filing in accordance with the Georgia Corporation Code. Any known creditor or claimant must present claims for payment by 4-15-26.

NOTICE OF PETITION TO CHANGE NAME

I, Robbie Michelle Hall, filed a petition in the Superior Court of Dougherty County, Georgia on the 25th day of November, 2025 to change my name from Robbie Michelle Hall to RoChelle Hall-Justice. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 25th day of November, 2025

Robbie M. Hall
Petitioner

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

In re the name change of:
Robbie Michelle Hall

Civil Action File No. 25-SU-CV-1197

NOTICE OF PETITION TO CHANGE NAME

I, Robbie Michelle Hall, filed a petition in the Superior Court of Dougherty County, Georgia on the 25th day of November, 2025 to change my name from Robbie Michelle Hall to RoChelle Hall-Justice. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 25th day of November, 2025

Robbie M. Hall
Petitioner

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

In re the Name Change of the Child(ren) Athena Marie Leanne Cheney

Civil Action File No: 26-CV03-03

NOTICE OF PETITION TO CHANGE NAME

I, Ashley Smith, filed this petition to the Superior Court of Dougherty County, Georgia on the 14th day of November, 2025, to change the name(s) of the minor child(ren) as follows:
Current Name of Child: Athena Marie Leanne Cheney
Date of Birth: July 2, 2015
Proposed New Name: Athena Marie Segers

Any interested or affected party has the right to appear in this case and file objections within thirty days as set forth in O.C.G.A. 19-12-1(f)(2) and(3).

This 14 day of November, 2025.
Ashley Smith, Petitioner
229-291-1158
12 Transvilla Parkway
Albany, GA 31705

IN THE SUPERIOR COURT OF Dougherty County STATE OF GEORGIA

In re the Name Change of the Child(ren) Laila Naomi Lawson

Civil Action File No. CVIO-2

NOTICE OF PETITION TO CHANGE NAME

I, NaAsia A. Johnson, filed this petition to the Superior Court of Dougherty County, Georgia on the 7th day of January, 2026, to change the name(s) of the minor child(ren) as follows:
Current Name of Child: Laila Naomi Lawson
Date of Birth: 08/20/2025
Proposed New Name: Laila Naomi Vaughn

Any interested or affected party has the right to appear in this case and file objections within thirty days as set forth in O.C.G.A. § 19-12-1(f)(2) and (3).
This 7th day of January, 2026.
NaAsia A. Johnson
Petitioner pro se
189 West Circle
Camilla GA 31730
229-328-5643

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

In re the Name Change of the Child Aaliyah Rude
Minor child

Civil Action File No. 25CV1291-3

NOTICE OF PETITION TO CHANGE NAME

I, April Knight, filed this petition to the Superior Court of Dougherty County, Georgia on the 29th day of December, 2025, to change the name of the minor child as follows:
Current Name of Child: Aaliyah Rudd, DOB: 12/29/2011, Proposed Name: Aaliyah Knight. Any interested or affected party has the right to appear in this case and file objections within 30 days as set forth in O.C.G.A. 19-12-1(f)(2) and (3).
This 29th day of December, 2025.

April Knight
Petitioner pro se

Probate Court Administration

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: TERRY WATSON HANCOCK

ESTATE FILE NO: 2024-ES-395

TO WHOM IT MAY CONCERN:
Jennifer Leigh Horne has petitioned to be appointed administrator of the estate of TERRY WATSON HANCOCK, 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 February 2, 2026.

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 no 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: SWEETIE MAE BENJAMIN

ESTATE FILE NO: 2025-ES-376

TO WHOM IT MAY CONCERN:

Mary Denise Freelove has petitioned to be appointed administrator of the estate of SWEETIE MAE BENJAMIN, 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 January 12, 2026.

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 no 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: DEBORAH RILEY

ESTATE FILE NO: 2025-ES-298

Desmond J. Watson has petitioned to be appointed administrator of the estate of DEBORAH RILEY, 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 February 2, 2026.

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 no 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: CLARETHA L. SAFFOLD

ESTATE FILE NO: 2025-ES-371

Orlando Saffold, Jr., has petitioned to be appointed administrator of the estate of CLARETHA L. SAFFOLD, 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 February 2, 2026.

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 no 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.

Probate Court Administration

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: GERALDINE WOODARD HENRY

ESTATE FILE NO: 2025-ES-428

TO WHOM IT MAY CONCERN:

Brandon Henry has petitioned to be appointed administrator of the estate of GERALDINE WOODARD HENRY, 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 January 12, 2026.

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 no 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:

Probate Court 12 mth Support

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

GEORGIA, DOUGHERTY COUNTY PROBATE COURT IN RE: ESTATE OF: TIMOTHY WAYNE TURNER ESTATE FILE NO: 2025-ES-447 NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Carolyn S. Turner for a year's support from the estate of **TIMOTHY WAYNE TURNER**, 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 20, 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: DAVID LEE BYARS ESTATE FILE NO: 2025-ES-462 NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Gloria Jean Byars for a year's support from the estate of **DAVID LEE BYARS**, Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before **February 2, 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, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102

Probate Court Wills

IN THE PROBATE COURT OF CALHOUN COUNTY STATE OF GEORGIA

IN RE: ESTATE OF Jimmie Harold Thomas DECEASED

ESTATE NO. 2025P30

NOTICE

IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-referenced estate

TO: Hill Thomas and Ryan Thomas

This is to notify you who are required to be served personally, to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before the 30th day after the date you are personally service or sign the return receipt.

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

Annie Doris Holder
Judge of the Probate Court
P.O. Box 87
Morgan, GA 39866
229-849-2115

Probate Court Discharge

NOTICE
(For Discharge from Office and all Liability)

PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2024-ES-152
PETITION OF TIMOTHY S. EATHEREDGE
FOR DISCHARGE AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF: LORI DAVIS EATHEREDGE

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 January 20, 2026. **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

Probate Court Discharge

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

GEORGIA, DOUGHERTY COUNTY PROBATE COURT
CASE NAME: MARY JOYCE EIDSON HAMLETT
CASE NO: 2025-ES-171
CASE NAME: HENRY LOUIS HAMLETT
CASE NO: 2025-ES-172

TO: HEIRS OF THE ESTATE OF DONALD GLENN HAMLETT, MATTHEW HAMLETT, JESSICA HAMLETT, JASON HAMLETT, and ALL OTHER INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the Petition for Discharge of Personal Representative, in this Court on or before **February 2, 2026**.

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

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

NOTICE (For Discharge from Office and all Liability)

PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2024-ES-389
PETITION OF MARANDA SCHMIDT
FOR DISCHARGE AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF: JEFFREY ALAN MUSGROVE

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 January 20, 2026. **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 Hearings

The Southwest Georgia Regional Commission Council meeting will be held Thursday, January 22, 2026, at The Camilla Depot, 212 E. Broad Street, Camilla, Georgia. The business meeting will commence at 7:00 PM. Please check our website for updates.

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

Public Sales/ Auctions

Notice of Public Sale Ledo Self Storage 1661 Ledo Rd. Albany, GA 31707 (229) 490-4960. Property of the following tenant(s) will be sold to satisfy rental liens in accordance with the Georgia Code 10-4-213 et seq for Georgia Lien Statutes. All items will be sold or otherwise disposed of. Sales will be conducted online at storageauctions.com January 29, 2026 at 10AM EST. All goods will be sold AS IS condition. All items or spaces may not be available at time of sale. All sales are final, and a \$100 refundable cleaning deposit is required for all sales. The following units will be auctioned. Unit C9 Samora Wood-HH Goods and Furniture. Unit O62 Eric McCallum-HH Goods. Unit D25 Morgan Stanfill-HH Goods.

Public Auction
Location:
Royal Storage
2801 Palmyra Road
Albany, GA 31707
229-446-2038
Date & Time:
Thursday, January 15, 2026
Bids due by 12:00 PM Sharp
Auction by Sealed Bid Only
Viewing:
Wednesday, January 14, 2026
9:00 am – 5:00 pm

204 Dreama Langley: chair, home decor

233 Brittany Taylor: misc items

346 John McDonald: misc items

348 Melonia Garrett: misc items

417 Felicia Williams: dresser, shoes, boxes

503 Tauresa morris: furniture, misc items

705 Tanesha Wade: pictures, chairs, home decor

734 Jacqueline Wilson: furniture, washing machine

736 Keisha Crawford: furniture

2014 Leroy Edwards: boat

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

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

Public Sales/ Auctions

business above.

VIN: ML32F3F7JKHF09750
Year: 2019
Make: MITS
Model: Mirage G4*

VIN: 1NXAE04B0SZ229111
Year: 1995
Make: TOYT
Model: Corolla*

VIN: 1D7HA16K96J232166
Year: 2006
Make: DODG
Model: S1T

PUBLIC AUTO AUCTION

1-26-2026 10:00 AM
LOCATION: Strums Elite Towing & Recovery 2800 Phillips Dr ALBANY, GA 31721

229-319-5924
IN ACCORDANCE WITH O.C.G.A. SECTION 40-11-02, FIFTY-FOUR (54) ABANDONED, WRECKED AND STOLEN VEHICLES ARE TO BE AUCTIONED TO THE HIGHEST BIDDER. TERMS OF PAYMENT: CASH, CASHIERS CHECK OR PERSONAL CHECK WITH LETTER OF CREDIT FROM YOUR BANK. 7% CAR PREMIUM CHARGE ON EACH PURCHASE.

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

1. Vin: 5TDGZRAH2NS125163
Year: 2022
Make: Toyota
Model: Highlander

2. Vin: 3AKJGLD54SGSHG3232
Year: 2016
Make: Freightliner
Model: Cascadia

3. Vin: 5NPE34AF7FH064572
Year: 2015
Make: Hyundai
Model: Sonata

4. Vin: WBANU5C55AC126821
Year: 2010
Make: BMW
Model: 5 Series

5. Vin: 1G11C5SA0DF322602
Year: 2013
Make: Chevrolet
Model: Malibu

6. Vin: 1HGCP2F74AA106294
Year: 2010
Make: Honda
Model: Accord

7. Vin: 4T1BE46K97U161682
Year: 2007
Make: Toyota
Model: Camry

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE:

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

Make: Honda
Year: 2008
Model: Civic
Vin ID: 2HGFA165X8H326719
License: RVR6313
State: GA
Case #: 2026-4AV

Make: Nissan
Year: 2024
Model: Sentra
Vin ID: 3N1A88CV2RY340857
License: DCX8116
State: GA
Case #: 2026-3AV

Make: Kia
Year: 2019
Model: Optima
Vin #: 5XXGT4L30KG368974
License: CLG5873
State: GA
Case: 2026-2AV

Make: Mitsubishi
Year: 2022
Model: Mirage
Vin ID: ML32AUJ8NH008689
License: DDK1314
State: GA
Case #: 2026-7AV

Make: Hyundai
Year: 2013
Model: Elantra
Vin ID: 5NPDH4AE1DH173496
License: SKW4203
State: GA
Case #: 2026-8AV

Make: Honda
Year: 2014
Model: Accord
Vin ID: 1HGCR2F36EA005173
License: YUE882
State: GA
Case #: 2026-1AV

Make: Mitsubishi
Year: 2019
Model: Outlander
Vin ID: JA4AD3A3XKZ031297
License: NONE
State: GA
Case #: 2026-6AV

Make: Honda
Year: 2014
Model: Accord
Vin ID: ML32AUJ8NH008689
License: DDK1314
State: GA
Case #: 2026-7AV

Make: Nissan
Year: 2024
Model: Sentra
Vin ID: 3N1A88CV2RY340857
License: DCX8116
State: GA
Case #: 2026-3AV

Make: Kia
Year: 2019
Model: Optima
Vin #: 5XXGT4L30KG368974
License: CLG5873
State: GA
Case: 2026-2AV

Make: Mitsubishi
Year: 2022
Model: Mirage
Vin ID: ML32AUJ8NH008689
License: DDK1314
State: GA
Case #: 2026-7AV

Make: Hyundai
Year: 2013
Model: Elantra
Vin ID: 5NPDH4AE1DH173496
License: SKW4203
State: GA
Case #: 2026-8AV

Make: Honda
Year: 2014
Model: Accord
Vin ID: 1HGCR2F36EA005173
License: YUE882
State: GA
Case #: 2026-1AV

Make: Mitsubishi
Year: 2019
Model: Outlander
Vin ID: JA4AD3A3XKZ031297
License: NONE
State: GA
Case #: 2026-6AV

Make: Honda
Year: 2014
Model: Accord
Vin ID: ML32AUJ8NH008689
License: DDK1314
State: GA
Case #: 2026-7AV

Make: Nissan
Year: 2024
Model: Sentra
Vin ID: 3N1A88CV2RY340857
License: DCX8116
State: GA
Case #: 2026-3AV

Make: Kia
Year: 2019
Model: Optima
Vin #: 5XXGT4L30KG368974
License: CLG5873
State: GA
Case: 2026-2AV

Make: Mitsubishi
Year: 2022
Model: Mirage
Vin ID: ML32AUJ8NH008689
License: DDK1314
State: GA
Case #: 2026-7AV

Make: Hyundai
Year: 2013
Model: Elantra
Vin ID: 5NPDH4AE1DH173496
License: SKW4203
State: GA
Case #: 2026-8AV

Make: Honda
Year: 2014
Model: Accord
Vin ID: 1HGCR2F36EA005173
License: YUE882
State: GA
Case #: 2026-1AV

Make: Mitsubishi
Year: 2019
Model: Outlander
Vin ID: JA4AD3A3XKZ031297
License: NONE
State: GA
Case #: 2026-6AV

Foreclosures

NOTICE OF SALE
GEORGIA, DOUGHERTY COUNTY.

By virtue of a power of sale contained in that certain Security Deed from BLAKE ANDREW BURKERT to FLINT COMMUNITY BANK ("FLINT"), dated April 8, 2022, and recorded in Deed Book 4963, Page 76, et seq., in the Office of the Clerk of Superior Court of Dougherty County, Georgia (the "Security Deed"), said Security Deed having originally been given to secure that certain Promissory Note dated April 8, 2022, in the original principal amount of TWO HUNDRED THREE THOUSAND FIVE HUNDRED THIRTY TWO AND 00/100 DOLLARS (\$203,532.00) of even date therewith, 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 BLAKE ANDREW BURKERT to FLINT here will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door

Foreclosures

at Albany, Dougherty County, Georgia, within the legal hours of sale on the first Tuesday in February, 2026, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 72 IN THE SECOND LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING LOTS 4 AND 5 AS SHOWN AND DELINEATED ON THAT CERTAIN PLAT PREPARED BY LANIER ENGINEERING, INC. ENTITLED "FINAL PLAT HIDDEN LAKES ESTATES" DATED JULY 18, 2018 AND RECORDED JULY 23, 2018 IN PLAT BOOK 7, PAGE 69-70, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

The indebtedness secured by the aforementioned Security Deed has been and is hereby declared immediately due and payable in full because of the failure of BLAKE ANDREW BURKERT to maintain payments upon said indebtedness owing to FLINT 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 BLAKE ANDREW BURKERT 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 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 Security Deed described above; and all easements, restrictions, rights-of-way, security deeds or other encumbrances of record which have priority over the referenced Security Deed.

To the best of the knowledge and belief of the undersigned, the party presently in possession of said property is BLAKE ANDREW BURKERT, and/or a tenant or tenants.

