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Full-blown Blues
Page Brothers Band • Page 4A

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WEEKEND

SATURDAY, JANUARY 31, 2026

Albany State appoints Annice Yarber-Allen as provost, VP for Academic Affairs

Staff Reports
news@albanyherald.com

ALBANY – Albany State University has announced the appointment of Annice Yarber-Allen as provost and vice president for academic affairs, effective March 2.

Yarber-Allen will serve as the university's chief academic officer, providing

strategic leadership for all academic units while advancing excellence in teaching, research, service and student success.

As provost, Yarber-Allen will guide curriculum development, faculty advancement, accreditation, academic budgeting, and partnerships that strengthen Albany State's academic mission and work force alignment.

Her appointment represents the first in a series of strategic cabinet hires under the leadership of President Robert Scott.

An Alabama native, Yarber-Allen earned a bachelor of science degree in Social Work and doctorate in Medical Sociology from the University of Alabama at Birmingham, along with a master of social work degree in Pro-

gram Planning and Administration, summa cum laude, from the University of Alabama.

Yarber-Allen began her higher education career at Auburn University at Montgomery, advancing from assistant professor to full professor and



See ALLEN, 2A

ANNICE YARBER-ALLEN

2026 UGA economic forecast comes with modest expectations, risk of recession

By Alan Mauldin
alan.mauldin@albanyherald.com

ALBANY – An annual economic prediction for the nation, state and region is not grim, but it's not exactly rosy either, with the national economy limping along at low growth and roughly 50-50 odds of a state recession.

That is the prognosis put forward by economists at the University of Georgia's Terry College of Business.

On Wednesday, Sanatu Chatterjee, the interim dean at the business college, delivered the yearly outlook for the state and nation during a luncheon meeting on Albany State University's West Campus.

At the moment, the U.S. economy is being buoyed by spending by the rich, the economist said.

"If you look under the hood ... more than 50% of consumer spending has come from the top 10% of earners," Chatterjee said. "That is where the resiliency is coming from. If you look at the bottom 90%, you see middle-class and lower-class earners are struggling."

Those in the bottom 90% also are using borrowing to maintain spending and pay bills, he said.

"I do worry about that," Chatterjee said. "We should keep a close eye on that."

Although a national recession is not predicted, the college predicts overall growth at the national level for the year to be 1.3%, barely above stall level. The nation's job growth is expected to flatline through 2026,

See UGA, 2A



File Photo: Alan Mauldin

Paul Forgey is director of Albany and Dougherty County's Planning and Development Services.

Albany/Dougherty Land Bank Authority could grow from five to seven members

By Alan Mauldin
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ALBANY – The Albany/Dougherty Land Bank Authority is looking at an expansion by two members at a time the group is being tasked with providing more housing opportunities for residents.

Albany-Dougherty Planning Services Director Paul Forgey presented the proposal this week to the Albany City Commission, which gave its approval. The Dougherty County Commission also has to approve the measure. If approved, it would allow for the appointment of one member each by the city and county, increasing the number of authority members to seven.

"Any time your intergovernmental agreement is changed, both have to agree," Forgey said during a Thursday telephone interview.

The director said he will take the proposal to the county within the next month.

"It was requested by the city commission, specifically by Commissioner (Diane) Brown," he said. "She requested that it be considered, and I think she would like to serve on the land bank board. She attends all of our meetings."

The purpose of the land bank is to put properties that are in tax arrears and are often unused or blighted and put them back into productive use, Forgey said. In many

See LAND BANK, 2A



Special Photo: Terry College of Business
Albany Area Chamber of Commerce interim President Matt Reed, left, listens to the 2026 economic outlook report presented by Sanatu Chatterjee, interim president of the University of Georgia's Terry College of Business.

Periodical — Mail Label

Georgia House unveils plan to end property taxes for homeowners

By Jill Nolin
Georgia Recorder

ATLANTA -- House Republicans have proposed a major property tax overhaul that they say will save Georgia homeowners money but eliminate a reliable source of revenue for counties, cities and schools.

Under the proposal, homeowners would no longer have

to pay property taxes on their primary residence starting in 2032, amounting to a 100% homestead exemption. The current homestead exemption would gradually increase in the meantime.

But local officials would be able to make up the lost revenue through sales taxes – to a point – and fees and assessments for specific services.

"Property taxes across Georgia have risen at an unsustainable rate," House Speaker Jon Burns, a Newington Republican, said. "Skyrocketing property values are pushing tax bills higher and higher, placing an unfair and unsustainable burden on homeowners throughout our great state."

Burns billed the plan as "his-

See TAXES, 2A



Special Photo: Alander Rocha/Georgia Recorder

Georgia House Speaker Jon Burns unveiled the chamber's proposal to cut property taxes on the Capitol's South Steps in Atlanta.

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Forbes
2025

AMERICA'S
BEST MIDSIZE
EMPLOYERS

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phoebhealth.com/careers

Former PSC Commissioner Tim Echols looks back on his role with board

Staff Reports

news@albanyherald.com

The Georgia Public Service Commission has entered a new era. After nearly two decades with only Republican members, two Democrats — Alicia Johnson and Peter Hubbard — took their seats on the five-member commission after defeating Republican incumbents by a wide margin in November's election.

One of the ousted commissioners, Tim Echols, sat down with WABE before leaving office

to reflect on his 15 years on the PSC and how climate change fits into the commission's work.

Echols carved an unusual path for a Georgia Republican, championing electric vehicles, alternative fuels and solar energy, often citing his faith as motivation to care for the planet. He frustrated climate activists by supporting fossil fuel plants, too.

He was and remains a staunch supporter of nuclear power, including the new nuclear reactors at Plant Vogtle, which

provide a substantial amount of carbon-free energy but ran far over budget and drove up electricity rates.

"I don't regret supporting Vogtle, even if it did cost me the election," he said. "It was important. Moving toward solar, batteries and nuclear are the way of the future. And I think we will eventually go that way. Those coal plants will close one day, and those gas plants will close and what will remain will be nuclear energy and renewable

energy in Georgia."

The new Democratic commissioners will likely push for more climate action, he said, though they may not have the votes to pull it off. But he also stressed that climate falls outside the purview of the commission.

