

Classifieds

Albany Classifieds

REAL ESTATE FOR SALE

Houses for Sale

FOR SALE BY OWNER
954 Summitt Dr NE,
Dawson, GA 39842
Move-in ready renovated
brick ranch.3 bedrooms,
1.5 baths, fresh paint,
new flooring, covered
patio, large backyard.
\$98,900 229-347-0086



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

Estate Sales

ESTATE/MOVING SALE
Frances Patrick Estate
Sales & Liquidations LLC
229-347-4848
Moving sale for:
Susan Martin, 567 E. Lee St., Dawson, Ga.
Friday, Jan. 16, 9-5, Sat., Jan. 17, 9-4, Sun. Jan. 18, 9-4
Cash, Ck., CC (3.5% CC fee) 8% sales tax
NO Parking on Lee St. (state highway). Park on side streets; Driveway for loading only
Bring help to load heavy items.
Enter front door, exit side

Estate Sales

kitchen door at checkout
No large handbags or shopping bags.
FPES and/or home owner are not responsible for accidents. Two story home with multi level steps and step down. Watch where you walk! No children on stairway. Children must be with adult when in home.

Lovely two story home filled with antiques, primitives, rugs, lamps, "Tell City" dining table w/4 leaves and custom pads. 8 "Tell City" matching dining chairs, mahogany sideboard w/brass gallery, pr. matching "Park Hill" Collection wing chairs, oak sideboard with attached mirror, 2 – camelback sofas, leather wing chair w/ottoman, paintings, pretty round foyer table, 4 pc. set nice wicker, beautiful armoire fitted for gun cabinet, Victorian armoire fitted with shelves for display cabinet or storage, Curio/china cabinet, pine kitchen work table/desk, new office desk, beautiful old roll top desk, chest, queen poster bed, pr. twin beds, 2 highback full beds, casual sofa and matching loveseat in beautiful condition, Hoosier in outstanding condition, Mid Century coffee table and side table by Jack Cartwright for "Founders" (beautiful condition), pr. 1970's stressless recliners w/ottomans (great condition), Lane storage cabinet (like new), one clients vintage jewelry collection 1950's – '70's. Refrigerator, washer/dryer & garage freezer, yard tools, old shop work table, Stihl trimmer, outboard boat motor, cast iron garden set, pr old wagon wheels, iron wash pot, porch rockers. Pine (wide board) Terrell Co. made primitive armoire.

From the estate of S. Truitt Martin, Jr. we are pleased to be offering 30+ pcs. of pottery from his personal collection. This pottery represents Southeastern folk pottery with pieces attributed to the Becham family of Crawford Co., Meaders family from Cleveland and Timmerman from Lanier Co.. Ga.

See estatesales.net for photos.

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

JOBS

Full-Time

SOUTHWEST GEORGIA COMMUNITY ACTION COUNCIL, INC. is seeking qualified (general, electrical, HVAC, plumbing) contractors to repair/replace and to install Weatherization Measures for home energy savings for low income families in the counties of Baker, Calhoun, Clay, Colquitt, Decatur, Dougherty, Early, Grady, Lee, Miller, Mitchell, Quitman, Randolph, Seminole, Terrell, Thomas, and Worth. Contact Dusniel Alvarez or Ihan Lopez at 229-985-3610, or 912 1st Avenue, S.E., Moultrie, GA; or at dalvarez@swgacac.com to request an application and general instructions. M/WBE and Labor Surplus Area Firms are encouraged to apply. Applications must be received by 5:00 p.m. on February 28, 2026. Late applications may not be considered.

VEHICLES

Vehicles

2013 Jeep Wrangler Sahara Unlimited. Looks brand new. 132K miles, \$18,500. 894-6472

Albany Legals

Adoptions

A-047
IN THE SUPERIOR COURT OF WARE COUNTY
STATE OF GEORGIA
IN RE: PETITION FOR TERMINATION OF FATHER'S RIGHTS
TO: Terry Thomas, alleged biological father
NOTICE OF ADOPTION
You are hereby notified that there has been a PETITION FOR TERMINATION OF FATHER'S RIGHTS filed with the Superior Court of Ware County, Georgia, Case No. 25A-022 for the purpose of adoption of the minor female child (the "Child" herein) born on December 12, 2025 in Waycross, Ware County, Georgia. The biological mother executed and delivered a SURRENDER OF RIGHTS/FINAL RELEASE FOR ADOPTION and ACKNOWLEDGMENT OF SURRENDER OF RIGHTS in strict accordance and compliance with Georgia law.

You are further notified that if you are the biological father of said minor Child then in accordance with Official Code of Georgia Annotated § 19-8-12, you are hereby advised that you will lose all rights to said Child and will neither receive notice nor be entitled to object to the adoption of the Child unless within thirty (30) days of the publication of this notice you:
(1) file a Petition to Legitimate the Child pursuant to O.C.G.A. § 19-7-22;
(2) file notice of the filing of such Petition to Legitimate with the Superior Court of Ware County, State of Georgia; and
(3) provide notice of the filing of said Petition to Legitimate to Justin Y. Hester, Esq., Hester Outman LLC, 450 South Peachtree Street, Ste. B, Norcross, Georgia 30071.
This 12th day of January 2026.
January 17, 24, 31, 2026 February 7, 2026

Alcoholic Beverages

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.