Please be further advised that the entity which has full authority to negotiate, amend and modify all terms of the Note, Security Deed, and related documents, is:

FLINT COMMUNITY BANK
P.O. Box 70878
Albany, Georgia 31708
Tel: (229) 903-3372
ATTN: Windy Phillips

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

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

Foreclosures

the Purchase Money Deed To Secure Debt and by law, including attorney's fees (notice of intent to collect attorneys fees having been given); and the balance, if any, will be applied as provided or allowed by law. To the best knowledge and belief of the undersigned, the party in possession of the property is Ana M. Galicia. The sale will be made subject to any unpaid ad valorem taxes (including taxes which are a lien, but not yet due and payable), any street assessments, special assessments, visible easements and restrictions and easements of record and any matters which might be disclosed by an accurate survey and inspection of the property.

PERRY & WALTERS, LLP
By: Keith T. Dorough
Attorneys At Law
P. O. Box 71209
Albany, Georgia 31708-1209
(229) 439-4000
FHH DOT, LLC, a Georgia limited liability company
PERRY & WALTERS, LLP
BY: Keith T. Dorough
Keith T. Dorough
Attorneys for FHH DOT, LLC, a Georgia limited liability company
Publication Dates: January 10, 17, 24 and 31, 2026

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

NOTICE OF SALE UNDER POWER GEORGIA, DOUGHERTY COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Daphne Jadotte to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Homestar Financial Corp., its successors and assigns dated May 6, 2020, recorded in Deed Book 4703, Page 326, Dougherty County, Georgia Records, as last transferred to NewRez LLC dba Shellpoint Mortgage Servicing by assignment recorded in Deed Book 5241, Page 267, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-NINE THOUSAND EIGHTY AND 0/100 DOLLARS (\$159,080.00), 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 February, 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.

NewRez LLC dba Shellpoint Mortgage Servicing 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 Daphne Jadotte or a tenant or tenants and said property is more commonly known as **420 Partridge Drive, 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.

NewRez LLC dba Shellpoint Mortgage Servicing
as Attorney in Fact for
Daphne Jadotte

McCalla Rayment 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 Land Lot 80 in the Second Land District, in the City of Albany, Dougherty County, Georgia, and being all of Lot 30 of AUDUBON SUBDIVISION, according to a map or plat of said subdivision as same recorded in Plat Book 3, Page 147 (Plat Cabinet 1, Slide A-92), in the office of the Clerk of the Superior Court of Dougherty County, Georgia. MR / KR February 3, 2026
Our file no. 25-21036GA-FT18
25-21036GA

TS # 2025-16802-GA
Notice Of Sale Under Power Georgia, Dougherty County Under and by virtue of the Power of Sale contained in that certain Security Deed given by Margaret L. Taylor a single person to Mortgage Electronic Registration Systems, Inc., as Grantor, as nominee for Crescent Mortgage Company, its successors and assigns, dated 12/17/2009, and recorded on 12/22/2009, in Instrument No.: 009298, Deed Book 3666, Page 313, Dougherty County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 6/6/2025 in Instrument No.: D2025-003116 Deed Book 5304, Page 47, conveying the after-described property to secure a Note in the original principal amount

Foreclosures

of \$182,575.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia, within the legal hours of sale on 2/3/2026, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 77 Of The Second Land District Of Dougherty County, Georgia, And Being More Particularly Described As Follows: Commencing At The Intersection Of The North Margin Line Of Gillionville Road With The Center Line Of Beaty Road, Run Thence South 88 Degrees 30 Minutes West Along The North Margin Line Of Said Gillionville Road For A Distance Of 2,380.6 Feet To A Point On The West Margin Line Of Covey Road; Run Thence North 0 Degrees 13 Minutes West Along The West Margin Line Of Said Covey Road For A Distance Of 505.65 Feet To The Point Of Beginning; From Said Point Of Beginning, Continue Thence North 0 Degrees 13 Minutes West Along The West Margin Line Of Covey Road For A Distance Of 214.35 Feet To The Southeast Corner Of Lot 25 Of Southwind Subdivision; Run Thence South 88 Degrees 30 Minutes West Along The South Line Of 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 Kearse, Sr. And Doris W. Kearse, 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 GEORGIA, DOUGHERTY COUNTY

By virtue of a power of sale contained in that certain Security Deed from BLAKE BURKERT to FLINT COMMUNITY BANK ("FLINT"), dated July 1, 2021, and recorded in Deed Book 4857, Page 54, et seq., in the Office of the Clerk of Superior Court of Dougherty County, Georgia (the "Security Deed"), said Security Deed having originally been given to secure that certain Promissory Note dated July 1, 2021, in the original principal amount of ONE HUNDRED AND TWO THOUSAND THREE HUNDRED TWO AND 50/100 DOLLARS (\$102,302.50) of even date therewith, 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 BLAKE BURKERT to FLINT here 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 February, 2026, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING LOT 2 AS SHOWN AND DELINEATED ON THAT CERTAIN PLAT PREPARED BY LANIER ENGINEERING, INC. ENTITLED "FINAL PLAT HIDDEN LAKES ESTATES" DATED JULY 18, 2018 AND RECORDED JULY 23, 2018 IN PLAT BOOK 7, PAGE 69, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. The indebtedness secured by the aforementioned Security Deed has been and is hereby declared immediately due and payable in full because of the failure of BLAKE BURKERT to maintain payments upon said indebtedness owing to FLINT 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 (notice of intent to collect attorney's fees having been given). Said property is commonly known as **1701 N Cleveland Street, Albany, GA 31701** 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): Nicole Mallory and Elvin J. Mallory or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518 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 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 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 Security Deed described above; and all easements, restrictions, rights-of-way, security deeds or other encumbrances of record which have priority over the referenced Security Deed. To the best of the knowledge and belief of the undersigned, the party presently in possession of said property is BLAKE BURKERT, and/or a tenant or tenants.

Please be further advised that the entity which has full authority to negotiate, amend and modify all terms of the Note, Security Deed, and related documents, is: FLINT COMMUNITY BANK P.O. Box 70878 Albany, Georgia 31708 Tel: (229) 903-3372 ATTN: Matthew Taylor Jenkins

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

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

FLINT COMMUNITY BANK, AS ATTORNEY-IN-FACT FOR BLAKE BURKERT
MOORE, CLARKE, DUVAL & RODGERS, P.C.
By: D. BRADLEY FOLSOM
Attorneys for FLINT COMMUNITY BANK
Post Office Drawer 71727
Albany, Georgia 31708-1727
(229) 888-3338

NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Nicole C. Mallory and Elvin J. Mallory to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for IndyMac Bank, F.S.B., its successors and assigns dated 10/13/2005 and recorded in Deed Book 3056 Page 251 Dougherty County, Georgia records; as last transferred to or acquired by DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSETBACKED TRUST Series INABS 2005-D, HOME EQUITY MORTGAGE LOAN ASSETBACKED CERTIFICATES Series INABS 2005-D, conveying the after-described property to secure a Note in the original principal amount of \$68,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 3, 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 part of Land Lot 366, First Land District, Albany, Dougherty County, Georgia and being the South 75 feet of Lots 1 and 2, Block 37 of part Rawson Circle, according to a map or plat of said subdivision as same is recorded in Plat Book 2 page 17 (Plat Cabinet 1, Slide A39) in the office of the Clerk of Superior Court, Dougherty County, Georgia and being particularly described as follows Commence at the point where the north right of way of Tenth Avenue (an 80 foot right of way) intersects with the west right of way of Cleveland Street (an 80 foot right of way) and use this as the point of beginning (iron pin found); run thence south 89 degrees 50 minutes 50 seconds west along the said right of way of Tenth Avenue a distance of 140.00 feet to a point (iron pin found); run thence north 00 degrees 00 minutes 00 seconds east a distance of 75.00 feet to a point (iron pin found); run thence north 89 degrees 50 minutes 50 seconds east a distance of 140.00 feet to a point (iron pin found); run thence south 00 degrees 00 minutes 00 seconds west a distance of 75.00 feet to the point of beginning (iron pin found). Said property contains 0.241 acre and is depicted on plat entitled "Property of Georgia G. Pritchard" prepared by Wm. David McCrary, Georgia Registered Land Surveyor 2594, dated August 4, 1995. 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 **1701 N Cleveland Street, Albany, GA 31701** 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): Nicole Mallory and Elvin J. Mallory or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518 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

Foreclosures

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 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 Security Deed described above; and all easements, restrictions, rights-of-way, security deeds or other encumbrances of record which have priority over the referenced Security Deed. To the best of the knowledge and belief of the undersigned, the party presently in possession of said property is BLAKE BURKERT, and/or a tenant or tenants.

Please be further advised that the entity which has full authority to negotiate, amend and modify all terms of the Note, Security Deed, and related documents, is: FLINT COMMUNITY BANK P.O. Box 70878 Albany, Georgia 31708 Tel: (229) 903-1400 ATTN: Matthew Taylor Jenkins

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

NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Nicole C. Mallory and Elvin J. Mallory to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for IndyMac Bank, F.S.B., its successors and assigns dated 10/13/2005 and recorded in Deed Book 3056 Page 251 Dougherty County, Georgia records; as last transferred to or acquired by DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSETBACKED TRUST Series INABS 2005-D, HOME EQUITY MORTGAGE LOAN ASSETBACKED CERTIFICATES Series INABS 2005-D, conveying the after-described property to secure a Note in the original principal amount of \$68,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 3, 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 part of Land Lot 366, First Land District, Albany, Dougherty County, Georgia and being the South 75 feet of Lots 1 and 2, Block 37 of part Rawson Circle, according to a map or plat of said subdivision as same is recorded in Plat Book 2 page 17 (Plat Cabinet 1, Slide A39) in the office of the Clerk of Superior Court, Dougherty County, Georgia and being particularly described as follows Commence at the point where the north right of way of Tenth Avenue (an 80 foot right of way) intersects with the west right of way of Cleveland Street (an 80 foot right of way) and use this as the point of beginning (iron pin found); run thence south 89 degrees 50 minutes 50 seconds west along the said right of way of Tenth Avenue a distance of 140.00 feet to a point (iron pin found); run thence north 00 degrees 00 minutes 00 seconds east a distance of 75.00 feet to a point (iron pin found); run thence north 89 degrees 50 minutes 50 seconds east a distance of 140.00 feet to a point (iron pin found); run thence south 00 degrees 00 minutes 00 seconds west a distance of 75.00 feet to the point of beginning (iron pin found). Said property contains 0.241 acre and is depicted on plat entitled "Property of Georgia G. Pritchard" prepared by Wm. David McCrary, Georgia Registered Land Surveyor 2594, dated August 4, 1995. 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 **1701 N Cleveland Street, Albany, GA 31701** 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): Nicole Mallory and Elvin J. Mallory or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518 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 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 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 Security Deed described above; and all easements, restrictions, rights-of-way, security deeds or other encumbrances of record which have priority over the referenced Security Deed. To the best of the knowledge and belief of the undersigned, the party presently in possession of said property is KALEIGH BROWN AND BLAKE BURKERT, and/or a tenant or tenants.

Please be further advised that the entity which has full authority to negotiate, amend and modify all terms of the Note, Security Deed, and related documents, is: FLINT COMMUNITY BANK P.O. Box 70878 Albany, Georgia 31708 Tel: (229) 903-3372 ATTN: Windy Phillips

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

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

FLINT COMMUNITY BANK, AS ATTORNEY-IN-FACT FOR KALEIGH BROWN AND BLAKE BURKERT
MOORE, CLARKE, DUVAL & RODGERS, P.C.
By: D. BRADLEY FOLSOM
Attorneys for FLINT COMMUNITY BANK
Post Office Drawer 71727
Albany, Georgia 31708-1727
(229) 888-3338

NOTICE OF SALE GEORGIA, DOUGHERTY COUNTY

By virtue of a power of sale contained in that certain Security Deed from ANGELA CALDWELL to AARON DEVELOPMENT, LLC, dated February 1, 2021, and recorded in Deed Book 4799, Pages 240-248, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, said Security Deed having originally been given to secure that certain Promissory Note dated February 1, 2021 between ANGELA CALDWELL and AARON DEVELOPMENT, LLC in the original principal amount of Forty Nine Thousand and Zero Cents (\$49,000.00), 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 ANGELA CALDWELL, 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 February 2026 the following described property:

All that tract or parcel of land lying and being in Land Lot 363 in the First Land District, City of Albany, Dougherty County, Georgia, and being more particularly described as follows:

All of Lot 44 in Block 104 of West Highlands Subdivision, according to a map or plat of said subdivision as the same is recorded in Plat Book 2, Page 2 (Plat Cabinet 1, Slide A-37), in the office of the Clerk of Superior Court, Dougherty County, Georgia.

Address: **848 W. Oglethorpe Blvd. Parcel No. 0000K/00017/004**

The indebtedness secured by the aforementioned Security Deed has been, and is hereby declared immediately due and payable in full because of the failure of ANGELA CALDWELL to maintain payments upon said indebtedness owing to AARON DEVELOPMENT, LLC 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.

Notice is given that the individual or entity which has the authority to negotiate, amend, or modify the terms of the Security Deed is AARON DEVELOPMENT, LLC % Divine Finney Davis, PC @ 600 N. Jackson Street, Albany, Georgia 31701, (229) 883-1610.

This sale will be made subject to that certain Deed to Secure Debt from Aaron Development, LLC to Flint Community Bank, dated August 22, 2013 and recorded in Deed Book 4054, Page 77, Dougherty County Public Records.

The above-described property will be sold as the property of ANGELA CALDWELL, their 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 Security Deed described above; and all easements, restrictions, rights-of-way, security deeds or other encumbrances of record which have priority over the referenced Security Deed.

To the best of the knowledge and belief of the undersigned, the party presently in possession of said property is ANGELA CALDWELL, her heirs, successors or assigns and/or a tenant or tenants.

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

AARON DEVELOPMENT, LLC, as Attorney-In-Fact for ANGELA CALDWELL
By: TIMOTHY O. DAVIS
Georgia Bar No. 213025
Attorney for AARON DEVELOPMENT, LLC
600 N. Jackson Street Albany, GA 31701
(229) 883-1610

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA
SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA,
CIVIL ACTION FILE NUMBER P.O. BOX 1827 ALBANY, GA 31702 SUCV2025001268 229-431-2130
Petitioner, vs.
PART OF LOT 9, MUSE AND REDFERN SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 706 MUSE AVENUE, ALBANY, GEORGIA, JAMES TURNER TERRY, OR HIS ESTATE AND ANY OF HIS RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.
NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia, filed the above-styled petition on December 19, 2025, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2016 through 2024 in the amount of \$2,165.69 (amount includes principal amount of taxes owed and any accrued interest and penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 000CC/00010/002.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 19th day of December, 2025.
PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.
By: S/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212
Attorneys for Dougherty County Tax Director
P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com
EXHIBIT "A"

All that tract or parcel of land lying and being in the city of Albany, Dougherty County, Georgia, and being all of Lot 8 and the south one-half of Lot 9 of Muse and Redfern Subdivision according to a map or plat of said Subdivision as same is recorded in Plat Book 1, Page 116, in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Said property, upon information and belief, according to the present system of numbering in place in Albany, Dougherty County, Georgia, is currently known as 706 Muse Avenue.

The above-described Property is conveyed subject to any and all easements and restrictions of record.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

Foreclosures

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.

DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2005-D, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2005-D as agent and Attorney in Fact for Nicole C. Mallory and Elvin J. Mallory Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1017-7678A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-7678A

NOTICE OF SALE GEORGIA, DOUGHERTY COUNTY.