"A lot of people want to turn us into the Georgia Environmental Protection Division, and we're not that," Echols said. "We are really financial regulators, but a lot of people do want to morph us into something that we're not."

Many critics disagree. The commission's mission statement promises "safe, reliable and reasonably priced" electric service, and some argue that climate issues fall under safety.

Often, when the commission weighs a major energy decision, a parade of medical professionals steps up to the podium during the public comment period to repeat the refrain, "The only safe prescription for the health of all Georgians is clean, renewable energy." It is not safe, they contend, to continue using fossil fuels that harm air quality and emit greenhouse gases, worsening climate change and all its attendant risks to human health.

Echols said he agrees that caring for the planet is important, but he sees the climate issue as more complicated.

"Climate change is a political issue, unfortunately, today," he said. "As an evangelical, I always talk about stewardship, and that God's given us, you know, dominion on the planet and we're to care for it, water, air, soil, everything that we have."

There are limits, Echols said, to the actions elected regulators can take. If the commission were made up of nonpartisan appointees, as similar bodies are in many

states, he felt the situation might be different.

"They want me to buy into Democratic talking points, and I just think it's unrealistic to ask a person in one party to go way out here on the edge, regardless of whether it's a Democrat or a Republican, and violate their party distinctives in order to do something," Echols said. "As long as you are partisan, I think you've got to expect partisan politics to play into your thinking and your messaging."

Asked how he balances his party's positions with his faith, Echols pointed to his personal steps to cut his carbon footprint. He's a longtime electric car driver — currently on his eighth, he said — and has solar on his home, facts he said he's often gotten criticism about from fellow Republicans.

"I think you, when you get out there off of the party platform like I have on EVs and solar, you do put yourself at risk," he said.

Fellow commissioner Lauren "Bubba" McDonald created a plan to add what was then a large amount of solar to Georgia Power's portfolio. With support from Echols and former commissioner Doug Everett, the PSC passed it.

"It really launched solar," Echols said. "Georgia Power did not want to do it."

In the years since, Georgia has



TIM ECHOLS

emerged as a top state for solar, most of it in the form of large solar farms.

More change could be coming for the Public Service Commission in this year's elections. One of the new Democratic commissioners, Peter Hubbard, was only elected to

a one-year term, so he's already running for re-election. His one-time opponent, Republican Fitz Johnson, has said he plans to try to win the seat back. And Republican commissioner Tricia Pride-more is facing re-election as well.

Echols said the PSC critics pushing back on the multiple recent bill increases were clearly effective since he and Johnson lost their bids to keep their seats. And he said he believes his party is "at risk" in this year's election.

"Republicans, I think, are scared right now after seeing me go down, Fitz go down, and some other [seats]," he said. "If the commission does flip ... then it would be a 3-2 Democratic majority, and they would be able to compel Georgia Power to do whatever they wanted to do."

Now that he's off the Public Service Commission, Echols said he plans to run for the Georgia House of Representatives.

This coverage is made possible through a partnership between WABE and Grist, a nonprofit environmental media organization.

From 1A

TAXES

toric" Wednesday as he unveiled the package at a state Capitol press conference with House Republicans standing behind him. The package calls for amending the state Constitution, which will require two-thirds vote in both chambers — meaning the support of Democrats is needed. Georgia voters also would have to sign off on it.

The resolution for the constitutional amendment, HR 1114, but not the enabling legislation, was filed Wednesday.

"We see this as something that hopefully everybody — local, state — we can come together, lock arms, roll up our sleeves and get some good work done for the taxpayers," Shaw Blackmon, a Bonaire Republican who chairs the House Ways and Means Committee and who has been tasked with shepherding the proposal through the process, said.

Several Democrats said Wednesday that they were reserving judgment until they see the details. Rep. Bryce Berry, an Atlanta Democrat and teacher, said he has an open mind but he's wary of how any erosion of the property tax might affect schools.

"I don't want to hamper those

rural districts," Berry said.

The package also calls for another one-time tax relief grant like the one that sent about \$500 back to homeowners in 2023 at a cost of about \$850 million to the state. A new round of property tax breaks, though, has not yet been funded.

And it also calls for capping local property tax revenue growth at 3% for the non-exempt property owners who would continue to pay property taxes.

The property tax is an important revenue source for local governments and schools. The total lost local revenues would be at least \$5 billion, according to an estimate from a state association that represents counties at the Capitol.

Some counties would have an easier time than others recovering the lost revenue, according to an analysis from the Association County Commissioners of Georgia. Some bedroom communities, for example, would have to raise the sales tax more significantly to offset their losses. And there are limits to how high local officials can take their sales tax rate, with the limit still at 5% in addition to the state's 4% rate.

Clint Mueller, the association's deputy director, said the revenues could be replaced by only relying on the sales tax, which is another prima-

ry source of funding for local governments. Local officials could also try to find another revenue source, or cut services.

"One way or the other, there still has to be something to fill the gap once homesteads are completely eliminated," Mueller said Wednesday.

Blackmon acknowledged to reporters that the plan does "rethink the way that we fund local governments." He says that even with the likely sales tax bumps and other offsetting revenue-raising increases, homeowners should come out ahead under the plan.

Rep. Chas Cannon, a Moultrie Republican who is the county administrator in Colquitt County, said the challenge now is to explain the plan to taxpayers and also the local officials who are being asked to navigate a new local funding landscape.

"The way we do things has been around for a long time, so it's going to take very complicated steps to kind of unwind that," Cannon said.

The House proposal is one of many percolating at the Gold Dome that are designed to serve up answers for voter concerns about affordability as the midterms loom. In the Senate, there is a high level push to end Georgia's income tax rate, as well as other measures meant to rein in property tax bills.

From 1A

UGA

with the unemployment rate predicted to hit 4.7% by the end of the year.

Georgia's unemployment rate is also expected to rise during the year, from 3.6% in 2025 to 4.1% this year.

Weighing down the national economy are high tariffs, a shrinking labor force and the risk of a correction in the U.S. stock market, Chatterjee said. "(This) will keep the risk of recession slightly elevated for a short time," he said.

