

Classifieds

Albany Classifieds

REAL ESTATE
FOR RENT

Houses for rent

FOR RENT!
3 BR 2 bath
West Albany,
Lake Park area
Hardwood floors, central air
and heat, fireplace, carport
Call 229-886-6488

SERVICE
DIRECTORY

Home Repair/
Remodeling

PAINTING
AND HOME
REPAIR

Tile work,
popcorn ceiling
removal, wall paper
installation/removal.
Just one call,
we do it all!
**FREE
ESTIMATES**
229-349-5475

Personal Care

PRIVATE CAREGIVER
AVAILABLE
Over 20 Years
Experience

My name is Delois Berry, and I am a dedicated Private Caregiver with more than 20 years of experience supporting patients with a wide range of disabilities.

I am skilled in:

- Engaging patients in gentle, meaningful activities
- Performing household chores
- Preparing nutritious meals
- Communicating effectively with families
- Building trusting relationships that enhance wellbeing and quality of life

I bring empathy, compassion, and friendliness to every interaction and am committed to providing safe, reliable, and personalized care.

For more information, call 229-296-0741

MERCHANDISE

Garage Sale

Yardsale: January 10th, 11th, 12th. 921 West Fourth Avenue. 8 am. Brand New & Used Items.

Guns/Ammo

SCCY 9 MM
with 4 magazines.
\$240 or best offer.
Call or text
229-439-6840

Firewood

SEASONED & GREEN
OAK FIREWOOD

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

Subscribe for
Home Delivery!

The Albany
HERALD
CALL 229-888-9300

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

Latricia 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 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 Rudd
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 New 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.

Name Changes

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 Rudd
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 New 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 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:
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 any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

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

Citation dates:
December 20 and 27, 2025
January 3 and 10, 2026

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 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: **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 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: **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 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.

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 any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

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

Citation dates:
December 20 and 27, 2025
January 3 and 10, 2026

IN THE PROBATE COURT OF
DOUGHERTY COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF **ANNE H. PARKER, DECEASED**
ESTATE NO. **2025-ES-326**

PETITION FOR PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS
NOTICE

Kenneth Parker has petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **January 12, 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
Judge of the Probate Court
225 Pine Ave, Suite 123,
PO Box 1827, Albany, GA 31702
229-431-2102

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT

IN RE: ESTATE OF: **ROBERT JOHN MCARTHY**
ESTATE FILE NO: **2025-ES-426**

TO WHOM IT MAY CONCERN:

Agnes Marie Ogilvie has petitioned to be appointed **administrator** of the estate of **ROBERT JOHN MCARTHY**, 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 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

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
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: 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
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(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.
ETHEREDGE
FOR DISCHARGE AS PERSONAL
REPRESENTATIVE
OF THE ESTATE OF: LORI DAVIS
ETHEREDGE
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 EDISON 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.

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 hamris: 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 Sales/ Auctions

business above.

VIN: ML32F3FJ7KHF09750
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: 3AKJGLD54GSHG3232
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: 3N1AB8CV2RY340857
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: 1HGCR2F63EAA05173
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

FLINT COMMUNITY BANK, AS ATTORNEY-IN-FACT FOR BLAKE ANDREW BURKERT
MOORE, CLARKE, DUVALL & 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 Anthony Pfeiffer and Amanda Pfeiffer to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Mortgage Research Center, LLC, its successors and assigns dated 4/30/2021 and recorded in Deed Book 4830 Page 121 Dougherty County, Georgia records; as last transferred to or acquired by The Secretary of Veterans Affairs, an Officer of the United States, conveying the after-described property to secure a Note in the original principal amount of \$229,663.00, 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 in Land Lot 80 in the Second Land District, City of Albany, Dougherty County, Georgia, and being all of Lots 38 and 39 of Audubon Subdivision, according to a map or plat of said subdivision as same is recorded in Plat Book 3, Page 147 (Plat Cabinet 1, Slide A-92), in the office of the Clerk of Superior Court of Dougherty County, Georgia. 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 **522 N Audubon Dr, Albany, GA 31707** 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): Anthony Pfeiffer and Amanda Pfeiffer 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