By virtue of a power of sale contained in that certain Security Deed from KALEIGH BROWN and BLAKE BURKERT to FLINT COMMUNITY BANK ("FLINT"), dated September 18, 2020, and recorded in Deed Book 4750, Page 56, et seq., in the Office of the Clerk of Superior Court of Dougherty County, Georgia (the "Security Deed"), said Security Deed having originally been given to secure that certain Promissory Note dated September 18, 2020, in the original principal amount of ONE HUNDRED AND TWO THOUSAND TWO HUNDRED FORTY-EIGHT AND 50/100 DOLLARS (\$102,248.50) of even date therewith, 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 KALEIGH BROWN AND BLAKE BURKERT to FLINT here 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 February, 2026, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 72 IN THE SECOND LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING LOT 3 AS SHOWN AND DELINEATED ON THAT CERTAIN PLAT PREPARED BY LANIER ENGINEERING, INC. ENTITLED "FINAL PLAT HIDDEN LAKES ESTATES" DATED JULY 18, 2018 AND RECORDED JULY 23, 2018 IN PLAT BOOK 7, PAGE 69, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

The indebtedness secured by the aforementioned Security Deed has been and is hereby declared immediately due and payable in full because of the failure of KALEIGH BROWN AND BLAKE BURKERT to maintain payments upon said indebtedness owing to FLINT 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 KALEIGH BROWN AND BLAKE BURKERT 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 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 Security Deed described above; and all easements, restrictions, rights-of-way, security deeds or other encumbrances of record which have priority over the referenced Security Deed.

To the best of the knowledge and belief of the undersigned, the party presently in possession of said property is KALEIGH BROWN AND BLAKE BURKERT, and/or a tenant or tenants.

Please be further advised that the entity which has full authority to negotiate, amend and modify all terms of the Note, Security Deed, and related documents, is: FLINT COMMUNITY BANK P.O. Box 70878 Albany, Georgia 31708 Tel: (229) 903-3372 ATTN: Windy Phillips

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

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

FLINT COMMUNITY BANK, AS ATTORNEY-IN-FACT FOR KALEIGH BROWN AND BLAKE BURKERT
MOORE, CLARKE, DUVAL & RODGERS, P.C.
By: D. BRADLEY FOLSOM
Attorneys for FLINT COMMUNITY BANK
Post Office Drawer 71727
Albany, Georgia 31708-1727
(229) 888-3338

NOTICE OF SALE GEORGIA, DOUGHERTY COUNTY.

By virtue of a power of sale contained in that certain Security Deed from ANGELA CALDWELL to AARON DEVELOPMENT, LLC, dated February 1, 2021, and recorded in Deed Book 4799, Pages 240-248, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, said Security Deed having originally been given to secure that certain Promissory Note dated February 1, 2021 between ANGELA CALDWELL and AARON DEVELOPMENT, LLC in the original principal amount of Forty Nine Thousand and Zero Cents (\$49,000.00), 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 ANGELA CALDWELL, 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 February 2026 the following described property:

All that tract or parcel of land lying and being in Land Lot 363 in the First Land District, City of Albany, Dougherty County, Georgia, and being more particularly described as follows:

All of Lot 44 in Block 104 of West Highlands Subdivision, according to a map or plat of said subdivision as the same is recorded in Plat Book 2, Page 2 (Plat Cabinet 1, Slide A-37), in the office of the Clerk of Superior Court, Dougherty County, Georgia.

Address: **848 W. Oglethorpe Blvd. Parcel No. 0000K/00017/004**

The indebtedness secured by the aforementioned Security Deed has been, and is hereby declared immediately due and payable in full because of the failure of ANGELA CALDWELL to maintain payments upon said indebtedness owing to AARON DEVELOPMENT, LLC 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.

Notice is given that the individual or entity which has the authority to negotiate, amend, or modify the terms of the Security Deed is AARON DEVELOPMENT, LLC % Divine Finney Davis, PC @ 600 N. Jackson Street, Albany, Georgia 31701, (229) 883-1610.

This sale will be made subject to that certain Deed to Secure Debt from Aaron Development, LLC to Flint Community Bank, dated August 22, 2013 and recorded in Deed Book 4054, Page 77, Dougherty County Public Records.

The above-described property will be sold as the property of ANGELA CALDWELL, their 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 Security Deed described above; and all easements, restrictions, rights-of-way, security deeds or other encumbrances of record which have priority over the referenced Security Deed.

To the best of the knowledge and belief of the undersigned, the party presently in possession of said property is ANGELA CALDWELL, her heirs, successors or assigns and/or a tenant or tenants.

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

AARON DEVELOPMENT, LLC, as Attorney-In-Fact for ANGELA CALDWELL
By: TIMOTHY O. DAVIS
Georgia Bar No. 213025
Attorney for AARON DEVELOPMENT, LLC
600 N. Jackson Street Albany, GA 31701
(229) 883-1610

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA
SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA,
CIVIL ACTION FILE NUMBER P.O. BOX 1827 ALBANY, GA 31702 SUCV2025001274 229-431-2130
Petitioner, vs.
LOT 226, RAWSON PARK, DOUGHERTY COUNTY, GEORGIA, 1211 N. MADISON STREET, ALBANY, GEORGIA, GREENLEO RESIDENTIAL RENTAL, LLC OR ITS SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.
NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia, filed the above-styled petition on December 19, 2025, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2023 through 2024 in the amount of \$6,260.97 (amount includes principal amount of taxes owed and any accrued interest and penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 00004/00035/015.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 19th day of December, 2025.
PAGE, SCRANTOM, SPROUSE, TUCKER

Foreclosures

SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 711 MUSE AVENUE, ALBANY, GEORGIA, G. O. TERRY AND MARION TURNER TERRY, OR THEIR ESTATE AND ANY OF THEIR RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents. NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on December 19, 2025, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2016 through 2024 in the amount of \$8,659.89 (amount includes principal amount of taxes owed and any accrued interest and penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 000CC/00009/009.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein. This 19th day of December, 2025. PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C. By: S/Stephen G. Gunby Stephen G. Gunby Ga. Bar No.: 315212 Attorneys for Dougherty County Tax Director P.O. Box 1199 1111 Bay Avenue, Third Floor Columbus, Georgia 31901 (706) 243-5630 sgunby@pagescrantom.com EXHIBIT "A"

All of lot number One (1) of the Muse-Redfearn subdivision as recorded in the office of the Clerk of the Superior Court of Dougherty County, Georgia, in Plat Book No. 1, Page No. 116.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, CIVIL ACTION FILE NUMBER P.O. BOX 1827 ALBANY, GA 31702 SUCV2025001267 229-431-2130 Petitioner, vs. LOT 10 AND PART OF LOT 9, MUSE-REDFEARN SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 712 MUSE AVENUE, ALBANY, GEORGIA, JAMES TURNER TERRY, OR HIS ESTATE AND ANY OF HIS RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents. NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on December 19, 2025, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2016 through 2024 in the amount of \$9,358.68 (amount includes principal amount of taxes owed and any accrued interest and penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 000CC/00010/001.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein. This 19th day of December, 2025. PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C. By: S/Stephen G. Gunby Stephen G. Gunby Ga. Bar No.: 315212 Attorneys for Dougherty County Tax Director P.O. Box 1199 1111 Bay Avenue, Third Floor Columbus, Georgia 31901 (706) 243-5630 sgunby@pagescrantom.com EXHIBIT "A"

All that tract or parcel of land lying and being in the City of Albany, County of Dougherty, State of Georgia, and being Lot No. 10 and the North half of Lot No. 9 of the Muse-Redfearn Subdivision in the City of Albany, and being more particularly described as follows: Beginning at a point at the Southeast intersection of Park Avenue and Muse Street, thence East along Park Avenue 103.5 feet, thence South 105 feet, thence West 104.81 feet to Muse Street, thence North along the East side of Muse Street 105 feet to the point of beginning, being known as 712 Muse Street, and being the home property of J. C. Terry.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, CIVIL ACTION FILE NUMBER P.O. BOX 1827 ALBANY, GA 31702 SUCV2025001273 229-431-2130 Petitioner, vs. PART OF LOT 37, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, 407 SOCIETY AVENUE, ALBANY, GEORGIA, GREENLEO HR PROPERTIES, LLC, OR ITS SUCCESSORS OR ASSIGNS,

Foreclosures

WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents. NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on December 19, 2025, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2023 through 2024 in the amount of \$5,451.13 (amount includes principal amount of taxes owed and any accrued interest and penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 000CC/00012/007.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein. This 19th day of December, 2025. PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C. By: S/Stephen G. Gunby Stephen G. Gunby Ga. Bar No.: 315212 Attorneys for Dougherty County Tax Director P.O. Box 1199 1111 Bay Avenue, Third Floor Columbus, Georgia 31901 (706) 243-5630 sgunby@pagescrantom.com EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Dougherty County, Georgia and being more particularly described as: Begin at the northwest intersection of Jefferson and Society Street and run west along the north side of Society Street a distance of 159 feet to point on the north side of Society Street and from this as a starting point, run thence north 210 feet; thence west 70 feet, thence south 210 feet; thence east 70 feet to the point of beginning. Said lot being further known as 407 Society Avenue and being part of City Lot 37 on Society Avenue.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, CIVIL ACTION FILE NUMBER P.O. BOX 1827 ALBANY, GA 31702 SUCV2025001265 229-431-2130 Petitioner, vs. PART OF LOT 56, BLOCK "F" MAPLE CITY SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 1219 MULBERRY AVENUE, ALBANY, GEORGIA, WOODROW WILSON MITCHELL, OR HIS ESTATE AND ANY OF HIS RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents. NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on December 19, 2025, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2012 through 2024 in the amount of \$8,904.68 (amount includes principal amount of taxes owed and any accrued interest and penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 000EE/00024/07A.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein. This 19th day of December, 2025. PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C. By: S/Stephen G. Gunby Stephen G. Gunby Ga. Bar No.: 315212 Attorneys for Dougherty County Tax Director P.O. Box 1199 1111 Bay Avenue, Third Floor Columbus, Georgia 31901 (706) 243-5630 sgunby@pagescrantom.com EXHIBIT "A"

Description of the Property All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia and being part of Lot 56 in Block "F" of Maple City Subdivision according to a map or plat of said subdivision as same is recorded in Plat Book 1, Page 3 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia and being more particularly described as follows: Starting at the intersection of the west right-of-way of Central Street and the north right-of-way of Mulberry Avenue, go west 262.4 along said north right-of-way of Mulberry Avenue to the POINT OF BEGINNING: Continue west along said right-of-way 52.5 feet to a point; continue north 105 to a point; thence go south 105 to the point of beginning.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, CIVIL ACTION FILE NUMBER P.O. BOX 1827 ALBANY, GA 31702 SUCV2025001273 229-431-2130 Petitioner, vs. PART OF LOT 37, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, 407 SOCIETY AVENUE, ALBANY, GEORGIA, GREENLEO HR PROPERTIES, LLC, OR ITS SUCCESSORS OR ASSIGNS,

Notice of Sale Under Power. State of Georgia, County of DOUGHERTY. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by KIMBERLEY CHASTANG MACON AND ELIJAH JAMAAL MACON to MEMEBER FIRST MORTGAGE, LLC, dated 07/14/2022, and Recorded on 07/20/2022 as Book No. 4999 and Page No. 177.93, DOUGHERTY County, Georgia records, as last

Foreclosures

assigned to MEMBER FIRST MORTGAGE, LLC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$157,102.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DOUGHERTY County Courthouse within the legal hours of sale on the first Tuesday in February, 2026, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 315 OF WEST TOWN SUBDIVISION, SECTION III, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 3, PAGES 325 326 (PLAT CABINET 1, SLIDE B 15), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). MEMBER FIRST MORTGAGE, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. MEMBER FIRST MORTGAGE, LLC., acting on behalf of and, as necessary, in consultation with MEMBER FIRST MORTGAGE, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2107 W WADDELL AVE, ALBANY, GEORGIA 31707 is/are: KIMBERLEY CHASTANG MACON AND ELIJAH JAMAAL MACON or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which may 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. § 44 14 162.2, MEMBER FIRST MORTGAGE, LLC, may be contacted at: MEMBER FIRST MORTGAGE, LLC., 616 44TH STREET SE, GRAND RAPIDS, MI 49548, 866 898 1818. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2107 W WADDELL AVE, ALBANY, GEORGIA 31707 is/are: KIMBERLEY CHASTANG MACON AND ELIJAH JAMAAL MACON or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which may 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. MEMBER FIRST MORTGAGE, LLC as Attorney in Fact for KIMBERLEY CHASTANG MACON AND ELIJAH JAMAAL MACON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010571222 BARRETT DAFFIN FRAPPIER TURNER & ENGL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

Notice of Sale Under Power. State of Georgia, County of DOUGHERTY. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by RONALD J. BREEDLOVE, AN UNMARRIED MAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR QUICKEN LOANS INC., dated 12/30/2016, and Recorded on 01/25/2017 as Book No. 4387 and Page No. 293 310, DOUGHERTY County, Georgia records, as last assigned to ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$39,150.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DOUGHERTY County Courthouse within the legal hours of sale on the first Tuesday in February, 2026, the following described property: TAX ID NUMBER(S): 000MM/00017 /003 LAND SITUATED IN THE COUNTY OF DOUGHERTY IN THE STATE OF GA BEING ALL OF LOT 1 OF HILLTOP ACRES SUBDIVISION, SECTION "1" ACCORDING TO A MAP OR PLAT OF SAME AS RECORDED IN PLAT BOOK 5, PAGE 101 (PLAT CABINET 1, SLIDE B 58) IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES. COMMONLY KNOWN AS: 1901 STUART AVE, ALBANY, GA 31707 1705 The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. ROCKET

MORTGAGE, LLC, acting on behalf of and, as necessary, in consultation with ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, ROCKET MORTGAGE, LLC may be contacted at: ROCKET MORTGAGE, LLC, 635 WOODWARD AVE., DETROIT, MI 48226, 800 508 0944. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1901 STUART AVE, ALBANY, GEORGIA 31707 is/are: RONALD J. BREEDLOVE, AN UNMARRIED MAN or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which may be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. T h e sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. as Attorney in Fact for RONALD J. BREEDLOVE, AN UNMARRIED MAN. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010578482 BARRETT DAFFIN FRAPPIER TURNER & ENGL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

Notice of Sale Under Power. State of Georgia, County of DOUGHERTY. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by TERRY LEWIS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS , dated 08/08/2022, and Recorded on 08/17/2022 as Book No. 5011 and Page No. 107 119, 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 \$103,600.00, 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 February, 2026, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 10 OF BLOCK 22 OF FLORARY MERRY ACRES SUBDIVISION ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 2, PAGES 155 156 (PLAT CABINET 1, SLIDE A 56), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC (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 1705 MYRTLE RD, ALBANY, GEORGIA 31707 is/are: TERRY LEWIS 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 TERRY LEWIS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010a525046 BARRETT DAFFIN FRAPPIER TURNER & ENGL, 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 Maurice W. Jones, Jr. to Mortgage Research Center, LLC dba Veterans United Home Loans, a Missouri Limited Liability Company dated November 15, 2023, and recorded in Deed Book 5143, Page 252, as last modified in Deed Book 5272, Page 165, Dougherty County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Planet Home Lending, LLC, securing a Note in the original principal amount of \$209,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, February 3, 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 Land Lot 380 in the First Land District of Dougherty County, Georgia, and being more particularly described as follows: Commence at the intersection of the east line of said Land Lot 380 with the north right of way line of the Lily Pond Road, and run thence south 88 degrees 09 minutes 00 seconds west along the north right of way line of said Lily Pond Road a distance of 1,420 feet to the POINT OF BEGINNING; continue thence south 88 degrees 09 minutes 00 seconds west along the north right of way line of said Lily Pond Road a distance of 150 feet to a point; run thence north 01 degree 12 minutes 29 seconds west a distance of 300 feet to a point; run thence north 88 degrees 09 minutes 00 seconds east a distance of 300 feet to the point of beginning; said property being described according to a plat of the property of Ricky Allen Bready and Carolyn Marie Carter Bready, dated July 23, 1987, by Malcolm Burned, Registered Land Surveyor.** Said property is known as 1415 Lily Pond Road, Albany, GA 31701. 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 Maurice W. Jones, Jr. and LaToya L Jones, successor in interest or tenant(s). Planet Home Lending, LLC. as Attorney-in-Fact for Maurice W. Jones, Jr.