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

Corporations

A-057
NOTICE OF INTENT TO DISSOLVE
Notice is given that a Notice of Intent to Dissolve B&L Electric Motor Service, Inc., a Georgia corporation, with its registered office at 2220 Westtown Rd, Albany, GA 31721, will be delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. B&L Electric Motor Service, Inc. requests that persons with claims against it present the claims to B&L Electric Motor Service, Inc., 2220 Westtown Rd, Albany, GA 31721, with a description of the particulars of the claim in writing. Notice is given that, except for claims that are contingent at the time of the filing of, or that arise after, the filing of the notice of intent to dissolve, a claim against the corporation not otherwise barred will be barred unless a proceeding to enforce the claim is commenced within two years after publication of this notice.
January 17, 24, 2026

Debtors & Creditors

A-031
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
January 10, 17, 24, 31, 2026

A-055
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA, COUNTY OF DOUGHERTY.
All creditors of the Estate of HAROLD EDWARD WALTON deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us.
This 17th day of January, 2026.
EDWARD CHARLES WALTON,

Debtors & Creditors

Administrator of the Estate of HAROLD EDWARD WALTON 608 Henson Drive Albany, Georgia 31705
Hall & Williamson, P.C.
January 17, 24, 31, 2026, February 7, 2026

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

A-034
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: MARTIN JEREMY LYNCH
ESTATE FILE NO: 2025-ES-454
Sydney Lynch and Flannery Lynch petitioned for John G. Mansour, Attorney at Law, to be appointed administrator of the estate **MARTIN JEREMY LYNCH**, 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 9, 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
January 17, 24, 31, 2026, February 7, 2026

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
A-053
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA, COUNTY OF DOUGHERTY
All creditors of the Estate of **HENRY RAOUL LESIEUR** deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us.
This 12th day of January, 2026.
BRUCE LESIEUR, JR., Administrator of the Estate of **HENRY RAOUL LESIEUR** 429 Whippoorwill Road Albany, GA 31707
January 17, 24, 31, 2026, February 7, 2026

NOTICE TO DEBTORS AND CREDITORS
IN RE: Estate of Demetrice Lashaun Bell

All Creditors of the estate of Demetrice Lashaun Bell, late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment. THIS 12th day of January, 2026.
NAME: Coretha Bell-Hammond 2415 Dawson Road, Apt. 5 Albany, GA 31707
ATTORNEY: Caleb J. Kot 308 Flint Ave. Albany, GA 31701
January 17, 24, 31, 2026, February 7, 2026

A-051
Notice To Debtors and Creditors
IN RE: Estate of Demetrice Lashaun Bell
All Creditors of the estate of Demetrice Lashaun Bell, late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment. THIS 12th 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
January 10, 17, 24, 31, 2026

A-033
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
January 10, 17, 2026

A-052
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA, COUNTY OF DOUGHERTY
All creditors of the Estate of Claudia Hunt 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

Debtors & Creditors

are required to make immediate payment to us.
This 12 day of January, 2026.
Bobbi Porto Administrator of the Estate of Claudia Hunt 1542 Piermaj Lane Lutz, FL 33549-5744
January 17, 24, 31, 2026, February 7, 2026

A-001
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 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
January 3, 10, 17, 24, 2026

A-015
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
January 10, 17, 24, 31, 2026

A-056
GEORGIA, DOUGHERTY COUNTY
RE: ESTATE OF REGINALD BERNARD BOONE, DECEASED
All creditors of said estate are notified to render their demands to the undersigned according to law, and persons indebted to said estate are required to make immediate payment to the undersigned.
Linda Boone, Executor c/o DIVINE FINNEY DAVIS, PC 600 N. JACKSON St Albany, GA 31701
January 17, 24, 31, 2026, February 7, 2026

Divorces

Dougherty COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: Ashlee Hines v. Respondent: Miracle Rizer
Civil Action Case Number 25-CV-579-1

NOTICE OF SUMMONS
To: Miracle Rizer, Respondent
Named Above:
This notice has been published to let you know that a Divorce case was filed against you in Superior Court on **June 3, 2025**. The court issued an order for service of summons by publication on **September 18, 2025**. You must file an Answer to the Petition with the clerk of Superior Court and serve it Petitioner with a copy of the Answer. The Petitioner's address is **333 S. Mock Road Apt 20 Albany, GA 31705**. You must file your Answer within sixty (60) days of the date of the order for service by Publication. If you fail to file an Answer, then a judgement by default will be taken against you, and the Petitioner will get everything he asked for in the Petition for Divorce. This 19th day of September, 2025.
Samantha Sebastian, Dep Ck Dougherty County Superior Court

Dougherty COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: April Thomas v. Respondent: Fredrick Thomas
Civil Action Case Number 25-CV-1223-3

NOTICE OF SUMMONS
TO: Fredrick THOMAS, Respondent
Named Above:
This notice has been published to let you know that a Divorce case was filed against you in Superior Court on December 5, 2025. The court issued an order for service of summons by publication on January 7, 2026. You must file an Answer to the Petition with the clerk of Superior Court and serve the Petitioner with a copy of the Answer. The Petitioner's address is 143 Katie Lynn Street, Leesburg, GA 31763. You must file your Answer within sixty (60) days of the date of the order for service by Publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Petition for Divorce. This 7th day of January, 2025.
Whitley Williams, Dep Ck Dougherty County Superior Court

DOUGHERTY COUNTY SUPERIOR COURT
STATE OF GEORGIA

Petitioner: Tiffany Williford

vs.

Respondent: Dayton Williford

Civil Action Case Number: 2025-SU-CV-1164

NOTICE OF SUMMONS

TO: Dayton Williford
Respondent Named Above:
This notice has been published to let you know that a Petition for Divorce case was filed against you in the Superior Court on November 18, 2025. The court issued an order for service of summons by publication on December 30, 2025. You must file an Answer to the Petition with the clerk of Superior Court and serve the Petitioner with a copy of the Answer. The Petitioner's address is 3624 Plumcrest Ave., Albany, GA 31705. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a

Divorces

judgment by default will be taken against you, and the Petitioner will get everything she asked for in the Petition for Divorce.