The slower growth and risk of a recession actually are expected to allow the U.S. Federal Reserve to relax interest rates, which will help prop up the economy.

At the state level, the outlook is for a 49% chance of a recession in Georgia in 2026 and for the economy to grow at a 2% rate. Unlike previous years, the state is not in a strong position to weather a downturn because there is less momentum in 2025 and people have less confidence in the economy.

There is not much to prevent the state from entering a recession, and in the event it is accompanied by a drop in stock prices or a financial crisis, the downturn could be lengthy and severe.

The prediction says there is upside potential in the event

the nation's protectionist trade and immigration policies are moderated.

For the Albany economy, 2026 is expected to be steady, barring a national downturn, said Sarah Brinson, dean of Albany State's Darton College of Health Professionals.

"If the U.S. economy goes into recession in 2026, Albany's economy will be in a recession," she said.

Some of the employers driving the area's economy are the Phoebe Putney Health System, Marine Corps Logistics Base-Albany, ASU, the Molson Coors Albany Brewery and Procter & Gamble, Brinson said.

"The Albany economy should hold up well despite low growth in the state and rest of the nation," she said.

While tariff battles may impact other locations, Albany is shielded in that only 3.5% of its economy is dependent on exports, Brinson said. The low numbers of migrants in the community also will protect the community from disruptions caused by the displacement of labor through deportation actions.

Housing and the housing market are not expected to see any significant growth.

"The housing market is expected to (bring) economic stability rather than economic growth," Brinson said. "It is true houses in Albany are more affordable than in other metro areas."

From 1A

ALLEN

earning the AUM Distinguished Teaching Professor Award. She later joined the University System of Georgia at Columbus State University, where she served in multiple senior academic leadership roles, including acting provost.

Her leadership includes securing competitive grants from agencies such as the National Science Foundation, Department of Education, Department of Labor, and SAMHSA, supporting initiatives in work force development, advanced manufacturing education, health care access, and rural work force training.

Guided by what university officials call a philosophy of servant leadership rooted in the belief to "always leave a place better than you found it," Yarber-Allen brings a collaborative, forward-thinking approach to her new role at Albany State University.

From 1A

LAND BANK

instances, the property owner has not paid taxes for as many as 10 years or more and are not likely to bring payments up to date.

"The primary function is to take tax-delinquent property and put it in new hands, to promote ownership (with) somebody who will take care of it, hopefully for residential ownership," Forgey said.

The land bank was initiated in 2017 and has returned 329 properties on which no taxes were being paid to the tax rolls. The properties are usually sold to individuals at below-market value for development as a residence, rental property or other use. Although the Dougherty County School

Board is not part of the land bank, it does participate by extinguishing the school tax on properties sold to the authority, allowing it to acquire and resell those properties.

"We're building wealth in Albany for people who would not be able to get into the development game otherwise," Forgey said. "These are commonly people who are not developers; they don't own their own home. This becomes their first home. Or it's a piece of property they're going to build something on."

Recently, the city has requested that the land bank expand its reach to help provide affordable housing in the city. The city has earmarked \$2 million in funding toward that goal. Earlier this year Forgey announced several projects under that initiative.

They include \$350,000 in funds available for individuals

purchasing homes in a south Albany housing development. The funds will allow for payments of up to \$50,000 each for new homeowners to help offset the cost of the structures that are under construction.

A loan of \$165,000 is for a structural insulated panel home, a single-family house that will be built off-site as modules and installed on a lot. The project will help gauge the feasibility of bringing in additional pre-built homes, which can be up to 25% cheaper than stick-built homes.

The largest project is the

East Yard development on Oglethorpe Boulevard near Albany State University for which the land bank has issued a \$1 million loan.

That project is projected to bring 44 townhouses, 200 apartments and more than 30 single-family houses to the location.

2026-2027

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Daily Horoscopes

ARIES (March 21-April 19): A stay-at-home vibe could begin to shift into feeling more adventurous and eager to express outwardly. A circle of support can hold you when you need it if it's comprised of the right people.

TAURUS (April 20-May 20): Be a lighthouse — when you've learned tough lessons, share the hard-won knowledge with others. Let go of how your inspo lands for now, be satisfied to plant a seed. It will sprout at the perfect time.

GEMINI (May 21-June 20): An online community can support you with great ideas and solidarity or upend and distract you by magnifying fear or hate. Be mindful of what you consume, not just with your mouth.

CANCER (June 21-July 22): Financial sweet-talk could actually be worth considering, but you'll need to investigate thoroughly to be sure. Your focus could be shifting from self and persona into building a better foundation.

LEO (July 23-Aug. 22): A few days of wanting more quiet and space is likely to shift into more desire to be seen and understood. A partnership has to be much more than just romantic to go the distance: True and deep compatibility is key.

VIRGO (Aug. 23-Sept. 22): Some low-key unease could disturb for a few hours. It could be hard to define what the problem is, but while this brief cycle lasts it could be like a toothache you can't shake. Be patient, it should pass quickly.

LIBRA (Sept. 23-Oct. 22): A friend could have some kind of meltdown which passes within hours, show up in support if you can. You continue to be in an immensely creative period, build new joy for yourself.

SCORPIO (Oct. 23-Nov. 21): True teamwork on the home front can get things done better, faster, and with more laughter. Seek out support, everyone needs some

and there are many options. Just do a gut-check before you sign up.

SAGITTARIUS (Nov. 22-Dec. 21): A financial illusion or wishful thinking won't help anything even if you aren't especially at risk in your money sector now. Decide with facts, proceed with facts, achieve with facts.

CAPRICORN (Dec. 22-Jan. 19): A cozy sofa, a crackling fire, a hot cup of soup, these vibes are available today for you and someone close. Nest in. On a more worldly front, your pursuit of success should continue to succeed.

AQUARIUS (Jan. 20-Feb. 18): Few things are as moving as giving back to others, gives a special sense of purpose — even tiny kindnesses feed both souls, giver and recipient. You could be less peer-oriented soon.

PISCES (Feb. 19-March 20): A playful vibe could segue into more focus on tasks and duties. Both are a part of life, each in its own season or hour. The journey of investment into self gives greater returns than any other.