File no. 25-083549 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.

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, CIVIL ACTION FILE NUMBER P.O. BOX 1827 ALBANY, GA 31702 SUCV2025001266 229-431-2130 Petitioner, vs. LOT 9, BLOCK 4, LINCOLN MEMORIAL PARK, DOUGHERTY COUNTY, GEORGIA, 1400 LEE ST. ALBANY, GEORGIA, FIRST STEP TRANSITIONAL LIVING FOUNDATION, ITS SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents. NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on December 19, 2025, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2012 through 2024 in the amount of \$20,417.81 (amount includes principal amount of taxes owed and any accrued interest and penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 000HH/00059/001.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein. This 19th day of December, 2025. PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C. Friday's Answers: 1. JUMPED 2. SKIPPER 3. STRUCTURE 4. OLIVIA 5. APPRECIATE 6. WREXHAM 7. TRITELY 1/10

FIR MES TO MPO EXT RA UGH ST IN MAT SIE ESS PLA IVE UND INN CO IE AF MUR

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Foreclosures

LOAN SERVICES, LLC as Attorney in Fact for TERRY LEWIS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010a525046 BARRETT DAFFIN FRAPPIER TURNER & ENGL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

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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 Maurice W. Jones, Jr. and LaToya L Jones, successor in interest or tenant(s). Planet Home Lending, LLC. as Attorney-in-Fact for Maurice W. Jones, Jr.

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RELEASE DATE—Sunday, January 11, 2026

Los Angeles Times Sunday Crossword Puzzle

Edited by Patti Varol

"REPAIR WORK"
BY JILL SINGER

ACROSS

- 1 Bottom of a platter?
- 6 Singer Guthrie
- 10 Actress Mireille
- 14 Beta preceder
- 19 Solo
- 20 Shakespearean king
- 21 Catholic leader
- 22 Prepare for a long drive
- 23 Santa Ana ___
- 24 Miami-___ County
- 25 Risks a "TMI" response
- 27 Irresistibly cute river animal?
- 30 Video game thief San Diego
- 31 Learning ctr.
- 32 Pastoral people of Kenya
- 33 Actor Sean
- 36 Equivalent
- 38 Update a cartographer's work
- 42 "Get that pool float out of my way!"?
- 47 Fury
- 49 Obey, with "by"
- 50 Early show since 1975, briefly
- 51 Aspiring atty.'s hurdle
- 53 Freelancer's job ___ a one
- 55 Question about a new romantic partner?
- 61 Ostrich kin
- 62 Sausages served with sauerkraut, for short
- 63 Sonoma product
- 64 Swimmer's unit
- 65 "Have a bite"
- 67 Juniper-flavored liquor
- 68 Huge favors
- 72 Zoo doc
- 73 Prayer ender
- 75 Astonish ___ Maria
- 78 Photo taken as milk spreads over a table?
- 83 Figure skating gold medalist Nathan
- 84 Email signature info
- 85 Catches
- 86 Apple variety
- 87 Bars under cars
- 88 Gulf of Mexico structures
- 91 Goo or ga, for a baby?

- 96 Show off in the mirror
- 97 Give a hoot
- 98 Davenport citizen
- 99 G-Shock watchmaker
- 102 Some British sports cars
- 104 Superficially attractive
- 108 Working the barbecue at the corn festival?
- 114 Unit in Chagall's "Four Seasons"
- 115 "Another thing ..."
- 116 Pay stub data
- 118 K.T. of country music
- 119 Airline figs.
- 120 Narrow inlets
- 121 Basketball great Shaquille
- 122 Ignominy
- 123 Hall of Fame safety Ronnie
- 124 Chooses, as a replacement
- 125 Square

- DOWN**
- 1 Glimpsed
 - 2 ___ crest: pelvis part
 - 3 Disco legend Summer
 - 4 "Return of the Jedi" forest moon
 - 5 Brit's close pal
 - 6 Like some pasta ___ admiral
 - 8 British title
 - 9 Cookies similar to Trader Joe's
 - 10 Momentous
 - 11 Bossa ___
 - 12 Enticing words on a gift box
 - 13 Sealy rival
 - 14 Fundamentally
 - 15 Less raked
 - 16 Home of the Spectacled Bear
 - 17 Shades Society
 - 18 Church recess
 - 26 Soon-to-be grads

- 28 Musician and radio host John
- 29 The Tritons of the NCAA
- 34 Gold block
- 35 Spanish "Stop!"
- 37 Honeydew, e.g.
- 39 Crêche figures
- 40 Opposin'
- 41 Simon of "The Boys"
- 42 Impressionist Edouard
- 43 "The Light We Carry" writer Michelle
- 44 Self-replicating malware
- 45 Ice cream maker Joseph
- 46 Paddle kin
- 47 Shipbuilding wood
- 48 Employ
- 52 Take to court
- 55 Cuneiform, e.g.
- 56 Panama, for one
- 57 "Dallas" surname
- 58 ___ and yang

- 59 Wise one
- 60 Massage locale
- 62 Page
- 66 Den sets
- 67 X, Y, or Z intro
- 68 Purse
- 69 Hindi title
- 70 Rejoice with pride
- 71 Get a feeling about
- 73 Clerical robe
- 74 "Supernatural" actor Collins
- 75 Rare Italian violin
- 76 "___ Man": Village People hit
- 78 Mustang roof option
- 79 Successor
- 80 French pronoun
- 81 ___ Vegas Raiders
- 82 Global finance org.
- 83 Hired ride
- 87 Was almost out of
- 89 Win back

- 90 Waiting, perhaps
- 92 Coveted territory in the air?
- 93 Brickmaker
- 94 "That's disgusting!"
- 95 Angler's supply
- 97 "___ ergo sum"
- 100 "I know this is wrong," from an editor
- 101 Spy collection
- 103 Like some watches
- 105 Silas of the Continental Congress
- 106 Enthusiastic
- 107 Anticipate with fear
- 108 Engineered foods, for short
- 109 ___ Hashana
- 110 Cuba, por ejemplo
- 111 Like an open can of soda, eventually
- 112 Director Kazan
- 113 "Right now!"
- 117 Underhanded

1/11/26

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CROSSWORD

ACROSS

- 1 Volunteer effort where word gets around?
- 10 Wrapped in terry cloth
- 15 Let someone else do the cooking
- 16 Make reparations
- 17 Romantic partner's quirky yet innocuous behavior
- 18 Game with blocking fouls?
- 19 Suffix in many Icelandic surnames
- 20 Faced off, in a way
- 22 Soothe
- 23 Like Parmesan cheese
- 24 Sticks the landing
- 26 Part partner
- 29 Professionals who have a real sense of style
- 30 "Copy that"
- 31 Lock
- 32 "Now I get it!"
- 34 Cedar Point's lake
- 35 Join
- 36 Primary instrument of English Renaissance composer John Dowland
- 37 Score 11 points in pickleball, perhaps
- 38 Broncos and Mustangs
- 39 Group of experts
- 40 International travel need, often
- 42 Smashing pumpkins fan?
- 43 Relief medium
- 44 Kite, for one
- 45 Vent
- 46 Oatmeal-based brews
- 48 Fell
- 51 "Blackfish" mammals
- 53 One of 17,974 in Passau's St. Stephen's Cathedral
- 55 Cardiologist's insert
- 56 Counted
- 57 Rebecca Solnit piece

DOWN

- 1 Blunt cuts
- 2 Snack that had a Space Dunk version
- 3 Ragnarok warrior
- 4 Saloon delivery
- 5 Coated in flour before frying
- 6 Make a pit stop
- 7 Ran in place
- 8 Vaccine container
- 9 Gives rise to "The Big Bang Theory" role
- 11 Verdi opera with Desdemona
- 12 Chance to add to one's score
- 13 Twinings product
- 14 Passed out
- 21 Princess who first appeared in Super Mario Land
- 23 Lot unit
- 25 "___ go time!"
- 26 "What a relief!"
- 27 Silks and trapeze, e.g.
- 28 Hopi ceremonies
- 29 User ___

ANSWER TO TODAY'S PUZZLE:

01/10/26

By Amanda Cook

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01/10/26

TV-What to watch

What to watch SATURDAY

January 10, 2026

All times Eastern. Start times can vary based on cable/satellite provider. Confirm times on your on-screen guide.

College Basketball

The CW, ESPN, ESPN2, FOX, FS1 & TNT/truTV, beginning at noon Live

A full slate of college basketball today features Boston College at Louisville (The CW), DePaul at UConn (TNT/truTV), SMU at Duke (ESPN), St. John's at Creighton (FOX), Georgia at South Carolina (ESPN2), Stanford at Virginia (The CW), Villanova at Marquette (TNT/truTV), Providence at Xavier (FS1), Seton Hall at Georgetown (FS1), Clemson at Notre Dame (ESPN2), Texas at Alabama (ESPN) and BYU at Utah (ESPN).

NFL Playoffs: Wild Card

CBS & FOX, beginning at 4 p.m. Live

The opening round of the NFL postseason has seeds 2-7 in action (No. 1 seeds get the weekend off) with games today, tomorrow and Monday. Winners advance to next weekend's divisional playoffs.

Ainsley McGregor Mysteries:

A Case for the Watchmaker

Great American Family, 8 p.m.

Original Film

The latest adventure for Ainsley McGregor (Candace Cameron Bure) is centered around a timeless object — a watch, which becomes the heart of a modern whodunit when a local woman raises a cold case involving her late husband, who was found murdered over his rare antique watch. Ainsley springs into action to untangle a web of small-town secrets before the killer winds the clock down on the next victim, proving once again that it isn't the weapon or the motive but the story behind it that makes a smart mystery unforgettable.



Accused: The Karen Read Story

Lifetime, 8 p.m. Original Film

When Boston police officer John O'Keefe (Luke Humphrey, *I Was Lorena Bobbitt*) is found dead in a snowbank outside a friend's home, his girlfriend Karen Read (Katie Cassidy, *Arrow*) is arrested in connection with his death. What begins as a shocking tragedy quickly ignites a firestorm that captures national attention. Based on a true story, *Accused: The Karen Read Story* is an unrelenting pursuit of justice in order to clear Karen's name as the trials fracture the tightknit Massachusetts town of Canton. Karen's story is one of resilience, integrity and the growing movement of supporters rallying behind her.

CATCH A CLASSIC

TCM Musical Matinee: Double Trouble

TCM, noon

In this frothy, formulaic but fun 1967 Elvis Presley movie, the King, as singer Guy Lambert, gets to tour Europe and, while there, becomes the love interest of two beautiful women (the aforementioned "double trouble"), one a teenage heiress (Annette Day), the other a sophisticated socialite (Yvonne Romain). Along the way, he gets mixed up

A Melbourne Match

Hallmark Channel, 8 p.m. Original Film

Georgie (Mallory Jansen), a travel writer, ventures to Melbourne for an assignment where she meets Zach (Ryan Corr), an Australian ex-footballer who agrees to be her tour guide and shows her that there's more to life than work.

House Hunters

HGTV, 10 p.m.

Two new back-to-back episodes air tonight. First up, a young investor is ready to build his real estate portfolio with a second property in Houston. To keep it affordable, he plans on having two roommates, but finding a place he likes while keeping his tenants happy may be a challenge. Next, a family's ready to trade their St. Thomas condo for a paradise home with more privacy but are conflicted on what's more important for their new abode.



METRO-GOLDWYN-MAYER

with some bumbling jewel thieves (would there be any other kind?), and sings "Long Legged Girl (With the Short Dress On)" and, unbelievably, "Old MacDonald." It's '60s swing with the King!

MOVIES YOU'LL LOVE



SUZANNE HANOVER

Aquaman (2018, Action) Jason Momoa, Amber Heard **TNT, 5 p.m.**

Dirty Dancing (1987, Romance) Jennifer Grey, Patrick Swayze **POP, 5:30 p.m.**

How to Lose a Guy in 10 Days (2003, Romance-comedy) Kate Hudson, Matthew McConaughey **Bravo, 5:30 p.m.**

Open Range (2003, Western) Robert Duvall, Kevin Costner **BBC America, 6 p.m.**

S.W.A.T. (2003, Action) Samuel L. Jackson, Colin Farrell **IFC, 6:30 p.m.**

Bridesmaids (2011, Comedy) Kristen Wiig, Maya Rudolph **AMC, 7 p.m.**

Rush Hour 2 (2001, Action) Jackie Chan, Chris Tucker **BET, 7 p.m.**

Black Adam (2022, Action) Dwayne Johnson, Aldis Hodge **TBS, 8 p.m.**

Danger in the Countryside (2025, Suspense) Nicole Reddinger, Paul Van Scott **LMN, 8 p.m.**

The Notebook (2004, Romance) Ryan Gosling, Rachel McAdams **Bravo, 8 p.m.**

Back to School (1986, Comedy) Rodney Dangerfield, Sally Kellerman **Sundance, 9:30 p.m.**

Pretty Woman (1990, Romance-comedy) Richard Gere, Julia Roberts **AMC, 10 p.m.**

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What to watch SUNDAY

January 11, 2026

All times Eastern. Start times can vary based on cable/satellite provider. Confirm times on your on-screen guide.

The Night Manager

Prime Video ■ Season Premiere

Jonathan Pine (Tom Hiddleston) thought he'd buried his past. Now living as Alex Goodwin — a low-level MI6 officer running a quiet surveillance unit in London — his life is comfortably uneventful. Then one night a chance sighting of an old Roper mercenary prompts a call to action and leads Pine to a violent encounter with a new player: Colombian businessman Teddy Dos Santos (Diego Calva). On this perilous new journey, Pine meets Roxana Bolaños (Camila Morrone), a businesswoman who reluctantly helps him infiltrate Teddy's Colombian arms operation. Once in Colombia, Pine is plunged deep into a deadly plot involving arms and the training of a guerrilla army. As allegiances splinter, Pine races to expose a conspiracy designed to destabilize a nation. And with betrayal at every turn, he must decide whose trust he needs to earn and how far he's willing to go before it's too late.

NFL Playoffs: Wild Card

CBS, FOX & NBC, beginning at 1 p.m. Live

Three more teams keep their Super Bowl hopes alive and move on to the divisional round. CBS has the Buffalo Bills at the Jacksonville Jaguars, FOX airs the San Francisco 49ers at the Philadelphia Eagles and NBC carries the L.A. Chargers at the New England Patriots in primetime.