This the 30th day of December, 2025.

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

Juvenile Court

A-043
IN THE JUVENILE COURT OF TIFT COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:
A.R., CASE NUMBER: 137-25JT-025
a child DOB: 08/30/2023
SEX: M

H. R., CASE NUMBER: 137-25JT-026
a child D O B : 05/01/2022 SEX: M

R. R., CASE NUMBER: 137-25JT-027
a child DOB: 05/18/2021
SEX: M

M. R., CASE NUMBER: 137-25JT-028
a child DOB: 06/10/2019
SEX: M

E. R., CASE NUMBER: 137-25JT-029
a child DOB: 06/03/2018
SEX: M
TO: EZEQUIEL GUITEREZ, the legal father of the above-named children.

AMENDED SUMMONS AND NOTICE

On November 17, 2025, a petition was filed in this court under the above style, seeking to terminate the parental rights of the parents of the above-named children. **THIS IS A SUMMONS REQUESTING YOU TO BE IN COURT.** If you fail to come to court as required, you may be held in contempt of court and punished by imprisonment for up to twenty (20) days and/or a fine of up to one thousand dollars (\$1,000.00). Now therefore, you, the party(s) named above, are commanded to be and appear on the date and time stated below, and to remain in attendance from hour to hour, day to day, month to month, year to year, and time to time, as said case may be continued, and until discharged by the court, and you are commanded to lay any and all business aside and to be and appear before the Juvenile Court of Tift County, Georgia, located at Michael Cantlebary Juvenile Court Center Courtroom, 225 Tift Ave. N., Suite C1, Tifton, Tift County, Georgia on the **31st day of March, 2026, at 1:00 p.m.**, to answer the allegations of the petition. The parent(s), guardian(s), legal custodian(s) or any other person(s) having physical custody or control of the above-named child(ren) are hereby commanded to bring the above-named child(ren) to the aforementioned hearing at the aforesaid time and place.

If you are served with this summons by publication as provided by law, you are likewise required to appear before this court at the above-stated date, time, and place to answer the allegations of the petition. A copy of the petition seeking termination of the parental rights of the parents of the above-named child(ren) may be obtained at the office of the Clerk of the Tift County Juvenile Court located at 220 Chestnut Ave., Building C, Tifton, Tift County, Georgia 31794.

TO ANY BIOLOGICAL FATHER REQUIRED TO BE SERVED PURSUANT TO O.C.G.A. §15-11-283: Please be advised that any biological father who is not the legal father of the above-named child(ren) may lose all rights to the child(ren) named in the petition brought in the above-styled matter and will not be entitled to object to the termination of his rights to the child(ren) unless, within 30 days of receipt of this notice, he files a petition to legitimate the child(ren). AND a notice of the filing of the petition to legitimate with this court.
NOTICE OF EFFECT OF TERMINATION JUDGMENT TO THE MOTHER, BIOLOGICAL FATHER AND LEGAL FATHER OF THE CHILD(REN) (IF ANY):
Georgia law provides that you can permanently lose your rights as a parent. A petition to terminate parental rights has been filed requesting the court to terminate your parental rights to your children-. A copy of the petition to terminate parental rights is attached to this notice. A court hearing of your case has been scheduled for 1:00 p.m. on the 31st day of March, 2026, at the Michael Cantlebary Juvenile Court Center Courtroom, 225 Tift Ave. N., Suite C1, Tifton, Tift County, Georgia at the Court of Tift County.

If you fail to appear, the court can terminate your rights in your absence. If the court at the trial finds that the facts set out in the petition to terminate parental rights are true and that termination of your rights will serve the best interests of your children-, the court can enter a judgment ending your rights to your children-. If the judgment terminates your parental rights, you will no longer have any rights to your children. This means that you will not have the right to visit, contact, or have custody of your children- or make any decisions affecting your children- or your children-'s earnings or property. Your children- will be legally freed to be adopted by someone else. Even if your parental rights are terminated:(1) You will still be responsible for providing financial support (children- support payments) for your children- is adopted; and (2) Your children- can still inherit from you unless and until your children- is adopted.

This is a very serious matter. You should contact an attorney immediately so that you can be prepared for the court hearing. You have the right to hire an attorney and to have him or her represent you. If

Juvenile Court

you cannot afford to hire an attorney, the court will appoint an attorney if the court finds that you are an indigent person. Whether or not you decide to hire an attorney, you have the right to attend the hearing of your case, to call witnesses on your behalf, and to question those witnesses brought against you. If you have any questions concerning this notice, you may call the telephone number of the clerk's office which is 229-386-7909.
WITNESS the Honorable Render M. Heard, Jr., Judge of said Court, this 5th day of January, 2026.
LISA JORDAN, Clerk Juvenile Court of Tift County, Georgia.
January 17, 24, 31, 2026, February 7, 2026

Miscellaneous

CITY OF ALBANY MUNICIPAL COURT

CIVIL DOCKET NO. 25-NA-39

CITY OF ALBANY, Petitioner,

vs.

All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia, and more particularly described as follows: Lot Eleven (11) of the resubdivision of Lots Thirty-Three (33) and Thirty-Four (34) of Block "C" of the Emily G. Henderson Subdivision, according to a map or plat of said resubdivision recorded in Plat Book 2, Page 161, in the office of the Clerk of the Superior Court of Dougherty County, Georgia. This property is known as 621 Parkwood Ave., Albany, Georgia, bearing Tax ID# 000BB/00008/031; and

DELORSE MCGAHEE, Property Owner; and

Interested Persons as Defined in O.C.G.A. § 41-2-8(8): DOUGHERTY COUNTY TAX DEPT., AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 621 PARKWOOD AVE., ALBANY, GA, Respondent(s).