Foreclosures

superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. The Secretary of Veterans Affairs, an Officer of the United States as agent and Attorney in Fact for Anthony Pfeiffer and Amanda Pfeiffer Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1017-7790A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-7790A

NOTICE OF SALE UNDER POWER GEORGIA, DOUGHERTY COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Ashley Henderson to Ameris Bank dated July 10, 2023, recorded in Deed Book 5106, Page 80, Dougherty County, Georgia Records, as last transferred to Georgia Housing and Finance Authority by assignment recorded in Deed Book 5106, Page 148, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-SEVEN THOUSAND TWO HUNDRED TWENTY AND 0/100 DOLLARS (\$187,220.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in 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 matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Georgia Housing and Finance Authority is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: State Home Mortgage, 60 Executive Park South, Atlanta, GA 30329, 404-679-4908/-3133.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Ashley Henderson or a tenant or tenants and said property is more commonly known as **514 Edgewood Ln, Albany, GA 31707**. Should a conflict arise between the property address and the legal description the legal description will control.

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

Georgia Housing and Finance Authority 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: Park Home Mortgage, 60 Executive Park South, Atlanta, GA 30329, 404-679-4908/-3133.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Ashley Henderson or a tenant or tenants and said property is more commonly known as **514 Edgewood Ln, Albany, GA 31707**. Should a conflict arise between the property address and the legal description the legal description will control.

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

Georgia Housing and Finance Authority is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: State Home Mortgage, 60 Executive Park South, Atlanta, GA 30329, 404-679-4908/-3133.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Ashley Henderson or a tenant or tenants and said property is more commonly known as **514 Edgewood Ln, Albany, GA 31707**. Should a conflict arise between the property address and the legal description the legal description will control.

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

Georgia Housing and Finance Authority 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: Park Home Mortgage, 60 Executive Park South, Atlanta, GA 30329, 404-679-4908/-3133.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Ashley Henderson or a tenant or tenants and said property is more commonly known as **514 Edgewood Ln, Albany, GA 31707**. Should a conflict arise between the property address and the legal description the legal description will control.

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

Georgia Housing and Finance Authority 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: Park Home Mortgage, 60 Executive Park South, Atlanta, GA 30329, 404-679-4908/-3133.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Ashley Henderson or a tenant or tenants and said property is more commonly known as **514 Edgewood Ln, Albany, GA 31707**. Should a conflict arise between the property address and the legal description the legal description will control.

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

Georgia Housing and Finance Authority 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: Park Home Mortgage, 60 Executive Park South, Atlanta, GA 30329, 404-679-4908/-3133.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Ashley Henderson or a tenant or tenants and said property is more commonly known as **514 Edgewood Ln, Albany, GA 31707**. Should a conflict arise between the property address and the legal description the legal description will control.

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

Georgia Housing and Finance Authority 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: Park Home Mortgage, 60 Executive Park South, Atlanta, GA 30329, 404-679-4908/-3133.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Ashley Henderson or a

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

All that tract or parcel of land lying and being in 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

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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 LOT 72 IN THE SECOND 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. The above-described property will be sold as the property of BLAKE BURKERT and will be sold subject to

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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. 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, DUVALL & 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

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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, DUVALL & 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:

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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.

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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 182 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 the penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 00077/00024/008. 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 the City of Albany, Dougherty County, Georgia and being more particularly described as all of Lot 226 of Rawson Park according to a plat of same recorded in Plat Book 1, Page 72 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, same being improved property having a dwelling located thereon numbered 1211 North Madison Avenue, Albany, Georgia, according to the present system of numbering in the City of Albany, Georgia.