'The Night Manager'

PRIME VIDEO

Figure Skating: Prevagen U.S. Championships

NBC, 2 p.m. Live

The skaters and ice dancers representing the U.S. next month at the Winter Olympics claim their spots as the national championships conclude in St. Louis.

83rd Annual Golden Globes

CBS, 8 p.m. Live

Comedian Nikki Glaser is back to host the Golden Globes, which honor the best in film, television and, new this year, podcasts. Director Paul Thomas Anderson's *One Battle After Another* leads all movies with nine nominations. The top nominated TV show is HBO's *The White Lotus*, with six.

Miss Scarlet

PBS, 8 p.m. ■ Season Premiere

Miss Eliza Scarlet (Kate Phillips) is doing her best to have it all. In Season 6, her business is thriving, but her personal life enters new territory as she attempts to follow her heart and develop a relationship with Inspector Alexander Blake (Tom Durant Pritchard). Eliza may be an expert at solving crimes, but she's very much a novice when it comes to love.

Industry

HBO, 9 p.m. ■ Season Premiere

In Season 4, Harper (Myha'la) and Yasmin (Marisa Abela) are at the top of their game and living the lives they set out to have as Pierpoint grads. They're drawn into a high-stakes, globetrotting cat-and-mouse game when a splashy fintech darling bursts onto the London scene.

All Creatures Great and Small

PBS, 9 p.m. ■ Season Premiere

Season 6 of the period drama returns to Darrowby in May 1945 as victory in Europe is declared. James (Nicholas Ralph) juggles veterinarian work with a busy family life. Helen's (Rachel Shenton) enjoying time with the children but has big changes to contend with at Heston Grange, while Tristan (Callum Woodhouse) must readjust to life in Darrowby after returning from several years at war.

Bookish

PBS, 10 p.m. ■ New Series

This new six-part murder mystery from creator, writer and star Mark Gatiss follows antiquarian bookshop owner Gabriel Book (Gatiss) as he helps police solve a variety of mysterious crimes in 1946 London. In the premiere "Slightly Foxed — Part 1," there's a new assistant (Connor Finch) to train at Book's Books, but the excavation of a nearby bomb site that's full of skeletons leads to bookselling taking a back seat.



UNIVERSAL STUDIOS

CATCH A CLASSIC

Back to the Future

AMC, 7 p.m.

Michael J. Fox helped propel the sci-fi time travel classic *Back to the Future* (\$211 million) to the eighth highest-grossing movie of the decade. Fox stars as Marty McFly, a

modern teenager who is accidentally transported back to the '50s while at the wheel of a time machine built from a DeLorean sports car. Once there, Marty realizes his presence is altering the course of his own destiny. Marty must hastily arrange a date between his woefully mismatched parents — or his very existence will be at stake. Also stars Christopher Lloyd, Lea Thompson, Crispin Glover and Thomas F. Wilson.

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What to watch MONDAY

January 12, 2026

All times Eastern. Start times can vary based on cable/satellite provider. Confirm times on your on-screen guide.

Unrivaled

Women's Basketball

TNT & truTV, beginning at 7:30 p.m. Live

The women's pro 3-on-3 basketball league season continues with Mist vs. Phantom and Laces vs. Lunar Owls.

NFL Playoffs: Wild Card: Houston at Pittsburgh

ABC & ESPN, 8 p.m. Live

One more team will join the NFL playoffs divisional round with the final Wild Card game with the Houston Texans visiting the Pittsburgh Steelers tonight on ABC and ESPN.

Baking Championship: Next Gen

Food Network, 8 p.m.

Teams of siblings ages 8-14 continue their culinary quest in the new episode "Family Favorite." Duff Goldman and Kardea Brown are hosts and judges.



'Brilliant Minds'

PIEF WEYMAN, NBC

St. Denis Medical

NBC, 8 p.m.

Serena and Alex (Kahyun Kim and Allison Tolman) work a "Botox and bubbly" party, and Joyce (Wendi McLendon-Covey) enlists Matt's (Mekki Leeper) help with a personal issue in the new episode "This Is From Joyce."

Sammy Cahn — Part 2

TCM, beginning at 8 p.m. ■ Catch a Classic

Last week, TCM's Sammy Cahn musical tribute focused on his most frequent vocal muse, Frank Sinatra. This week, in the second and final night of the network's Cahn celebration, lady singers get their turn, and you can hear

their lovely interpretations of his most memorable songs in five films tonight. Doris Day headlines the evening, singing "It's Magic" in *Romance on the High Seas* (1948) and the title tune from *It's a Great Feeling* (1949). Janet Blair sings "Anywhere" in 1945's *Tonight and Every Night*, and accomplished actor/singer Kathryn Grayson lends her pipes for "Be My Love" in *The Toast of New Orleans* (1950). 1951's *Rich, Young and Pretty* ends the night with several duets by Jane Powell and Vic Damone, including "Wonder Why." All songs named here earned Oscar nominations for Cahn's lyrics, so you'll be tuning in to the best of his best!

The Wall

NBC, 9 p.m.

Married Navy veterans Vincent and Katy take on the Wall for a chance to win millions in this new episode of the game show. Chris Hardwick hosts.

Brilliant Minds

NBC, 10 p.m.

A rugged cowboy struts into Bronx General with mysterious symptoms and brings the rodeo with him in the new episode "The Rider."

VOCES

PBS, 10 p.m.

The new episode "American Sons" traces the enduring scars of war through the story of Cpl. Jorge "JV" Villarreal, a Mexican American Marine from San Antonio, Texas, who was killed in action in Afghanistan in 2010.

CATCH A CLASSIC

What a Way to Go!

MOVIES!, 8 p.m.

In a comedy stuffed with an all-star cast (for the 1960s!), Shirley Maclaine plays a small-town girl who wants to hold on to her small-town values when she grows up, but it seems every man she marries strikes it rich! She's often left a widow, with one small fortune piling up on top of another. Her strange solution? Give it all away to the IRS. Dean Martin, Dick Van Dyke, Paul Newman, Robert Mitchum and Gene Kelly play



20TH CENTURY FOX

her various husbands. The sets are a dramatic eyeful, as are the costumes designed by Edith Head.

MOVIES YOU'LL LOVE



'Top Gun: Maverick'

SCOTT GARFIELD

A Melbourne Match (2026, Romance) Mallory Jansen, Ryan Corr **Hallmark, 6 p.m.**

Animal House (1978, Comedy) John Belushi, Kevin Bacon **Sundance, 6 p.m.**

Top Gun: Maverick (2022, Action) Tom Cruise, Miles Teller **SHO, 6:45 p.m.**

21 Jump Street (2012, Comedy) Jonah Hill, Channing Tatum **VICE, 7 p.m.**

Ralph Breaks the Internet (2018, Children) John C. Reilly, Sarah Silverman **Disney, 7 p.m.**

Plane (2023, Action) Gerard Butler, Mike Colter **TNT, 8 p.m.**

Secrets on the Ranch (2026, Suspense) Camille Stopps, Jesse Collin **Lifetime, 8 p.m.**

She Rides Shotgun (2025, Action) Taron Egerton, Ana Sophia Heger **MGM, 8 p.m.**

The Princess Bride (1987, Children) Cary Elwes, Robin Wright **CW, 8 p.m.**

That Thing You Do! (1996, Comedy-drama) Tom Everett Scott, Liv Tyler **ABC, 8:33 p.m.**

Grease (1978, Musical) John Travolta, Olivia Newton-John **CMT, 9:30 p.m.**

Black Panther: Wakanda Forever (2022, Gridiron Gang (2006, Crime drama) **BBC America, 10:30 p.m.**

From the editors of TV Weekly and tvinsider.com



MOVIES YOU'LL LOVE



'Exodus: Gods and Kings'

KERRY BROWN

Snowkissed (2021, Romance) Jen Lilley, Chris McNally **Hallmark, 6 p.m.**

The Shawshank Redemption (1994, Drama) Tim Robbins, Morgan Freeman **E!, 6 p.m.**

Novocaine (2025, Action) Jack Quaid, Amber Midthunder **MGM, 6:10 p.m.**

Independence Day (1996, Science fiction) Will Smith, Bill Pullman **AMC, 7 p.m.**

The Road Warrior (1981, Action) Mel Gibson, Bruce Spence **SYFY, 7:58 p.m.**

A Few Good Men (1992, Drama) Tom Cruise, Jack Nicholson **BBC America, 8 p.m.**

Exodus: Gods and Kings (2014, Action) Christian Bale, Joel Edgerton **Starz Encore, 8 p.m.**

Pompeii (2014, Adventure) Kit Harington, Carrie-Anne Moss **Starz, 8:11 p.m.**

American Sniper (2014, War) Bradley Cooper, Sienna Miller **Paramount, 9 p.m.**

Mad Max Beyond Thunderdome (1985, Science fiction) Mel Gibson, Tina Turner **SYFY, 10 p.m.**

While They Were Sleeping (2025, Suspense) Alicia Leigh Willis, Dakota Volker **LMN, 10 p.m.**

Déjà Vu (2006, Suspense) Denzel Washington, Val Kilmer **TNT, 10:30 p.m.**

The Comeback Trail (2020, Comedy) Robert De Niro, Tommy Lee Jones **SHO, 11:45 p.m.**

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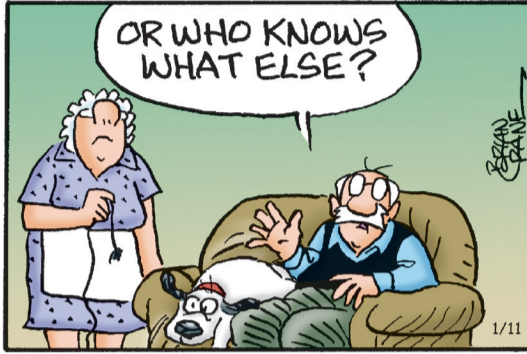
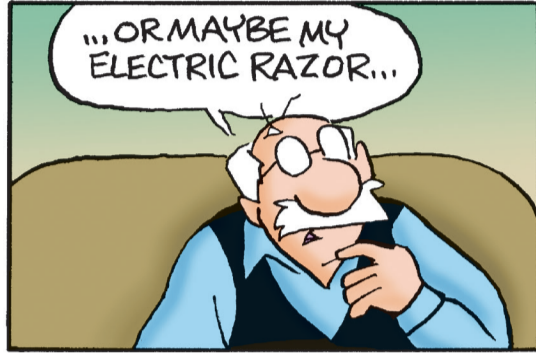
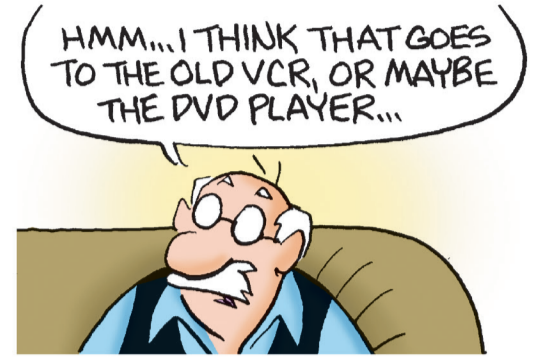
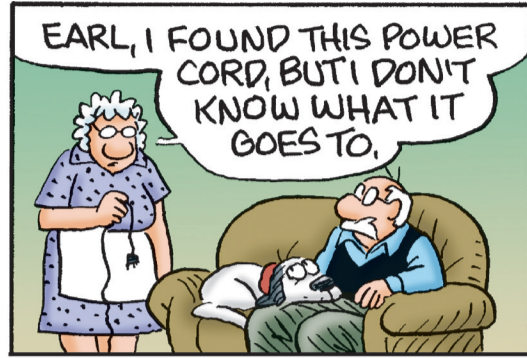
TV - What to watch

The Albany HERALD Weekend Comics

JANUARY 10-11, 2026

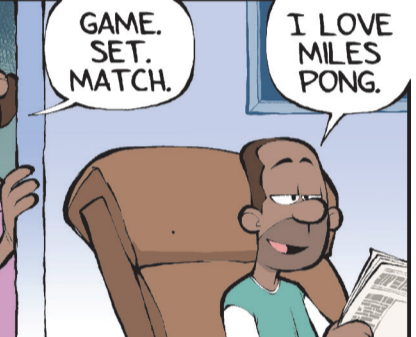
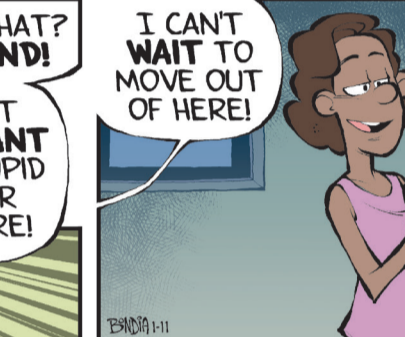
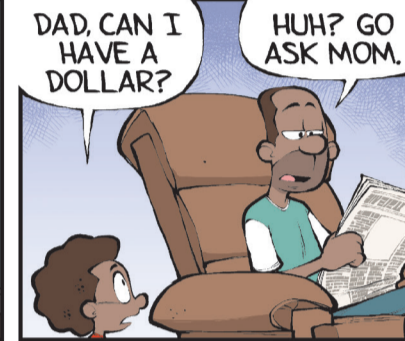
PICKLES