TO: DELORSE MCGAHEE, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN 621 PARKWOOD AVE., ALBANY, DOUGHERTY COUNTY, GEORGIA:

You are hereby notified that a Petition To Remedy Code and Ordinance Violations has been filed concerning the property located at 621 Parkwood Ave. in the City of Albany, Dougherty County, Georgia, and more particularly described as follows:

All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia, and more particularly described as follows: Lot Eleven (11) of the resubdivision of Lots Thirty-Three (33) and Thirty-Four (34) of Block "C" of the Emily G. Henderson Subdivision, according to a map or plat of said resubdivision recorded in Plat Book 2, Page 161, in the office of the Clerk of the Superior Court of Dougherty County, Georgia. This property is known as 621 Parkwood Ave., Albany, Georgia, bearing Tax ID# 000BB/00008/031.

Said Petition seeks to abate the conditions existing on said property which constitute a nuisance in violation of codes and ordinances of the City of Albany, Georgia. You are ordered to show cause before the undersigned on the 23rd day of January, 2025, at 9:00 a.m. and from time to time thereafter as the same may be called in the Community Room at the Law Enforcement Center, 201 W. Ogleshorpe Blvd., Albany, Georgia, why the relief requested in said Petition should not be granted and the Code violations remedied and the nuisance abated at your expense. Let this notice be published and posted as required by law.

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

Michael M. Custer
Ga. Bar No. 523550
Attorney for Petitioner

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

January 13, January 15 and January 17, 2026

Name Changes

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

IN THE SUPERIOR COURT OF Dougherty County
STATE OF GEORGIA
In re the Name Change of the

Name Changes

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

A-046

**IN THE SUPERIOR COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA**

In re the name change of:
Lydia Angel Paye
Civil Action File No: 25CV835-1

NOTICE OF PETITION TO CHANGE NAME

I, Lydia Angel Paye, filed a petition in the Superior Court of Dougherty County, Georgia on the 13 day of August, 2025 to change my name from Lydia Angel Paye to Asia Angel Paye. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Signed this 13th day of August, 2025.
Lydia Paye
Petitioner
2315 W Gordon Ave
Albany, GA 31707
515-441-1982
January 17, 24, 31, 2026, February 7, 2026

A-020

**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
January 10, 17, 24, 31, 2026

Probate Court Administration

A-048

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: SALLIE MAE WILLIAMS

ESTATE FILE NO: 2025-ES-201

Jeremy Miles has petitioned to be appointed **administrator** of the estate **SALLIE MAE WILLIAMS**, 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 9, 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
January 17, 24, 31, 2026, February 7, 2026

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: JUDITH HISE

ESTATE FILE NO: 2025-ES-450

Travis Liticker has petitioned to be appointed **administrator** of the estate **JUDITH HISE**, 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 9, 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
January 17, 24, 31, 2026, February 7, 2026

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: LEE ANDREW GRANT

ESTATE FILE NO: 2025-ES-012

Lawensin Grant and Devan Bracey have petitioned to be appointed **administrators** of the estate **LEE ANDREW GRANT**, Deceased, of said County. (The

Probate Court Administration

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 9, 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
January 17, 24, 31, 2026, February 7, 2026

A-026

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 **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
January 10, 17, 24, 31, 2026

A-076

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
January 10, 17, 24, 31, 2026

A-025

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 **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
January 10, 17, 24, 31, 2026

Probate Court 12 mth Support

A-056

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.

Probate Court 12 mth Support

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
December 27, 2025, January 3, 10, 17, 2026

A-011

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
January 10, 17, 24, 31, 2026

A-041

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: JIMMY LEE RAMSEY, SR.

ESTATE FILE NO: 2025-ES-410

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of **Marietta Price Ramsey** for a year's support from the estate of **JIMMY LEE RAMSEY, SR.**, 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 9, 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
January 17, 24, 2026, February 7, 2026

A-012

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: MICHELLE J. OAKS MATTOCKS

ESTATE FILE NO: 2025-ES-431

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of **Charles Lewis Mattocks, Jr.**, for a year's support from the estate of **MICHELLE J. OAKS MATTOCKS**, 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
January 10, 17, 24, 31, 2026

A-029

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: CARL TRACY GREEN

ESTATE FILE NO: 2025-ES-312

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of **Sabrina Green** for a year's support from the estate of **CARL TRACY GREEN**, 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 9, 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

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
January 17, 24, 31, 2026, February 7, 2026

Probate Court Wills

**IN THE PROBATE COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA**

**IN RE: ESTATE OF
Mamie Carter Nelson,
DECEASED**

ESTATE NO: 2018-L5629

NOTICE

IN RE: The Petition to Probate Will in the Solemn Form in the above-referenced estate

TO: Paul Smith, Eddie B. Carter, Troy Carter & Alonzo Carter

This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before their 13th day after March 26, 2019

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

Citation dates: January 17, 24 & 31, February 7, 2026

Nancy S. Stephenson
Judge of the Probate Court
P.O. Box 1827
Albany, GA 31702
(229) 431-2102

Probate Court Discharge

A-023

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

CASE NAME: MARY JOYCE EIDSON HAMLETT

CASE NO: 2025-ES-171

CASE NAME: HENRY LOUIS HAMLETT

CASE NO: 2025-ES-172

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

This is to notify you to file objection, if there is any, to the Petition for Discharge of Personal Representative, in this Court on or before **February 2, 2026**. **Be notified further:** All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Leisa G. Blount
Probate Judge
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
January 10, 17, 24, 31, 2026