IF TODAY IS YOUR BIRTHDAY: For a week or so you could be floating on a cloud of buoyancy, soft breezes, happy thoughts. Then various challenges test your growth and wisdom for as long as about 10 weeks. Testing times are less fun, but the gifts they bring are what equip you for your next level, you can't level up until you win more tools through your resilience. This period isn't bereft of opportunity, but it's interspersed with learning experiences at the hands of people who still haven't done any self-mastery work. What they do is on them, never feel shame if someone else behaves shamelessly. Hold your mind strong and be ready for abundance. Take your new wisdom into a rest of the year chock full of blessings, you just have to get there. Love, fame, money, dedication, clarity, and protection are all waiting to land.

TODAY IN HISTORY

1865: The U.S. House of Representatives approved the 13th Amendment, officially abolishing slavery in the United States.

1943: German troops surrendered at Stalingrad, marking a pivotal turning point and the first major defeat for Hitler's armies in WWII.

1958: The U.S. success-

fully launched its first earth satellite, Explorer I.

1990: The first McDonald's in Russia (then the Soviet Union) opened its doors in Moscow, drawing massive crowds.

2020: The United States declared a public health emergency due to the emerging coronavirus pandemic.

CALENDAR OF OBSERVANCES

• **National Freedom Day Observation:** Savannah State University is hosting a wreath-laying ceremony to commemorate the 161st anniversary of the 13th Amendment's signing.

• **National Backward Day:** A whimsical day where people are encouraged to do things in reverse, like wearing clothes inside out

or eating dessert for breakfast.

• **International Zebra Day:** Global awareness efforts today focus on the conservation of zebras and their habitats.

• **National Hot Chocolate Day:** Cafes across the country are celebrating with special blends to help warm up the winter.

QUOTE OF THE DAY

It is common sense to take a method and try it. If it fails, admit it frankly and try another. But above all, try something.

Franklin D. Roosevelt,
U.S. president (1882-1945)

CORRECTION

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

SQUAWKBOX

squawkbox@albanyherald.com

All you Trump worshippers who see no wrong in every lie he tells and every law he breaks will be the reason this country collapses. Your adoration feeds his huge ego, and that's why murder under the guise of enforcement -- a la Germany under Hitler -- takes place.

I see Diana Brown didn't get her way. It's one thing to harbor racist tendencies; it's another altogether to display them in public from a seat of authority.

ICE has moved large forces into South Fulton. Let's see how many citizens they will kill there. You really don't think the mission ICE carried out in Minneapolis was anything but what they have done? OK, Atlanta, you were the Democratic stronghold where Trump's steal-the-vote plot centered. Just 11,781 more votes in 2020, and we would now be totally under Fascist rule. Give them a little more time; they are working the plan.

For those of you who keep saying "the majority of Americans approve of what ICE is doing": First of all, you are either a bald-faced liar or are completely delusional. The only people who approve of these murdering goons are people like yourselves who think Donald Trump is your god.

Michael Ferguson is one of my favorite writers. He has a great sense of what's going on around him. But I find it a little irksome that he tries to turn every issue into a "black" issue, even those that he has to stretch to even find a connection.

Noem's "domestic terrorist" accusation gave her something of an out for the first Minnesota murder, but when the whole world saw the videos of the second murder, her claim was an affront and a clear sign that this murderous, Gestapo administration has no problem with taking the lives of innocent citizens.

We need to understand that in order to fly, the eagle needs the right and the left wings working together. Only then can the bird reach great heights.

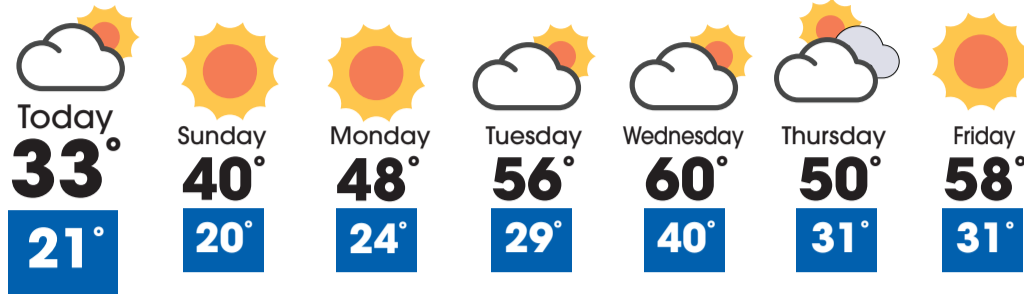
Hating your country is like hating your parents and still living at home. Move out and be happy somewhere else.

All you whining lefties need to just face facts: The Trump administration has control, and they're going to do whatever it takes to turn this country around. You need to either get on board or be prepared to face the consequences.

The Trump administration, after sending the FBI into Fulton County to confiscate voting records: "We're going to prove the president right no matter how many facts we have to change to suit our purposes."

Fletcher, make fun all you want, our amazing president deserved that Nobel Peace Prize for stopping all those wars all over the world. There has never been a greater man of peace leading our government. And I'm sure he could have been a great football player if he'd set his mind to it. He can do anything.

Weather Forecast



By Frank Stewart
Tribune Content Agency

NORTH			
♠ A K 10 4 2			
♥ 6 4			
♦ 7 6 2			
♣ 6 3 2			
WEST		EAST	
♠ Q 5		♠ 9 8 7 3	
♥ K J 10 9 8		♥ 7 3 2	
♦ J 5 4		♦ Q 9 8 3	
♣ K Q 10		♣ 9 7	
SOUTH			
♠ J 6			
♥ A Q 5			
♦ A K 10			
♣ A J 8 5 4			
South	West	North	East
1 ♠	1 ♥	1 ♠	Pass
2 NT	Pass	3 NT	All Pass
Opening lead - ♠ J			
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Daily Bridge Club

Simple Saturday

Cy the Cynic says that what you don't know may not hurt you, but it can make you look pretty silly. A capable declarer knows how to handle single-suit card combinations.

Against today's 3NT, West led the jack of hearts, and declarer won with the queen and tabled the jack of spades. West's queen covered, and declarer happily took dummy's king, ace and ten.