by BRIAN CRANE



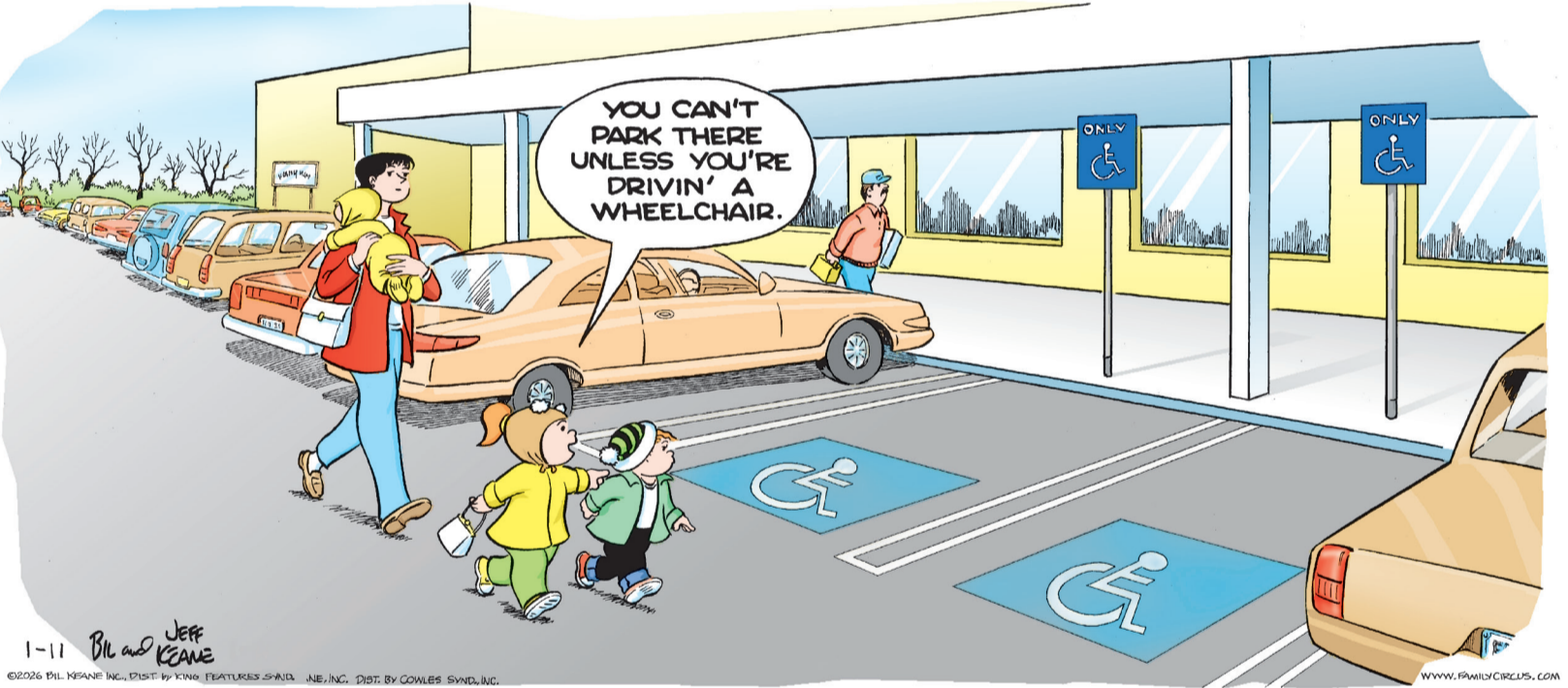
Crabgrass

by TAUHID BONDIA



The FAMILY CIRCUS

By BILL KEANE



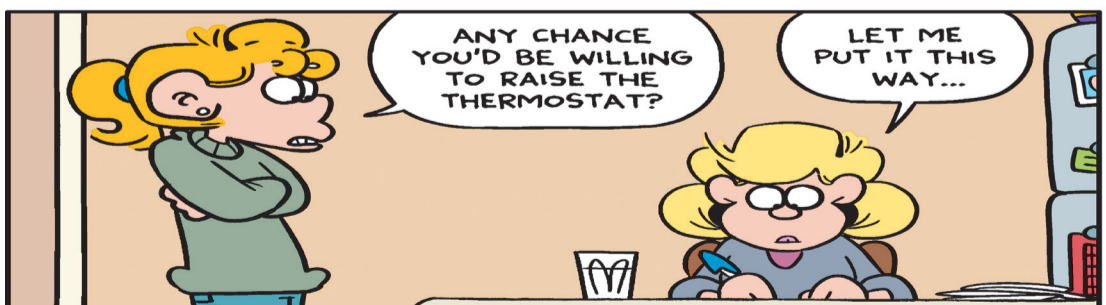
ZITS

by JERRY SCOTT and JIM BORGMAN



FoxTrot

by Bill Amend

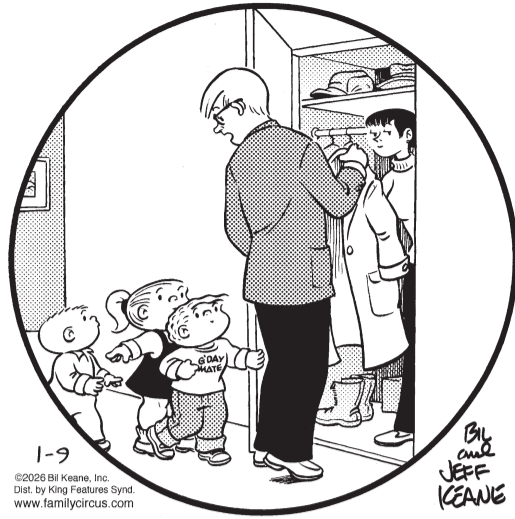


CLOSE TO HOME John McPherson



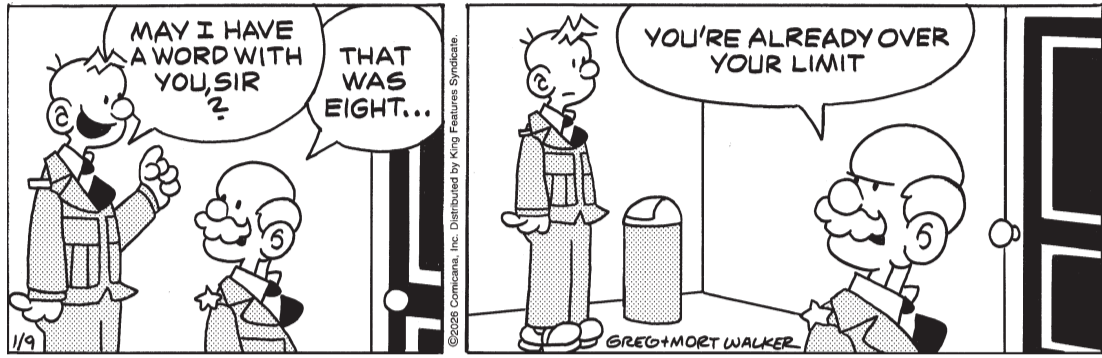
"Brian, you need to let go of the past and start living in the moment."

THE FAMILY CIRCUS Bill Keane

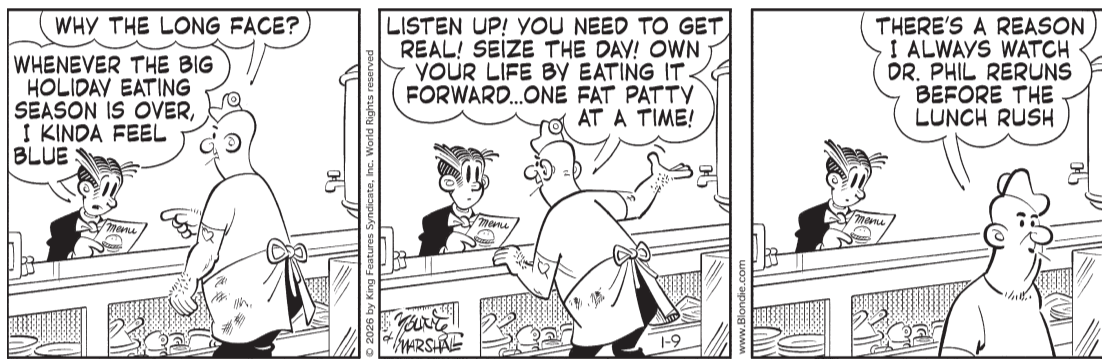


"I don't think Mommy wants you playing hide-and-seek in the..."

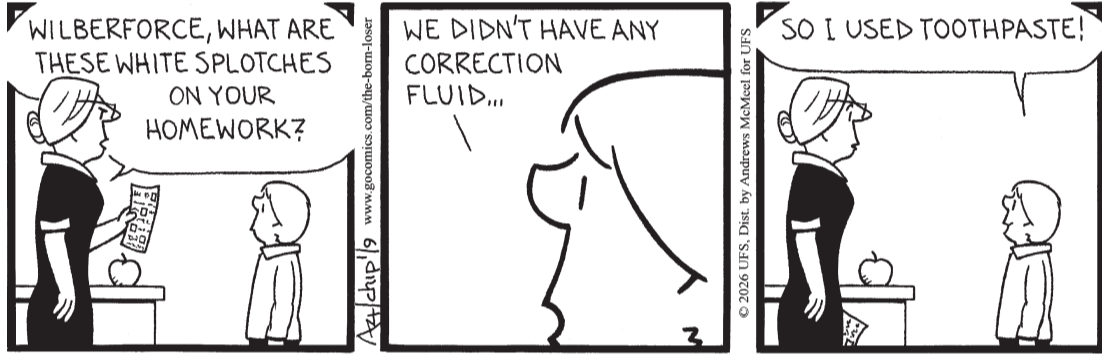
BEETLE BAILEY Mort & Greg Walker



BLONDIE Dean Young & John Marshall



THE BORN LOSER Art & Chip Sansom



ZITS Jim Borgman & Jerry Scott



GARFIELD Jim Davis



PICKLES Brian Crane



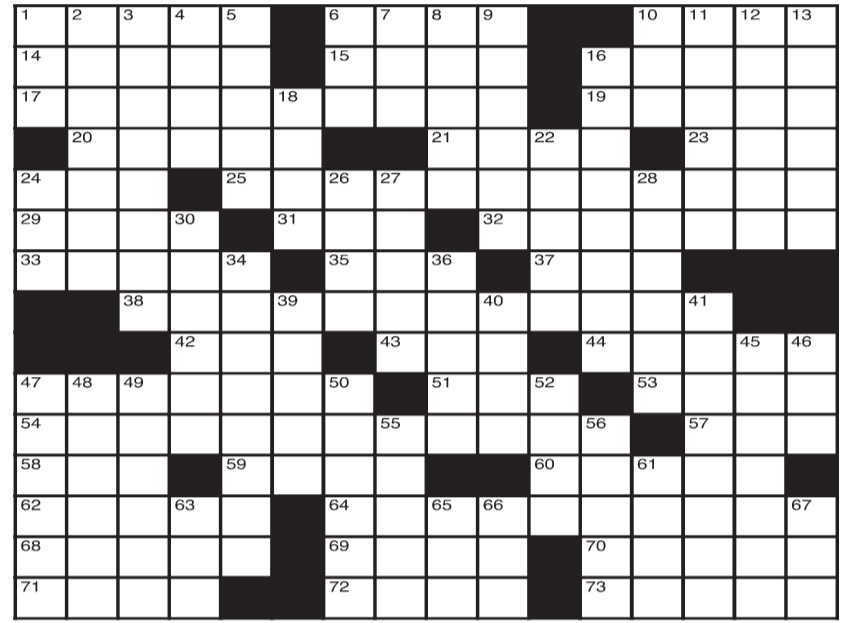
Los Angeles Times Daily Crossword Puzzle

Edited by Patti Varol

- ACROSS**
- 1 Framing pieces
 - 6 Layer under a tee
 - 10 Basketball commentator Rebecca
 - 14 Swings and misses three times, say
 - 15 Nudge
 - 16 Leaving less of a bad taste, maybe
 - 17 Pseudo?
 - 19 Annual EDM festival in 22-Down
 - 20 Fashionably nostalgic
 - 21 ___ the consequences
 - 23 Evil act
 - 24 Lab coat?
 - 25 Neo?
 - 29 Word of woe
 - 31 Biological pouch
 - 32 Maxims
 - 33 Portions (out)
 - 35 Covered in crystals?
 - 37 Stalter of "Hacks"
 - 38 Mono?
 - 42 Also
 - 43 Pair
 - 44 Spot targeted by butterfly stretches
 - 47 Takes up a lot of space
 - 51 ___ been a minute
 - 53 Ibiza, por ejemplo
 - 54 Mega?
 - 57 Shade tree
 - 58 Tax counterpart
 - 59 Missing GI
 - 60 Concession speech?
 - 62 Down in the dumps
 - 64 Anti?
 - 68 Location, location, location
 - 69 Transcript figs.
 - 70 Racing shell
 - 71 Leave in the lurch in the church
 - 72 "Abominable" character named Everest
 - 73 Word of woe
- DOWN**
- 1 Peter Pan rival
 - 2 In general
 - 3 "Naked" rodents
 - 4 Get three eights in blackjack, say
 - 5 Unsmiling
 - 6 Procedure practiced on mannequins: Abbr.
 - 7 Preferring platonic relationships, informally
 - 8 Café du ___: New Orleans shop known for beignets
 - 9 Collar danglers
 - 10 Rapper ___ Mama
 - 11 Elects to participate
 - 12 Strait off the coast of Siberia
 - 13 Indonesian apes
 - 16 Over-easy serving
 - 18 Nemesis
 - 22 Biscayne Bay city
 - 24 Sibs and 'rents
 - 26 Make like a banshee
 - 27 Covertly included
 - 28 Sushi bite sometimes served on a model boat
 - 30 Vegan protein option
 - 34 Winter break?
 - 36 "We doing this?"
 - 39 Decline to take the high road
 - 40 Naan relative
 - 41 Small bit of facial jewelry
 - 45 "You won't get away with this!"
 - 46 ___ khao: Laotian crispy rice salad
 - 47 High-ranking noncom
 - 48 A ___: literally, "from what is earlier"
 - 49 Climber's descent
 - 50 Absorbent
 - 52 Foul mood
 - 55 Have no reception, say
 - 56 Corning Museum material
 - 61 Killer whale
 - 63 Have a snack
 - 65 "Etc.," in Pittsburghese
 - 66 Fed. stipend for some people with disabilities
 - 67 "Srsly?"

TODAY'S SOLUTION:

1	7	10	13	15	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73
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By Rebecca Goldstein & Rachel Fabi ©2026 Tribune Content Agency, LLC 01/09/26

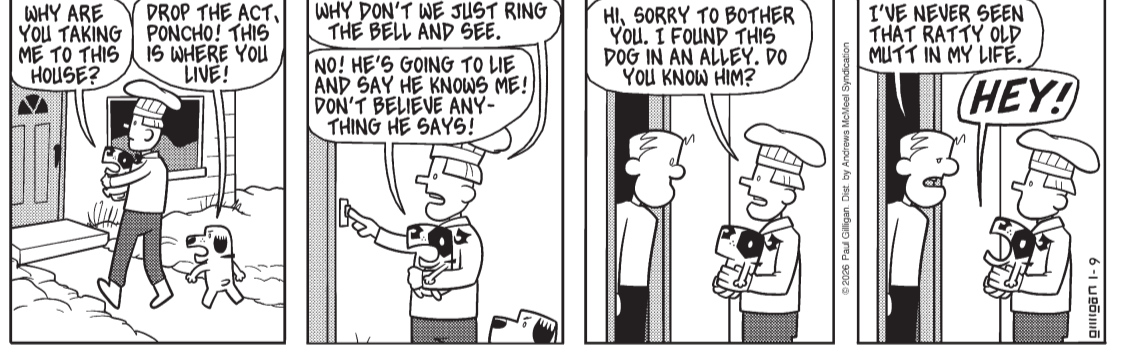
HAGAR THE HORRIBLE Chris Browne



PEANUTS Charles M. Schulz



POOCH CAFE Paul Gilligan



WONDERWORD

By DAVID OUELLET

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the **WONDERWORD**.

DUNKIN' DONUTS COFFEE Solution: 5 letters

C	T	O	R	E	O	N	I	C	C	U	P	P	A	C
E	I	U	E	I	H	S	U	L	S	M	O	O	T	H
D	S	N	N	C	D	M	A	T	C	H	A	M	E	C
E	Y	P	N	O	K	E	L	O	S	C	E	F	H	O
C	G	E	R	A	C	E	S	A	U	N	A	A	S	O
A	R	S	R	E	M	O	T	S	U	C	I	M	A	K
F	E	D	D	A	S	O	C	T	E	Y	O	O	L	I
R	N	R	R	E	F	S	N	E	A	R	E	T	P	E
O	E	A	P	D	L	V	O	D	E	O	T	A	S	P
Z	C	W	N	P	A	I	I	S	A	A	S	I	S	U
E	Y	E	U	N	V	L	C	S	L	S	A	H	M	M
N	L	R	I	F	O	A	M	I	M	T	T	C	O	P
B	Y	L	I	H	R	D	N	U	O	R	G	C	K	K
S	L	A	R	A	B	I	C	A	N	U	H	A	E	I
A	K	N	I	R	D	I	C	E	D	A	S	M	D	N

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Almond, Arabica, Blend, Café, Cappuccino, Caramel, Chai, Cinnamon, Coconut, Cookie, Customer, Dairy, Decaf, Delicious, Dessert, Drink, Energy, Espresso, Flavor, Foam, French, Frozen, Ground, Holiday, Iced, Macchiato, Matcha, Menu, Mocha, Oreo, Pumpkin, Rewards, Roast, Shop, Slushie, Smoked, Smooth, S'Mores, Splash, Syrup, Taste, Toasted, Vanilla

TODAY'S ANSWER: K-Cups

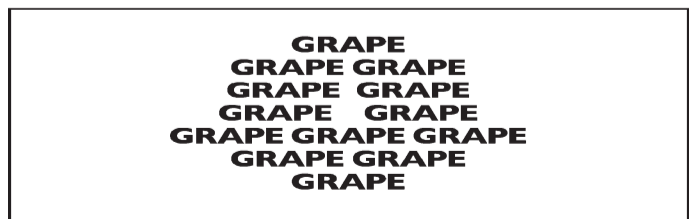
SUDOKU

DIFFICULTY RATING: ★★★★★

1			7	8			2
4			1				7
		5			1		8
	1	3	6				
	6	8	2	4			3
			9	1			6
3		9			7		
	8			5			3
6			1	4			7

WHATZIT?