Public Sales/ Auctions

A-050

You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at Hook Em Towing and Wrecker Service – 204 Poplar Street Albany, GA 31707

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

Vehicle Make: TOYOTA Year: 2022
Model: COROLLA Vehicle ID#: JTDS4MCE9N3505357
Vehicle License #: RKQ6827 State GA

Vehicle Make: KIA Year: 2012
Model: OPTIMA Vehicle ID#: 5XXGN4A77CG054675
Vehicle License #: DCA7825 State GA

Vehicle Make: RAM Year: 2023
Model: 1500 CLASSIC Vehicle ID#: 3C6RR7KG1PG621616
Vehicle License #: SKL2098 State GA
January 17, 24, 2026

A-030

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: 2HGFA165XH8326719
License: RYR6313
State: GA
Case #: 2026-4AV

Make: Nissan Year: 2024
Model: Sentra
Vin ID: 3N1AB8CV2RY340857
License: DCX8116
State: GA
Case #: 2026-3AV

Public Sales/ Auctions

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

Make: Mitsubishi Year: 2022
Model: Mirage
Vin ID: ML32AUHJ8NH008689
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: 1HGCRF736EA005173
License: YUE882
State: GA
Case #: 2026-1AV

Make: Mitsubishi Year: 2011
Model: Outlander
Vin ID: JA4AD3A3XKZ031297
License: NONE
State:
Case #: 2026-6AV

January 10, 17, 2026

A-049

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: **Hook Em Towing and Wrecker Service – 204 Poplar Street Albany, Ga 31707**. Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: **FEBRUARY 2, 2026**. Answer forms may be found in the Magistrate Court Clerk's office located at: 225 Pine Ave – Albany, Ga 31701

Forms may also be obtained online at www.georgiamagistratecouncil.com.

Vehicle Make: SATURN Year: 20006
Model: VUE
Vehicle ID#: 5GZCZ33D4G585508
Vehicle License #: RINK94
State: FL

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

Vehicle Make: HONDA Year: 2012
Model: ACCORD US LX
Vehicle ID #: 1HGCP2F36CA095475
Vehicle License #: YLZ081
State: GA

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

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

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

Vehicle Make: HYUNDAI Year: 2018
Model: ELANTRA
Vehicle ID #: 5NPD84LF8JH357965
Vehicle License #: RYV4698
State: GA

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:
Business Name: Hook Em Towing and Wrecker Service
Address: 204 Poplar Street Albany, Ga 31707
Telephone #: 229-496-2011
January 17, 24, 2026

A-013

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE:

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

VIN: ML32F3FJ7KHF09750
Year: 2019
Make: MITS
Model: Mirage G4*

VIN: 1NXAE04B0S5Z229111
Year: 1995
Make: TOYT
Model: Corolla*

VIN: 1D7HA16K96J232166
Year: 2006
Make: DODG
Model: S1T
January 10, 17, 2026

A-044

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE:

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

VIN: ML32F3FJ7KHF09750
Year: 2019
Make: MITS
Model: Mirage G4*

VIN: 5NPET4AC0AH614998
Year: 2010
Make: HYUN
Model: Sonata*

VIN: 1C4HJXEN1JW304448
Year: 2018
Make: JEEP
Model: All New Wrangler

VIN: 1HGCP36889A035689

Public Sales/ Auctions

Year: 2009
Make: HOND
Model: Accord*

VIN: 1FTWV3WDR4AE479499
Year: 2010
Make: FORD
Model: F350SD*

VIN: 1G11B5SA0GF123329
Year: 2016
Make: CHEV
Model: Malibu Limited*
Trim: LS*
Body: 4D Sedan*
Color: WHI

VIN: 2G61N5S30D9127100
Year: 2013
Make: CAD
Model: XTS*
Color: GRY

VIN: 1FTFW1EV44KA25413
Year: 2010
Make: FORD
Model: F150*
Trim: Harley Davidson*
Body: Supercrew 4WD*
Color: SIL

VIN: 2G1WB5EK5B1141996
Year: 2011
Make: CHEV
Model: Impala*
Trim: LT*
Body: 4D Sedan*
Color: MAR

January 17, 24, 2026

A-032

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

January 10, 17, 2026

A-028

Notice of Public Sale Ledo Self Storage 1861 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 C62

Foreclosures

forementioned 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

January 10, 17, 24, 31, 2026

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 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 1986. 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 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 in the preceding paragraph. MEMBER

Foreclosures

FIRST MORTGAGE, LLC as Attorney in Fact for KIMBERLEY CHASTANG MACON AND ELIJAH JAMAAL MACON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010571222 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

A-010
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

January 10, 17, 24, 31, 2026

A-005
NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Amanda Johnston, Ryan Johnston to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Trust Bank, its successors and assigns dated April 12, 2024, recorded in Deed Book 5181, Page 248, Dougherty County, Georgia Records, as last transferred to Trust Bank by assignment recorded in Deed Book 5340, Page 243, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-THREE THOUSAND ONE HUNDRED ONE AND 0/100 DOLLARS (\$93,101.00), 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

Foreclosures

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.

Trust Bank 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: Trust Bank, 1001 Semmes Avenue, Richmond, VA 23224, 800-827-3722.