When West discarded a diamond, South tried a club to his jack. West took the queen, led another heart to force out the ace, and got back in with the king of clubs to cash two hearts.

Down one.

FOUR TRICKS
If South had needed five spade tricks to make 3NT, his play would have been reasonable. But South started with two hearts, a club and two diamonds, so he needed to manage the spades for just four tricks.

When West covers the jack, South should play low from dummy.

The odds do not favor a 3-3 break, especially when West has overcalled.

South can win the heart return and lead his last spade to dummy to run the suit.

DAILY QUESTION
You hold: ♠ A K 10 4 2 ♥ 6 4 ♦ 7 6 2 ♣ 6 3 2. Neither side vulnerable. The dealer, at your left, opens one heart. Two passes follow.

What do you say?
ANSWER: Your partner has some points; if he had none, your opponents would still be bidding. To let them buy the contract cheaply when you may have a makeable partscore or game is a losing approach. Bid one spade. Partner must realize that you may have a light hand for your "balancing" action.

South dealer
N-S vulnerable

ADVICE COLUMNIST ■ ERIC THOMAS

Parents suffering financial hardship feel guilty they can't give to daughters



Dear Eric: My husband and I have been going through some very tough times this past year and a half. My husband hurt his back very badly at work and he was given no disability or compensation. We have a court date in July to see about his case. He has been out of work due to his condition which is very stressful and we are spending money only on necessities such as toilet paper, toothpaste and basic needs. We are on food assistance which helps greatly.

I was recently diagnosed with stage 2 breast cancer and have had two lumpectomies and a half-breast removal. I am going through radiation and have numerous doctor's appointments.

We have two daughters and three grandchildren. We only spend our gas money going to and from doctor's appointments, radiation and the grocery store. Both of my daughters have birthdays coming up and, of course, Christmas has just passed. We were unable to afford the gas money to go visit them.

I am beside myself that we are completely unable to see all of them, let alone send them Christmas gifts.

One of my daughters sent us some gifts and I am unable to do the same. I really hope they understand. I just don't know how to tell them without burdening them with our problems or having them feel sorry for us. That's the last thing I want.

— *Feeling Guilty*

Dear Feeling Guilty: I'm so sorry to read about what you're going through. Health

challenges are hard enough without having to navigate financial struggles and legal logistics. This is a hard time. One of the more difficult parts of hard times is letting it be hard. We want to fix, we want it to be better, we want to go back to normal, of course we do.

It's important to remember that generosity from others — in good times and bad — isn't an invoice that we have to scramble to repay somehow. People give of their time, their attention and their resources out of the goodness of their hearts, or because they see a need, or because they care. So, instead of seeing your daughter's gift as a reminder of what you can't offer this year, try to think of it as an invitation to be cared for right now.

Think about Christmas lists. Sometimes it can be frustrating not knowing what someone wants. We say, "tell me what to get you." That same concept can apply for intangible gifts. When we share where we are in life and what we need, we better equip our loved ones to support us, show up for us and express their love.

Dear Eric: Thirty-three years ago, I became pregnant and the man I was dating dropped me like a hot potato. I had the baby on my own and when he was two years old, I met someone who I later married.

After 20 tumultuous years we had a very ugly divorce. Before I began divorce proceedings, my son joined the Marines. I contacted him to let him know that his stepfather and I were divorcing, and he said he already knew courtesy of his stepfather.

I had gotten along fine with my son until this moment nine years ago. Since then, he won't speak to me or return my texts, letters, phone calls and I haven't seen him. If I call him and he answers he hangs up as soon as he hears my voice. I have no idea where he lives now (he's out of the Marines) or what his life situation is.

My ex-husband and I do not speak to each other, but his social media picture is of him and my son.

I don't know if I should keep trying to contact him. I have no idea why he cut me out of his life and he hasn't told me. I wish we could make amends. Any advice?

— *Miserable Mom*

Dear Mom: I'm sorry this is happening to you. From what you've written, it's not clear that you owe an amends. Now, of course, there could be other things that happened between you and your son. But the fact is, if he won't tell you what's wrong, or even that there's something wrong, then there's nothing for you to fix.

It sounds like you've tried every avenue available to you in an attempt to reach him. It strikes me as cruel that he wouldn't even write a letter back, even to air grievances.

For your own healing process, it will be helpful to stop reaching out for now. You may want to join support groups for parents who are experiencing estrangement or read "Done with the Crying: Help and Healing for Mothers of Estranged Adult Children" by Sheri McGregor.

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Blues run soul deep on 'The Page Brothers Band'

By Carlton Fletcher
carlton.fletcher@albanyherald.com

ADEL – Make no mistake going in: The Page Brothers Band's new, self-titled album is a Blues album. No dabbling here or there – except for a very interesting swing toward country in the excellent, and self-reflective "Overdose and Tattered Clothes," on which frontman Dakota Page exorcises some of his well-documented demons – no foray into rock or Southern rock that has long been a staple of the Adel-based band.

No, "The Page Brothers Band" is, songs 1-8, steeped in traditional Blues, a choice that might leave some who are accustomed to Travis Page's blistering rock guitar solos feeling cheated. But it's actually Travis' subtle Blues licks – along with brother Dakota's Dr. John-like vocals that rumble like the bass of a cheap stereo in a low-rider turned up to 11 – that make "Page Brothers" such a compelling collection.

The songs, all written by the brothers, flow together nicely during a listen, telling the stories of characters who might call Adel or south Georgia home. But Travis' guitar licks, Dakota's booming voice, and nifty, understated percussion work by Paulie D. Delmar and a collection of drummers who were called on when Paulie D. took ill -- including John Hightower, Derek Hall, Steve Satterwhite, Dan Patterson and Timmy Carter – turn the collection into a go-to listen when the mood calls out for a Blues infusion.

Travis Page's guitar work on the album may be some of his best yet, not because he takes off on any number of his ringing Dicky Betts-

like solos, but for just the opposite. On "Page Brothers," Travis holds back – a listener can almost feel him doing so – restrains himself to licks that fit each track. Some of his best work is on album opener "Biscuits N' Gravy," "God's Movin' Water," a little Bo Diddley-like choogle in "Norma," and his fusion with backing horns on "Love on the Surface."