Find the familiar phrase, saying or name in this arrangement of letters.



SUDOKU INSTRUCTIONS:

Each row, column and set of 3-by-3 boxes must contain the numbers 1 through 9 without repetition.

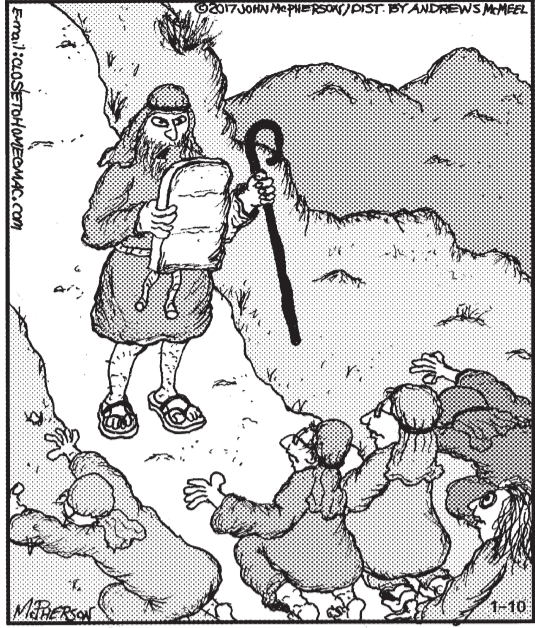
TODAY'S SUDOKU SOLUTION:

4	6	8	5	7	1	9	2	3	9
5	2	7	9	5	6	1	8	4	7
9	1	5	4	8	2	6	7	3	5
5	9	2	1	6	4	7	8	3	5
1	5	6	4	2	8	7	9	3	9
7	8	1	5	9	5	2	1	6	2
8	4	1	6	5	9	2	7	2	2
7	6	2	3	7	1	2	9	4	5
2	5	2	5	8	7	4	7	3	6

TODAY'S WHATZIT SOLUTION:

A bunch of grapes

CLOSE TO HOME John McPherson



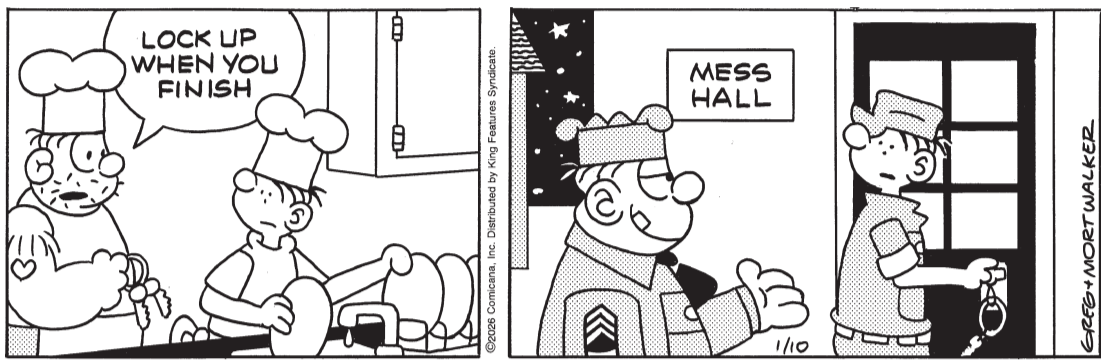
"Chill out. This is just my shopping list."

THE FAMILY CIRCUS Bill Keane



"Mommy, is this a hat to sing 'Happy Birthday' in, or do you wear it to yell 'Happy New Year'?"

BEETLE BAILEY Mort & Greg Walker



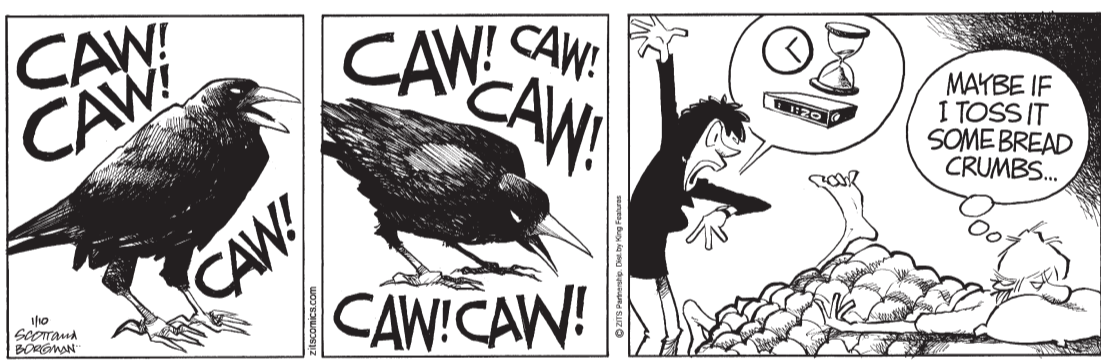
BLONDIE Dean Young & John Marshall



THE BORN LOSER Art & Chip Sansom



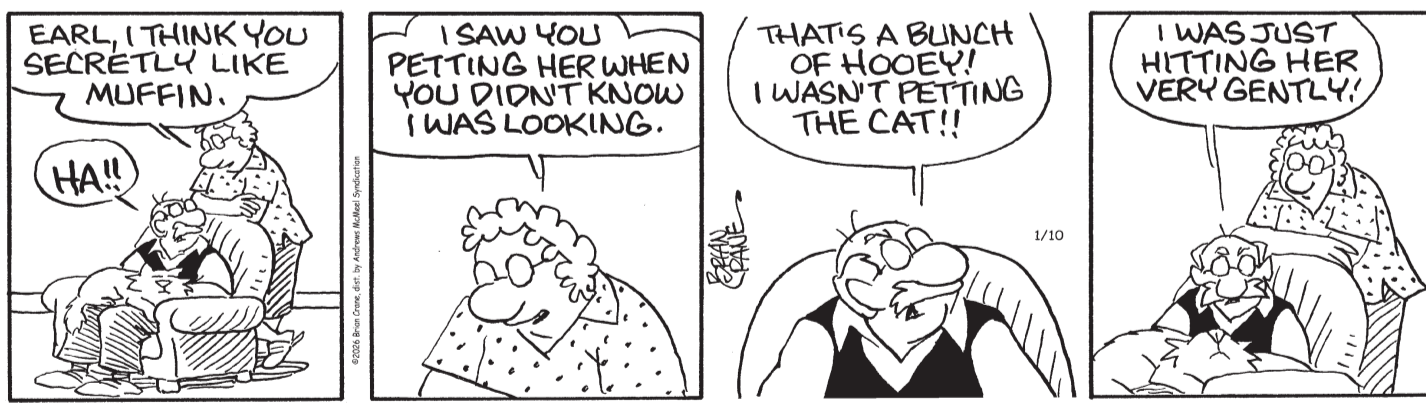
ZITS Jim Borgman & Jerry Scott



GARFIELD Jim Davis



PICKLES Brian Crane



SUDOKU
DIFFICULTY RATING: ★★★★★

		3			1			
	9			6				
2				9			4	7
		1	9	5			4	
	6			7				8
		7		3	8	5		
8	4			2				5
				4				3
			5				8	

WHATZIT?
Find the familiar phrase, saying or name in this arrangement of letters.

↓
passage

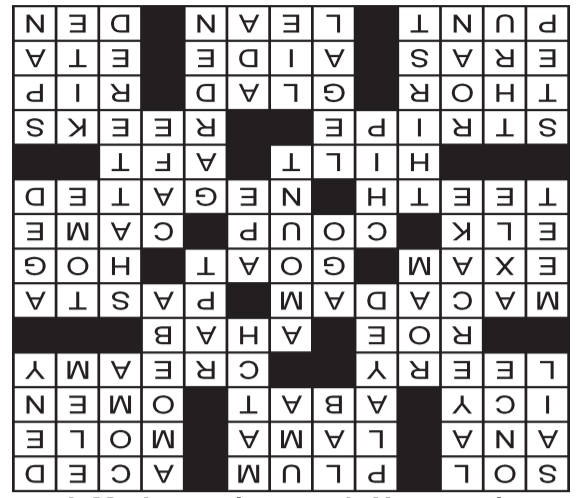
SUDOKU INSTRUCTIONS: Each row, column and set of 3-by-3 boxes must contain the numbers 1 through 9 without repetition.

TODAY'S WHATZIT SOLUTION: Rite of passage

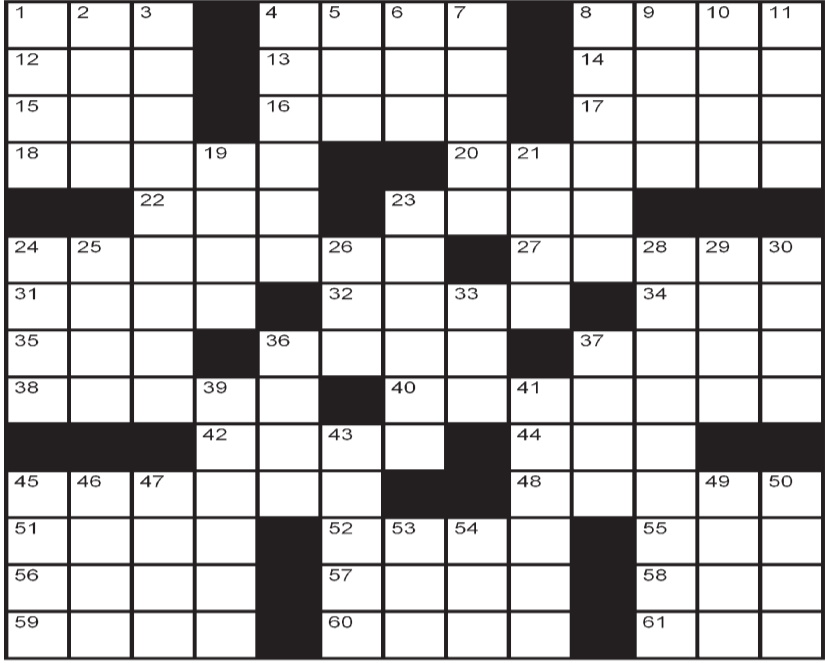
CROSSWORD

- ACROSS**
- 1 Costa del —
 - 4 Purple fruit
 - 8 Made a hole-in-one
 - 12 Literary collection
 - 13 Dalai —
 - 14 Double agent
 - 15 Frigid
 - 16 Blind as —
 - 17 Portent
 - 18 Suspicious
 - 20 Like a thick soup
 - 22 Caviar
 - 23 Melville captain
 - 24 Paving material
 - 27 Spaghetti
 - 31 Checkup
 - 32 Hoofed mammal
 - 34 Farm denizen
 - 35 Wapiti
 - 36 — de grace
- DOWN**
- 1 Go by boat
 - 2 A single time
 - 3 Frosted dessert (2 wds.)

TODAY'S SOLUTION:

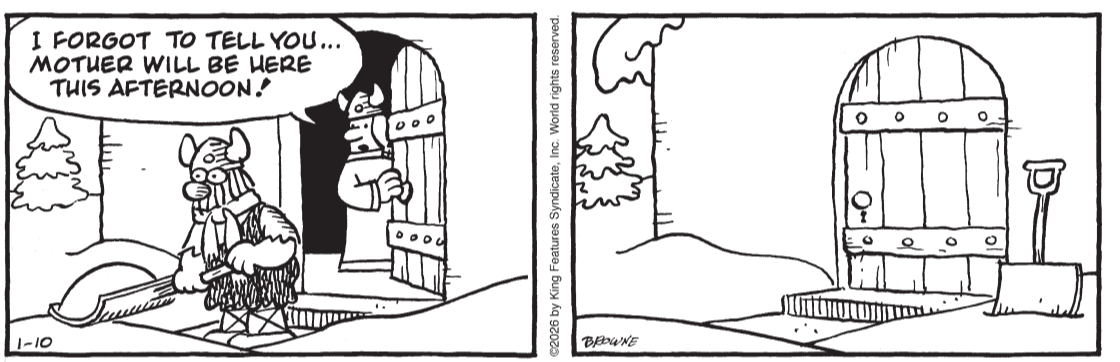


- 4 Made music
- 5 Workroom, for short
- 6 Actress — Thurman
- 7 Tennis event
- 8 One-celled organism
- 9 Unconscious state
- 10 Basic (Abbr.)
- 11 Gainsay
- 19 Go aimlessly
- 21 Engrossed
- 23 Sum of money
- 24 Encounter
- 25 Wheel shaft
- 26 In the past
- 28 Broken
- 29 Big book
- 30 On in years
- 33 Simian creature
- 36 China flaw
- 37 Eatery
- 39 Desire for water
- 41 Place to grow plants
- 43 Lawful
- 45 Walk
- 46 Drive- window
- 47 Horse's color
- 49 Airborne toy
- 50 Bridge
- 53 Fib
- 54 City in the Sooner State

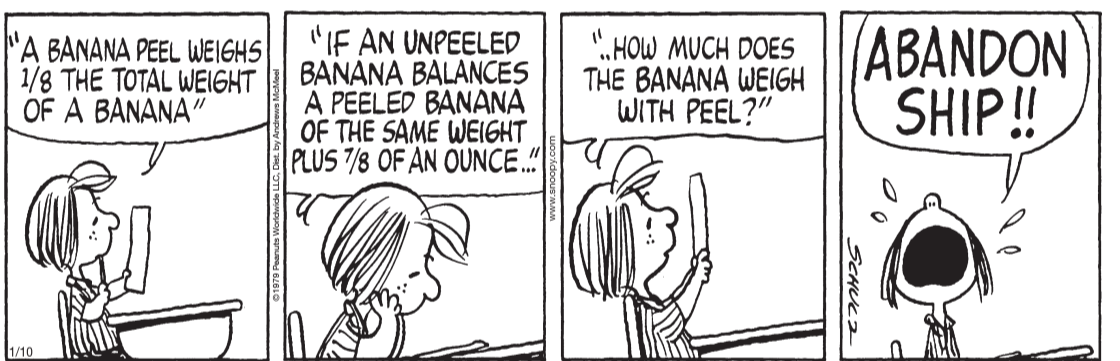


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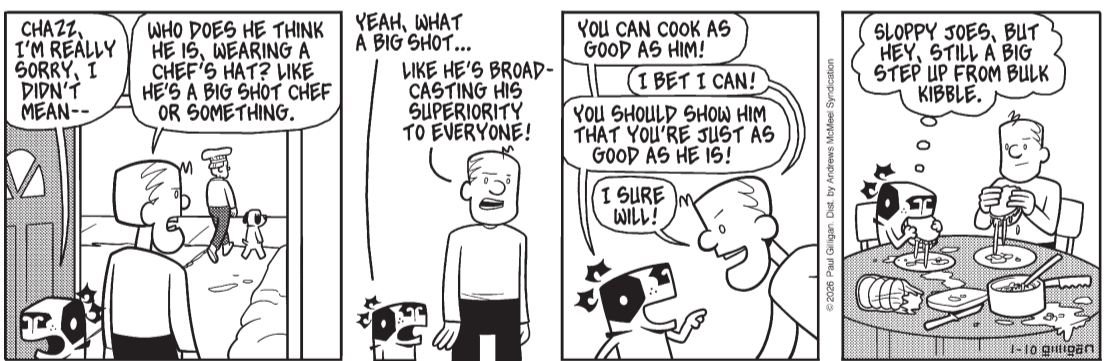
HAGAR THE HORRIBLE Chris Browne



PEANUTS Charles M. Schulz



POOCH CAFE Paul Gilligan



WONDERWORD

By DAVID OUELLET

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the WONDERWORD.