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 Amanda Johnston and Ryan Johnston or a tenant or tenants and said property is more commonly known as 219 Pinson Rd, Albany, GA 31705. 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. Trust Bank

as Attorney in Fact for Amanda Johnston, Ryan Johnston 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 153, First Land District, Dougherty County, Georgia, being more particularly described as all of Lot 1 of Pinson Road Subdivision, according to a map or plat recorded in Deed Book 1623, Page 197, in the office of the Clerk of the Superior Court of Dougherty County, Georgia, ALSO INCLUDED is the 40-foot wide strip of land adjoining the referenced Lot 1 on its southern side, being 40 feet wide and running back 427.0 feet from Pinson Road and particularly shown on the above referenced plat. The width of the entire tract is 139.0 feet with the combination of Lot 1 and the 40 foot strip on its south side. The described property is known as 219 Pinson Road according to the present system of numbering of roads in Dougherty County, Georgia. MR / CA February 3, 2026 Our file no. 25-19762GA-FT17 25-19762GA.

January 10, 17, 24, 31, 2026

A-007
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
DOUGHERTY COUNTY

By virtue of a power of sale contained in a certain security deed from Patricia A Baskins and Spencer L Baskins to K L W, INC. D/B/A Northside Mortgage and recorded in Deed Book 1767, Page 001, Dougherty County, Georgia records given to secure a note in the original amount of \$55,200.00 with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of DOUGHERTY COUNTY, Georgia, or at such place as has or may be lawfully designated as an alternative location within the legal hours of sale on the first Tuesday in February, 2026, to wit: February 03, 2026, the following described property: ALL OF LOT 12 AND THE WEST 1/2 OF LOT 13 IN BLOCK 6 OF PALMYRA HEIGHTS SUBDIVISION "B" AS PER A MAP OR PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 186, CLERK'S OFFICE, DOUGHERTY COUNTY, GEORGIA. Being real property commonly known as 908 Residence Avenue, Albany, GA 31701.

The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).

Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.

Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: Nationstar Mortgage LLC 8950 Cypress Waters Blvd. Coppell, TX 75019 833-685-2566

The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require U.S. Bank Trust National Association, Not In Its Individual Capacity, But Solely As Trustee Of Citigroup Mortgage Loan Trust 2021-RP5 to negotiate, amend, or modify the terms of the Security Deed described herein.

U.S. Bank Trust National Association, Not In Its Individual Capacity, But Solely As Trustee Of Citigroup Mortgage Loan Trust

Foreclosures

2021-RP5 as Attorney in Fact for Patricia A Baskins and Spencer L Baskins

Attorney Contact: Miller, George & Suggs, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071 Phone: 404-793-1447 Fax: 404-738-1558 25GA935-0244

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

January 10, 17, 24, 31, 2026

A-006
NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Nicole C. Mallory and Elvin J. Mallory to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for IndyMac Bank, F.S.B., its successors and assigns dated 10/13/2005 and recorded in Deed Book 3056 Page 251 Dougherty County, Georgia records; as last transferred to or acquired by DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSETBACKED TRUST Series INABS 2005-D, HOME EQUITY MORTGAGE LOAN ASSETBACKED CERTIFICATES Series INABS 2005-D, conveying the after-described property to secure a Note in the original principal amount of \$68,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 3, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land lying and being part of Land Lot 366, First Land District, Albany, Dougherty County, Georgia and being the South 75 feet of Lots 1 and 2, Block 37 of part Rawson Circle, according to a map or plat of said subdivision as same is recorded in Plat Book 2 page 17 (Plat Cabinet 1, Slide A39) in the office of the Clerk of Superior Court, Dougherty County, Georgia and being particularly described as follows Commence at the point where the north right of way of Tenth Avenue (an 80 foot right of way) intersects with the west right of way of Cleveland Street (an 80 foot right of way) and use this as the point of beginning (iron pin found); run thence south 89 degrees 50 minutes 50 seconds west along the said right of way of Tenth Avenue a distance of 140.00 feet to a point (iron pin found); run thence north 00 degrees 00 minutes 00 seconds east a distance of 75.00 feet to a point (iron pin found); run thence north 89 degrees 50 minutes 50 seconds east a distance of 140.00 feet to a point (iron pin found); run thence south 00 degrees 00 minutes 00 seconds west a distance of 75.00 feet to the point of beginning (iron pin found). Said property contains 0.241 acre and is depicted on plat entitled " Property of Georgia G. Pritchard" prepared by Wm. David McCrary, Georgia Registered Land Surveyor 2594, dated August 4, 1995. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 1701 N Cleveland Street, Albany, GA 31701 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Nicole Mallory and Elvin J. Mallory or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the 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.

January 10, 17, 24, 31, 2026

Foreclosures

A-004
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 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.

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

as Attorney in Fact for Ashley Henderson 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 the City of Albany, Dougherty County, Georgia, and being more particularly described as all of Lot 10 in Block 8 of Florary-Merry Acres Section, according to a map or plat of said subdivision as same is recorded in Plat Book 2, Page 155 and 156 (Plat Cabinet1, Slide A-56), in the Office of the Clerk of Superior Court of Dougherty County, Georgia. MR / KR February 3, 2026 Our file no. 25-18473GA-FT17 25-18473GA.

January 10, 17, 24, 31, 2026

A- 003
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

Foreclosures

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 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.