The Page Brothers guitarist can play a rock guitar solo with one hand tied behind his back, but it's his restraint on the album that makes his playing stand out.

Delmar is turned loose behind the drum kit on the slow-burn build of "Candle Flame," and Patterson's keys on "In the Night" add to that song's mix. Chuck Hutcherson adds a new element -- horns -- to the band's palate; bassist John Graham is steady throughout, and Russell Brantley's pedal steel adds an interesting ingredient to album closer "Mournful Hymn #11," which with "Overdose" and "Candle Flame" are the best songs among a very good group of songs.

Dakota Page's rumbling vocals are relentless on "Page Brothers," and there are lyrics that, especially for those who know the band, are the equivalent of opening up their hearts and letting their inner truths flow like a ruptured vein. In "Overdose and Tattered Clothes," Dakota confesses "I miss the needles and I miss the pills" and laments, "There's a certain point where you can't sink anymore. All that's left is overdose and tattered clothes."

But the Pages bring the mood back up in the album's closer, which includes the line "Don't you mourn for me; rejoice, rejoice, for I've found



Travis, left, and Dakota Page delve deep into their Blues influences on the band's latest collection, "The Page Brothers Band."



Travis Page



Dakota Page

my peace."

There are other fine couplets – "Biscuits 'n' gravy ain't never gonna save me, but they damn sure good to eat," and in the soulful "Love on the

Surface" – which sounds as if it came from the Holland-Dozier-Holland catalog – "Try so hard to make something worthless worth it, They throw you once you've served your

purpose."

"The Page Brothers Band" is not a turning away from the things that first got the band noticed. It's moving in a natural direction toward the mu-

sic that speaks to the band.

The album is available on the Pages' website. Grab yourself a copy, and let the Page Brothers' Blues wash over you. You'll come away cleansed.

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All of my conservative friends are quietly embarrassed for voting for Trump.

How our country has fallen. When you look back over the history of America, protest movements like the Boston Tea Party, civil rights movement and anti-war demonstrations have helped shape who we are. Now we have murderers placing themselves in judgement of people taking part in what has long been part of American history. This president, his administration and his supporters should hide their heads in shame.

Not even for four free passes and all we want from the concession stand would I waste my time on the vanity project “Melania.” We have already endured years of her. The fact that the director was accused by six women of sexual assault also makes it even less appealing. And Amazon paid \$40 million for this? I’ll wait for “Masters of the Universe” in June.

You want to demonstrate in Minnesota? ICE has something for you.

I know everyone else has noticed it, too, but I get so dang angry when I go into a fast-food joint where I’m served food that has no flavor but costs more than double what it used to, and I’m served by a snotty-nosed, indifferent kid with no manners at all, who acts as if I’m interfering with her phone time by coming in to buy food.

Trump’s prosperity that he celebrates has left a lot of us behind. And we voted for him.

Before global warming, Republicans ignored Greenland. After the ice started melting, the Russians started using those shipping lanes in that area. Why didn’t Trump do something about this during his first term?

The gullibility and stupidity of the leaning left is unfathomable. Asked a yes or no question, they always spew some unimaginable nonsense instead of yes or no. Illegal aliens are criminals, no ifs, ands or buts about it. Feeling safer every day when ICE is doing the job. If you’re not here illegally then you have nothing to worry about.

How can Border Control and ICE agents in our own country have fewer legal restrictions than American military personnel in war?

All of our Founding Fathers believed in limited federal government. Even Lincoln believed states should have power to handle their own affairs. He believed in limited federal powers, as did Washington, Jefferson, Madison, etc. Somewhere along the line, we seem to forget all of that thinking.

Trump should be removed from office, if not peacefully, by force. He and his idiotic cabinet are turning America into a lawless nation.

If you don’t review videos from a non-Trump supporter of the shootings in Minnesota, then please don’t comment. What Noem, Bovino and others claim is shockingly incompatible with what you see for yourself.

COLUMNIST ■ MICHAEL FERGUSON II

We can’t ignore the signs of the times

We are living through a dissonant moment — where what’s happening on the ground rarely aligns with the story being told from the top. The gap between performance and principle is widening, and the local stage is no exception.

This is a sign of the times. On the local level, we recently witnessed Albany City Commissioner Chad Warbington threaten legal action against the city of Albany and his fellow commissioners if they didn’t approve a rezoning request tied directly to his own financial interests. This is the same Chad Warbington who has frequently postured himself not as a neutral public servant, but as a de facto lobbyist for developers, often pushing projects that benefit private interests over public priorities.

His posture shifts, however, when the deal aligns with a favored local institution or business, particularly one that may offer him direct or indirect benefit.

Taxpayers were also made to absorb the cost of a flower shop purchased well above market value, despite little visible demand. No bidding war. No urgency. Just silence. And a check.

What would’ve once drawn community outcry barely stirred a whisper. This is a sign of the times. Where public dollars move faster than public understanding. Where transparency feels optional. Where scrutiny is treated as disloyalty.

On the national level, Americans are watching with alarm as federal immigration enforcement operations in Minneapolis have turned deadly. In recent weeks, federal agents

— including members of U.S. Immigration and Customs Enforcement (ICE) and Border

Patrol — have fatally shot at least two U.S. citizens during enforcement actions, drawing widespread

outrage and protests. In one case, 37-year-old ICU nurse Alex Pretti was killed during a home raid; videos circulating online appear to contradict official accounts. The killings have sparked daily demonstrations in freezing temperatures and calls for federal agents to withdraw from the city.

This is a sign of the times.

In many countries, this kind of state aggression might go unchecked. But America, for all its contradictions, enshrines a right to resist tyranny, the right to bear arms, the right to protest, the right to speak without permission. These are not just technicalities of the Constitution; they are deeply embedded in the American psyche.

And for African Americans, that spirit of resistance runs even deeper. We are not a people shaped by submission. Our story in this nation has always been one of enduring oppression with courage, of facing down systemic violence with spiritual and moral clarity. We are cut from a different cloth, not one of weakness, but of strength, faith, and fortitude. When injustice escalates, history shows we do not cower. We confront.