A.I. AND ROBOTICS Solution: 8 letters

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

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Alexa, Algorithm, Analyze, Automatic, Bionics, Bolt, Brain, Camera, Code, Connect, Control, Digital, Electronic, Engineer, Gear, Input, Laser, Lawn Mower, Machine, Market, Math, Message, Metal, Mobile, Model, Motor, Online, Pattern, Program, Rotor, Sensor, Social Media, Software, Text, Tools, Vacuum, Vehicle, Video, Virtual, Wireless
TODAY'S ANSWER: Security

ADAM@HOME

BY ROB HARRELL

MORE CLAY MONSTERS?

YEAH. I'M CREATING A TEAM.

LIKE THE AVENGERS, BUT MONSTERS.

THIS IS "EXSANGUINATOR."

"THE DISEMBOWELER."

THIS IS "GRUNT."

AND FINALLY, "THE DANK."

WHAT'S THEIR TEAM NAME?

"THE DANK-INATORS!" ALTHOUGH SCAVENGERS IS A NICE PLAY ON THE ORIGINAL.

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CLOSE TO HOME

BY JOHN MCPHERSON

AND THIS IS PART OF OUR LOW-FAT MILK DIVISION.

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THE BORN LOSER

by Art & Chip Sansom

I JUST FINISHED WATCHING MY ROM-COM MOVIE UP IN THE BEDROOM.

PERFECT TIMING—MY FOOTBALL GAME JUST ENDED!

HOW WAS YOUR MOVIE?

YOU KNOW, THE USUAL ROM-COM—SOME LAUGHS, SOME TEARS, SOME HEARTBREAK, SOME CHEERS!

AND HOW WAS YOUR FOOTBALL GAME?

YOU KNOW MY TEAM—SOME LAUGHS, SOME TEARS, SOME HEARTBREAK, SOME JEERS!

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Jeff MacNelly's **Shoe**

By Ben Lansing & Susie MacNelly

HELLO?

COSMO, IT'S BIZ. DID YOU KNOW "NAKED RUNNING" MEANS RUNNING WITHOUT MUSIC?!

YES...

WELL, I DIDN'T. COME AND PICK ME UP AT THE POLICE STATION.

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FRAZZ

HI, ERNIE, PAYING BILLS?

YEP. SOME HEALTH CARE BILLS ARE DUE.

WAS YOUR VISIT TO THE ENT EXPENSIVE?

I PAID THROUGH THE NOSE.

YOUR ORTHOPEDIST?

IT COST ME AN ARM AND A LEG.

WHAT ABOUT YOUR CARDIOLOGIST?

THAT BILL DEFINITELY GOT MY HEART PUMPING.

I WONDER IF I SHOULD HAVE GONE TO A PLASTIC SURGEON.

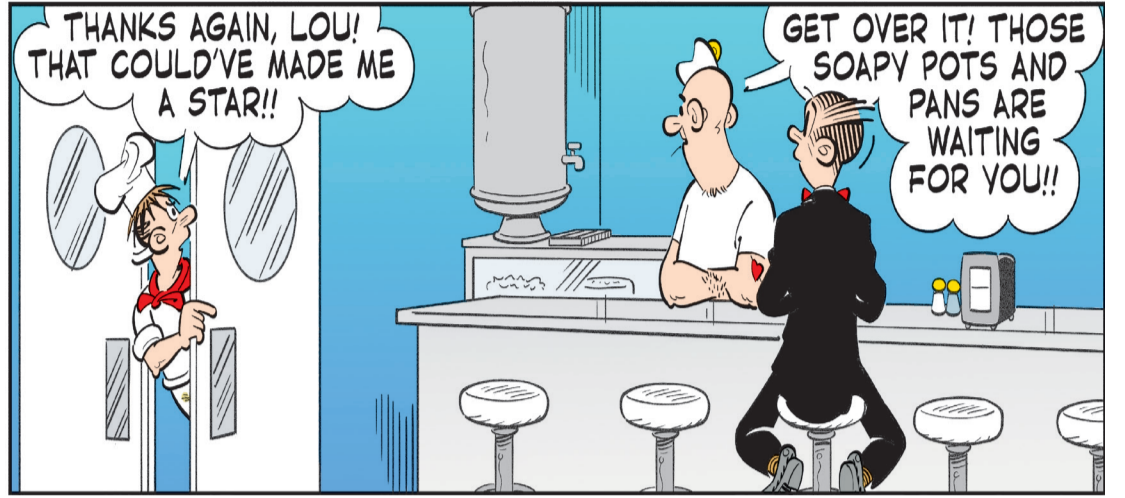
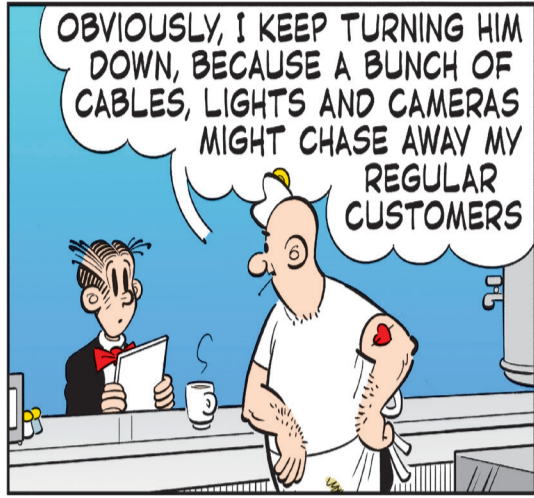
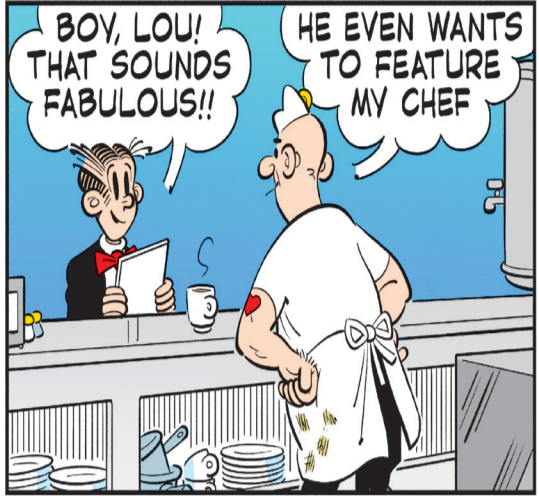
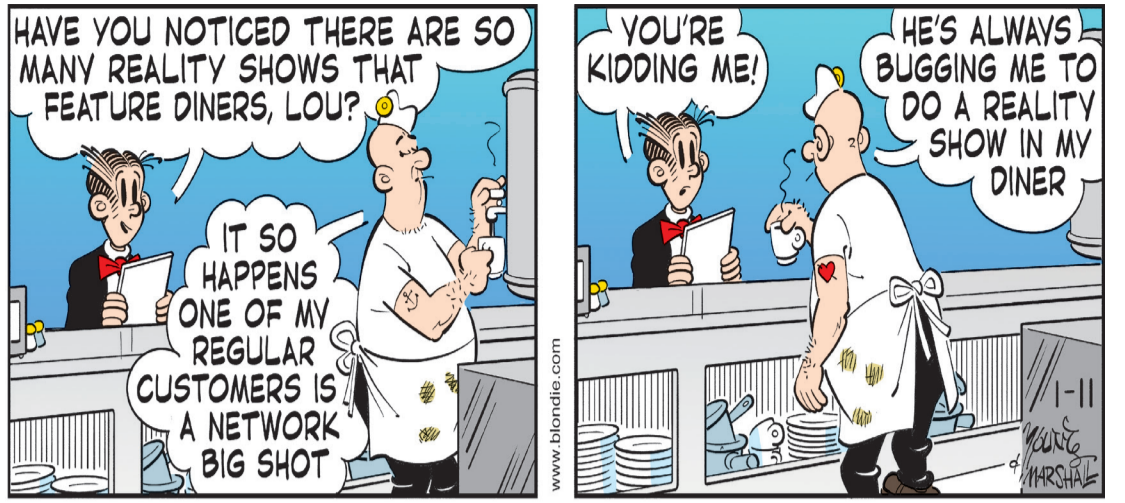
WHY?

AT LEAST I WOULD ALWAYS HAVE A HAPPY FACE!

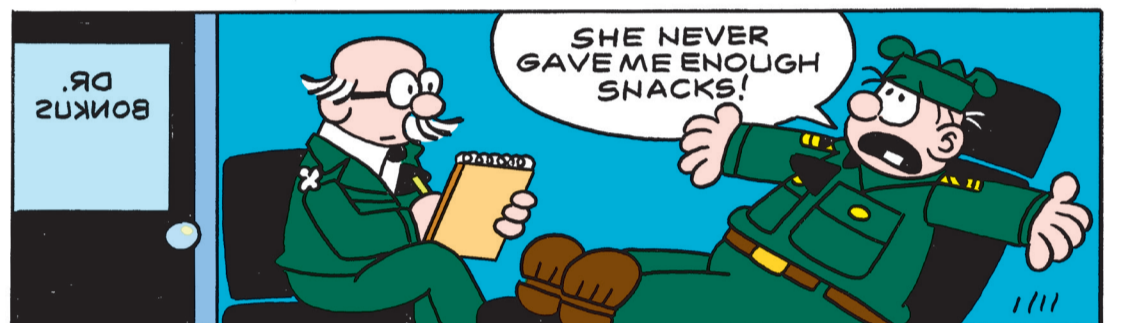
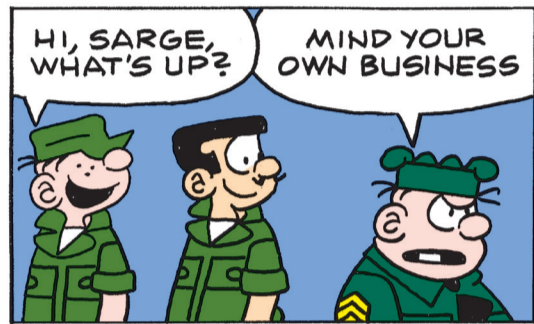
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BLONDIE

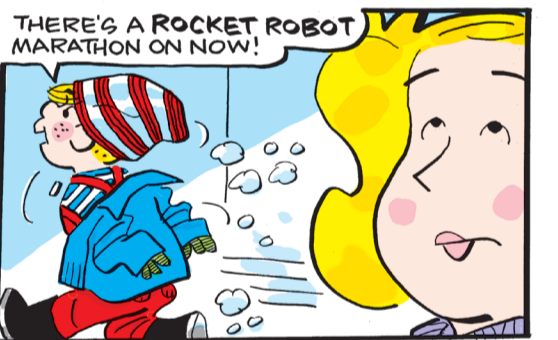
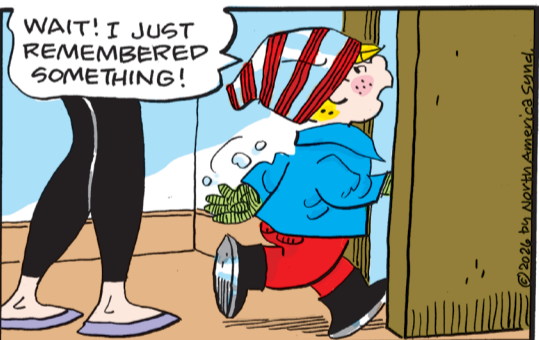
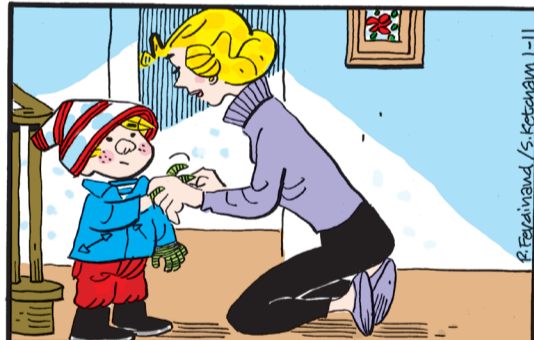
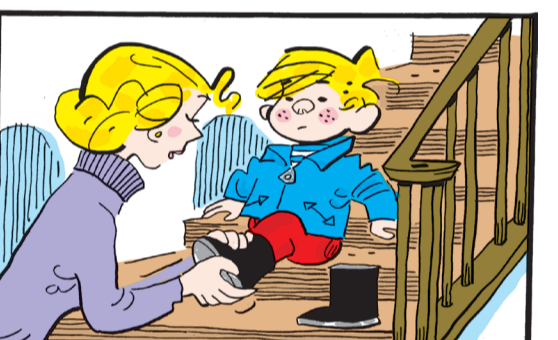
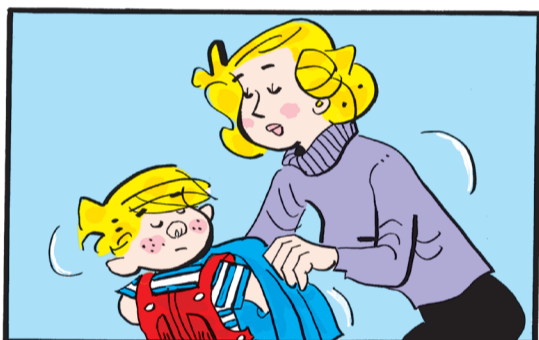
BY DEAN KURTZ & JOHN MARSHALL



Mort Walker's beetle bailey

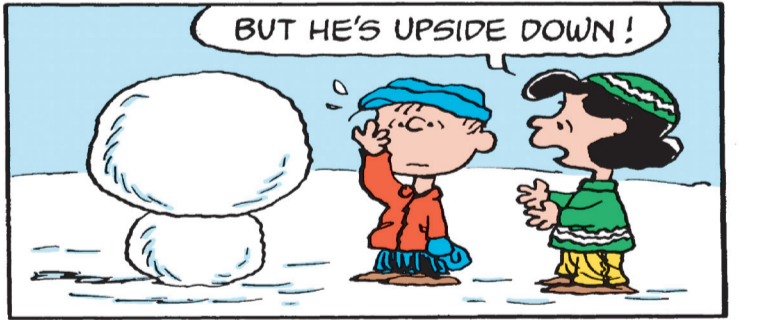


Hank Ketchum's Dennis the Menace CLOTHES CALL



CLASSIC PEANUTS

BY CHARLES SCHULZ



PEARLS BEFORE SWINE

BY STEPHAN PASTIS