January 10, 17, 24, 31, 2026

A-002
NOTICE OF SALE

GEORGIA, DOUGHERTY COUNTY. By virtue of a power of sale contained in that certain Security Deed from ANGELA CALDWELL to AARON DEVELOPMENT, LLC, dated February 1, 2021, and recorded in Deed Book 4799, Pages 240-248, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, said Security Deed having originally been given to secure that certain Promissory Note dated February 1, 2021 between ANGELA CALDWELL and AARON DEVELOPMENT, LLC in the original principal amount of Forty Nine Thousand and Zero Cents (\$49,000.00), as well as all extensions, renewals and modifications thereof, together with any and all other indebtedness, of any type or description, then or thereafter owing by ANGELA CALDWELL, there will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door at Albany, Dougherty County, Georgia, within the legal hours of sale on the first Tuesday in February 2026 the following described property: All that tract or parcel of land lying and being in Land Lot 363 in the First Land District, City of Albany, Dougherty County, Georgia, and being more particularly described as follows:

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

848 W. Oglethorpe Blvd. Parcel No. 0000K/00017/0004

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

Foreclosures

31701 (229) 883-1610
January 10, 17, 24, 31, 2026

A- 075
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 Alan 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.

Foreclosures

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. 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 nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for TERRY LEWIS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010as25046 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. January 10, 17, 24, 31, 2026

A-072
Notice of Sale Under Power. State of Georgia, County of DOUGHERTY. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by RONALD J. BREEDLOVE, AN UNMARRIED MAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR QUICKEN LOANS INC. , dated 12/30/2016, and Recorded on 01/25/2017 as Book No. 4387 and Page No. 293 310, DOUGHERTY County, Georgia records, as last assigned to ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$39,150.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DOUGHERTY County Courthouse within the legal hours of sale on the first Tuesday in February, 2026, the following described property: TAX ID NUMBER(S): 000MM/00017 /003 LAND SITUATED IN THE COUNTY OF DOUGHERTY IN THE STATE OF GA BEING ALL OF LOT 1 OF HILLTOP ACRES SUBDIVISION, SECTION "1" ACCORDING TO A MAP OR PLAT OF SAME AS RECORDED IN PLAT BOOK 5, PAGE 101 (PLAT CABINET 1, SLIDE B 58) IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

COMMONLY KNOWN AS: **1901 STUART AVE, ALBANY, GA 31707**
1705 The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS INC. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. ROCKET MORTGAGE, LLC, acting on behalf of and, as necessary, in consultation with ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, ROCKET MORTGAGE, LLC may be contacted at: ROCKET MORTGAGE, LLC, 635 WOODWARD AVE., DETROIT, MI 48226, 800 508 0944. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **1901 STUART AVE, ALBANY, GEORGIA 31707** is/are: RONALD J. BREEDLOVE, AN UNMARRIED MAN or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which 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. 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

Foreclosures

and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. as Attorney in Fact for RONALD J. BREEDLOVE, AN UNMARRIED MAN. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010578482 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. January 10, 17, 24, 31, 2026

A-008
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by ERVENTZ FENELUS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR MORTGAGE SOLUTIONS OF GEORGIA, LLC in the original principal amount of \$160,047.00 dated February 9, 2024, and recorded in Deed Book 5176 , Page 226, Dougherty County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 5358, Page 440, Dougherty County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on 2/3/2026, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DOUGHERTY COUNTY, GEORGIA AND ALL OF LOT 3 IN BLOCK 79 OF GAISHAR GARDENS SUBDIVISION, ACCORDING TO A PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 2, PAGE 142 (PLAT CABINET 1, SLIDE A-55), IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. 000NN/00015/006
Said property being known as: **1804 ACKER DR, ALBANY, GA 31707**
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are ERVENTZ FENELUS or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (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. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. LAKEVIEW LOAN SERVICING, LLC, as Attorney-in-Fact for ERVENTZ FENELUS Robertson, Anschutz, Schneid, Crane & Partners, PLLC 13010 Morris Rd., Suite 450 Alpharetta, GA 30004 Phone: 470-321-7112 Firm File No. 25-372067 January 10, 17, 24, 31, 2026

A-019
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 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.

Foreclosures

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 January 10, 17, 24, 31, 2026



Keep Journalists On Their Beat

CELEBRITY CIPHER
by Luis Campos
Celebrity Cipher cryptograms are created from quotations by famous people, past and present. Each letter in the cipher stands for another.

" B F K B W Z X J A N Z I M E U K E S T F N G L M O F T N M R N H K , S M Z S T F N G L M O F T N M B W K R N H K E S T N Z F K W J . " — Y W B A P L N W U B A (" Z F K G X D B W E N Y N D ")

Previous Solution: "Oh yeah, dancing's part of my soul; I enjoy it, and it makes me happy." — John Travolta

TODAY'S CLUE: A sjenbe H

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CELEBRITY CIPHER
by Luis Campos
Celebrity Cipher cryptograms are created from quotations by famous people, past and present. Each letter in the cipher stands for another.

" M F M H N G N S L F D R C A V W J S W V R H M E W C D T H D V S J M O A . M V M H H V R H M E W C H D V R E N . L D R A D O G H S S G N S V W O L V D I S . " — A M E J Z W O A L J S

Previous Solution: "A heart is not judged by how much you love, but by how much you are loved by others." — Frank Morgan ("The Wizard of Oz")

TODAY'S CLUE: J sjenbe L

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1/18/26

ETZZZ S.AVDOL OL REMSNV

Los Angeles Times Sunday Crossword Puzzle

Edited by Patti Varol

"THE ROAD TO SELF-DISCOVERY" BY SAMUEL A. DONALDSON

ACROSS
1 Finishes
8 Mercedes line
14 One on girth control?
20 San Diego neighbor
21 Twain of note
22 Cheaper than usual
23 Part of an executive job offer
25 One of the seven kingdoms of Anglo-Saxon England
26 Rest
27 Worry
28 Louvre Pyramid architect
29 Campus org. for wannabe ensigns
30 Game lost in the blink of an eye
34 List-ending abbr.
36 Thai money
39 Negroni need
40 Bucko
41 Comparatively damp
43 Big whoop
44 Resource in Minecraft and Catan
45 Chamber group
48 Sets as a goal
51 Philippa of "Hamilton"
52 LAX checkers
53 Plié joint
54 Lummoxes
57 Sound of an air-kiss
59 Minor dustup
63 Wolfgang Puck's flagship eatery
68 Teapot Dome commodity
69 Opening number?
70 Snag
71 Sort of
73 Was published
74 Ghanaian with a Nobel Peace Prize
76 Tell all to the police
82 "Not interested"
83 Audio giant
84 Sub text?
85 Classic Monopoly token
86 To be, in Toledo
88 AC meas.
90 Casually mentions a famous friend
94 Break divine law
100 Tennis center?
101 Marker
102 Soft cloth