This too, is a sign of the times. A reminder that moral clarity is still a force. That communities can still recognize when a line has been crossed, and still choose to stand on principle, even when the odds suggest otherwise.

Even the constitutional right to bear arms has historically been treated as conditional, especially when exercised by African Americans. In 1967, members of the Black Panther Party legally carried firearms into the California State Capitol to protest legislation that

would disarm them. Their protest was peaceful and within the law, but it was politically inconvenient. In direct response, then-Gov. Ronald Reagan and the California legislature passed the Mulford Act, banning the open carry of loaded firearms

The law wasn’t about crime, it was about control. About shutting down a movement that dared to use the Constitution to defend black life. The irony was glaring: when white Americans exercised Second Amendment rights, it was patriotism. When black Americans did, it became a threat.

This is a sign of the times. Not just then ... but now. I do not invoke the African American story out of habit, but out of necessity. When history is erased from the classroom, it must be carried in the culture. And so I choose to speak it. Not to center every issue around race, but to ensure truth has a place in the conversation. Because when the moment calls for conscience, I answer with history.

This moment is particularly telling when even powerful pro-gun organizations like the National Rifle Association have voiced unease over the Minneapolis shooting. When a licensed black gun owner — an ICU nurse — was killed by federal agents during a home raid, the NRA broke its usual silence. It warned against “justifying lethal force with vague claims of threat,” and called for transparency. This reaction highlights a rare but sharp break between the gun-rights lobby and government enforcement, especially when the victim does not fit the usual profile of their advocacy.

In that silence-breaking lies another contradiction: when advocacy groups known for defending

gun ownership express concern over government overreach, it confirms what many already feel: That state power is being exercised unevenly, and sometimes violently, against those without institutional backing. This is a sign of the times.

We in southwest Georgia have nothing bad about us that what is good about us cannot overcome. That’s not just a sentiment, it’s a truth I’ve lived and witnessed. And part of what’s good about us is the presence of people who quietly build platforms for others to speak.

This article is written, in part, because Carlton Fletcher, the editor of this very newspaper, extended an invitation years ago for a younger version of myself to begin contributing regularly to this publication. Over time, Carlton became not just a colleague, but a friend.

Someone I’ve come to respect and understand far more than I ever expected.

His recent birthday — celebrated this past Saturday with the help of his loving wife and a room full of friends spanning decades — reminded me that legacy isn’t measured in titles, but in the people you elevate along the way.

It was his nudge that brought me here. And it is the times that keep me writing. Because when we ignore the signs, we inherit the consequences. But when we acknowledge them — boldly, clearly and collectively — we still have a chance to shape the road ahead.

This is a sign of the times. Let’s not miss it.

My mood? “Sign o’ the Times” — performed by the Artist Formerly Known as Prince. And a special birthday dedication to none other than Carlton Fletcher: “Black” performed by Pearl Jam. Happy birthday, my friend, and here’s to many more.



FERGUSON

GUEST COLUMNIST ■ GARY WISENBAKER

Data centers, done right, can work for Georgia

Few topics stir local opposition faster these days than the words “data center.” That reaction is understandable. Georgia has quietly become one of the nation’s fastest-growing data-center markets, even as many residents feel the pace of approvals has outstripped public understanding.

Part of the confusion begins with the numbers themselves. There is no single official state count of data centers, and industry trackers vary based on how facilities are defined: hyperscale, enterprise, colocation, or cloud.

Recent estimates place the number of operating data centers in Georgia anywhere from the low 70s to more than 200. The most responsible reading of multiple sources suggests roughly 90 to 150 data centers are currently operating statewide, with dozens more approved or under development.

The top objections are familiar. First, water and environmental strain. Opponents worry that data centers consume enormous amounts of water, threatening aquifers and local supplies, especially in rural areas. Second, energy demand and infrastructure stress. These facilities require substantial power, raising concerns about grid reliability, pollution,

and rising costs for residents. Third, community impact. Neighbors bristle at industrial-scale buildings, generator noise, and the perception that generous tax breaks favor corporations while producing few local jobs.

None of these concerns is imaginary. But none is insurmountable either. Consider the strongest arguments in favor of data centers.

First, they provide a strong and stable tax base. Data centers generate substantial property-tax revenue while demanding comparatively little in public services. They add no students to schools, little daily traffic, and minimal strain on police and fire departments once operational. Second, they represent long-term capital investment. Data centers involve hundreds of millions — often billions — of dollars in fixed infrastructure.

Third, they position Georgia as a modern technology hub. From health care systems and banking to logistics, emergency services, and cloud computing, the digital economy depends on reliable, local data infrastructure. Communities that host data centers are better positioned to attract related

businesses and high-skill employment over time.

So how are legitimate opposition concerns reconciled with real benefits? The answer lies not in saying “yes” blindly — or “no” reflexively — but in best-practice zoning and safeguards.

First, put data centers in the right places. Limiting them to industrial districts or technology corridors, combined with substantial buffer setbacks from residential neighborhoods, directly addresses concerns about community character, noise, and light pollution.

Second, require full disclosure and master planning up-front. Mandating campuswide development plans, water-use disclosures, and power-infrastructure commitments prevents the piecemeal approvals that fuel public distrust. When communities know the full scope of a project before the first shovel hits the ground, opposition tends to cool rather than intensify.

Third, hold developers accountable for infrastructure and impacts. Best-practice ordinances require developers, not taxpayers, to pay

for substations, grid upgrades, road improvements, and emissions-controlled backup systems. Strict noise limits, lighting controls, and emergency-response planning turn theoretical harms into manageable, enforceable standards.

The larger question is not whether data centers have downsides. Every form of development does. The real question is whether local leadership is willing to govern responsibly, setting clear rules, enforcing them, and insisting on transparency.

Georgia’s choice is not between pristine landscapes and unchecked industrial sprawl. The choice is between intentional growth and missed opportunity. With smart zoning and firm oversight by the state, county, and municipal authorities, data centers can be quiet neighbors, reliable taxpayers, and long-term assets. Done right, they are not a burden on communities, but a tool for sustaining them.