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 SUCV2025001272 229-431-2130 Petitioner, vs. LOT 5-B, BLOCK "S", RADIUM SPRINGS, INC. SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 110 S. ROSEWOOD DRIVE, ALBANY, GEORGIA, WILLIAMS AND SONS REALTY AND MANAGEMENT, 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 2022 through 2024 in the amount of \$1,831.76 (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 00010/00008/006. 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 Dougherty County, Georgia, being all of Lot 5-B, Block M, of Radium Springs, Inc. Subdivision, Section 2, according to a map or plat of said subdivision recorded in Plat Book 2, Page 35 (Plat Cabinet 1, Slide A-42) in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. 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,

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CIVIL ACTION FILE NUMBER P.O. BOX 1827 ALBANY, GA 31702 SUCV2025001271 229-431-2130 Petitioner, vs. LOT 52, FOREST PARK SUBDIVISION, ADDITION #2, DOUGHERTY COUNTY, GEORGIA, 2412 HABERSHAM ROAD, ALBANY, GEORGIA, MADELINE G. HAMILTON, OR HER ESTATE AND ANY OF HER 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 2008 through 2024 in the amount of \$4,089.30 (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 00214/00005/007. 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 of Lot 52 of Forest Park Subdivision Addition #2 according to a map or plat of said subdivision as the same is recorded in Plat Book 4, Page 189, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

Subject to restrictions and easements 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.

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 SUCV2025001270 229-431-2130 Petitioner, vs. LOT 4, BLOCK "S", AVALON SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 1506 LINCOLN AVENUE, 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 \$2,165.88 (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 & 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 the City of Albany, Dougherty County, Georgia and being all of Lot 4, Block "S" of Avalon Subdivision, according to map or plat of the Resubdivision of Block "S" and "U" of Avalon Subdivision as recorded in Plat Book 2, Page 124, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. 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 SUCV2025001269 229-431-2130 Petitioner, vs. LOT ONE, MUSE-REDFEARN

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,

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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 east 52.5 feet 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.

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. 177 193, DOUGHERTY County, Georgia records, as last

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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, 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 might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. T h e sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS INC., acting as Attorney in Fact for RONALD J. BREEDLOVE, AN UNMARRIED MAN, THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010578482 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

Notice of 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, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC., 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 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

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 QUICKEN LOANS INC. , dated 12/30/2016, and Recorded on 01/25/2017 as Book No. 4387 and Page No. 293 310, DOUGHERTY County, Georgia records, as last assigned to ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$39,150.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DOUGHERTY County Courthouse within the legal hours of sale on the first Tuesday in 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

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MORTGAGE, LLC, acting on behalf of and, as necessary, in consultation with ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, ROCKET MORTGAGE, LLC may be contacted at: ROCKET MORTGAGE, LLC, 635 WOODWARD AVE., DETROIT, MI 48226, 800 508 0944. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1901 STUART AVE, ALBANY, GEORGIA 31707 is/are: RONALD J. BREEDLOVE, AN UNMARRIED MAN or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. T h e sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS INC., acting as Attorney in Fact for RONALD J. BREEDLOVE, AN UNMARRIED MAN, THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010578482 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

Notice of 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, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC., 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 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

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.

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 & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

STATE OF GEORGIA COUNTY OF DOUGHERTY NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by 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 150 feet to a point; run thence south 01 degree 12 minutes 29 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 Burnsed, 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.

Foreclosures

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 certain property situated in the County of Dougherty, and State of Georgia being described as follows:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being more particularly described as follows: all of Lot 9, Block 4, of Lincoln Memorial Park Subdivision, according to a map or Plat of said Subdivision as same recorded in Plat Book 1, Page 231, in the office of the clerk of Superior Court, Dougherty County, Georgia.

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.



ANSWER TO TODAY'S PUZZLE

S	I	D	E	B	A	R	L	O	E	N	O	S	A	L	P	H	A
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