103 Bruins great Bobby
104 Three-pointer's path
105 Holes
106 Over 100, say
107 Having celebrity status
112 Co. that makes Secret and Scope
114 Former NPR host Shapiro since 2022
115 Hebrides isle
116 Grandson of Adam
119 "Daddy, Papa, and Me" writer Newman
120 Backstreet Boys hit
124 Guru's residence
125 Musical liability
126 Term paper starting point
127 Not too difficult
128 Cobbler's part
129 Gives a new tournament ranking to

2 Actress Hayworth
3 Somewhat open
4 Least contaminated
5 Pulled a chair up to
6 Sea urchin, at a sushi bar
7 Cooks in a skillet
8 German steel city
9 OpenAI bot since 2022
10 Luka Doncic's team, on scoreboards
11 Brazilian city that sounds like Maryland's capital
12 Homer's rock singer
13 "Come on, tell us!"
14 Where snowbirds flock in winter
15 Xenon, e.g.
16 Brand on some Canadian pumps
17 "I think you'll find this yummy!"

18 Winning candidate
19 Pet name fit for a king?
24 Expression that might be evil or silly
31 Mutually approve
32 Item on a Dollar menu?
33 ABA member's title
35 Early PC monitor
36 Whatever ewe say?
37 YouTube annoyances
38 Oasts
42 Fully understand
44 The Beaver State
45 Skyrocket
46 Hideo who threw no-hitters in 1996 and 2001
47 Ball purchase
49 Bucolic lodging
50 Lowest digit
55 Canine's canine
56 Like a day-old bagel
58 Home of Jordan and Georgia

60 Irrational fear of persecution
61 Vegan gelatin substitute
62 Best Play, for one
63 Daytime drama
64 Bassist
65 Weymouth of Talking Heads
66 Dinero unit
67 Footnote space saver
67 Glass bits
72 Bill Nye's field
75 State bordering Bhutan
77 Publication ID
78 Clears after taxes
79 Healthy Grains snackmaker
80 GPS guess
81 Neither partner
83 Activity that may improve problem-solving skills
87 Best version of oneself, in psych-speak
89 Visionaries
91 Early proponent of a fiat Earth?

92 Dua Lipa genre
93 Questionable, in slang
94 NYU or MIT
95 "Fingers crossed!"
96 Lyonne of "Poker Face"
97 Believer's ending
98 "Despicable Me" anthihero
99 Revolutionary?
104 "Say it ___ so!"
105 Lenient
108 Part of Hispaniola
109 Physicist Schrödinger
110 French wine region
111 "Sailing to Byzantium" poet
113 Employee rts. agency
117 Boo-boo
118 Unwanted beach souvenir, often
119 Wee fella
121 Red pill consumer of film
122 Shade
123 Triumphant shout

DOWN
1 Lb. and oz.
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1/18/26

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CROSSWORD

ACROSS
1 Easily moved?
10 Streetcars
15 Minimum word count?
16 Swiss namesake of an international series of art fairs
17 Scheduled delivery?
18 Editorialize
19 "___ Is Betta Than Evvah!"
20 C-section docs
21 Kept inside
22 Island chain
23 Primary fig.
24 Hosp. gear
25 Bit
26 Actress Hayek Pinault
28 Israeli airline
30 Only
31 "How could you be so insensitive!"
34 Roadside snacks
36 Spoiler alerts?
38 Skirt in a Degas painting
41 Fictions
42 Percolate
44 Supplementary medical benefit: Abbr.
45 Perturb
46 17-Across pro
48 Big name in pasta sauce
49 Melt down
51 Comic Margaret
52 Prefix with -core for a style inspired by hiking
53 Optional feature
54 Spot where sharks gather
56 Vessel implant
57 "My regrets"
58 Redfin listings
59 Smudging ceremony tool

4 "Hava Nagila" dance
5 Poetic preposition
6 Playground retort
7 Natural structure?
8 Isn't perfect
9 Sofa bed spot
10 Chophouse order
11 Knocks
12 Bagel option
13 Low-level
14 "When a Woman Loves a Woman" singer
21 Transfer, in a way
23 "Slam Diego" player
24 Dubious label from The Princeton Review until 2022
27 ___ Islands: archipelago in the East China Sea

29 Didn't bother
30 Didst wallop
32 "Fool Us" co-host
33 One of three national forests in Florida
35 Bottom-feeding fish also called a gurnard
37 Shameful tone?
38 Type of metal

39 No longer troubled by
40 Single file
43 "With any luck"
45 Air returns
47 34-Across option
50 Wrapped
51 Fútbol prize
52 Pop star Lady ___
54 Baby food
55 Lean-___

ANSWER TO TODAY'S PUZZLE:

O I N V S O T V d S E W O H
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01/17/26

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By Emily Biegas
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01/17/26

DOWN
1 Lodging options
2 Going nonstop
3 Leather and lace, e.g.