Responsible leadership doesn’t promise perfection. It promises balance. And in this case, balance favors moving forward, with eyes open and standards high.



WISENBAKER

COLUMNIST ■ REP. GERALD GREENE

Legislature makes chilly return to work

On Jan. 20 — my birthday! — my colleagues and I returned to a very cold Georgia State Capitol for the second week of the legislative session and the start of “budget week,” one of the most important responsibilities of the General Assembly as we work to pass a balanced state budget.

While the House did not meet in the chamber, House and Senate appropriations committees held joint hearings during which Gov.

Brian Kemp and state leaders outlined budget priorities for the current and upcoming fiscal years, including continued tax relief for Georgia families, one-time pay supplements for state employees and educators, investments in rural economic development and the forestry industry, expanded support for higher education through

HOPE and new need-based scholarships, funding for housing and behavioral health services, and major investments in transportation and public safety.

We also received an update on Georgia’s economy, which remains strong overall.

As winter weather approached later in the week, the

governor declared a statewide State of Emergency to ensure preparedness, and the General Assembly adjusted its schedule accordingly. Budget subcommittees will continue their work when we return to the Capitol, and I remain committed to advancing policies that move Georgia forward and serve our community well.

Please feel free to contact me at Gerald.greene@house.ga.gov or (404) 656-9210.



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Carlton Fletcher
EDITOR

— Georgia Trust for —
LOCAL NEWS

TODAY'S BIBLE VERSE

"But ye shall receive power, after that the Holy Ghost is come upon you: And ye shall be witnesses unto me both in Jerusalem, and in all Judaea, and in Samaria, and unto the uttermost part of the earth."
Acts 1:8

COLUMNIST ■ CARLTON FLETCHER

'Nobody's right if everybody's wrong'

There's something happening here, What it is ain't exactly clear. There's a man with a gun over there, Telling me I've got to beware.

— Buffalo Springfield

In the Classic song "For What It's Worth" referenced above, Stephen Stills sings, "There's battle lines being drawn, nobody's right if everybody's wrong."

In America today, no truth could be more evident.

Because we have elected the world's largest egomaniac to our highest office, a man who has a penchant for telling one lie after another to justify a "truth" only he sees and who has no respect for the rule of law that has guided this country through its 250 years, we have become a nation divided.

And, let's be clear, philosophical differences have been a part of America since its birth. In fact, these differences are part of what make the country great. But today, an ethos that does not allow for different viewpoints has the U.S. on the brink of civil war. Because, let's face it, things cannot continue the way they are going.

When American citizens, exercising their right to protest and presenting no threat to federal agents, are shot down in the street like rabid dogs, and then having officials at the highest level of government justify these murders by calling the victims "domestic terrorists" ... there's no fix for that.

The division that has grown into a gaping chasm in this country started when voters, dissatisfied with the options they faced in the 2024 presidential election, chose to send a man whose disconnect with reality was palpable, back to the office. Emboldened by a partisan Supreme Court that pretty much told him he could do anything he wanted, that man has wreaked havoc on this country's Constitution, choosing instead to randomly ignore laws that long have held people like him and his wealthy friends in check.

While this man focused on an election he lost six years ago and petitioned for a Nobel Peace Prize, the unqualified and dangerous people he put in his cabinet — a collection of preuso-celebrities, drunks and sycophants who decided they'd have their own go at the country's laws — have enacted policy that allows them and their friends to benefit while the overwhelming majority of the country's citizens suffer.

Email Carlton Fletcher at carlton.fletcher@albanyherald.com.

COLUMNIST ■ SEAN DIETRICH

It's a sin to kill a mockingbird

It's raining hard. Thundering loudly. Like the world is falling apart. And yet there is a mockingbird outside my window.

The bird is unfazed by the downpour.

Funny. I've never seen a bird in the rain before. Admittedly, I don't know anything about birds. But I thought most birds, except waterfowl, found shelter during rainstorms.

I move closer to get a better look. The bird's feathers are grayish, with snow-white patches on its wings and tail.

The bird is getting hammered by the rain. But if you can believe it, the mockingbird is fluttering its wings and singing. Singing in the rain.

So I listen.

The birdsong is beautiful. I can tell the bird is aware of me because it keeps flicking its head in my direction. But the mockingbird doesn't seem bothered by me or the thunder shower.

I cannot help but marvel at how this creature is so outwardly unafraid.

It wasn't that long ago that mockingbirds were endangered in America. When America was young, Americans were obsessed with capturing things and killing them. We nearly wiped out entire species such as passenger pigeons, mountain lions, bison, etc.

And we were about to do the same to mockingbirds ... because they were trendy pets to have.

Thomas Jefferson had a mockingbird named "Dick." Dick was famous for being one of President Jefferson's closest friends. Dick lived in the White House. Jefferson rehearsed speeches by reading aloud to Dick, who sat on his desk. Sometimes, Dick would sing Jefferson to sleep, perched atop his shoulder.

But mostly, mockingbirds were owned by rich people. In the 1800s, a mockingbird was a real novelty. You kept the bird in a cage. You gave it just enough food to survive. You taught the bird new songs

How has the president reacted? He's lied, lied and lied again. When figures show that the economy is tanking, he tells his worshipful followers that the economy is great and that they are really doing well right now, no matter what their bank accounts and dwindling paychecks say.

He tells them that prices are lower than they were when he took office, another lie that is easily dispelled at the grocery stores, shopping malls and restaurants they frequent. He promises that he's sending them thousands of dollars -- no questions asked -- checks that keep getting lost in the mail.

And when another American citizen is murdered or illegally detained by goons who are no more qualified to do the jobs they've been given than any random bum off the street, this man who would be king merely says the victims' actions led to their death, that bowing to this new world order was all that was required to remain alive in a country growing ever more dangerous.

America has had its issues over the years. Early settlers, tired of taxation that they felt was harsh and illegal, revolted, starting a war that eventually earned the country its freedom. Black citizens, many descendants of slaves, finally grew tired of treatment that was both cruel and inhuman, and they took to the streets to tell the country's government — and the world — that they were people, too, and that they would not continue to take the abuse.

Even later, when America found itself embroiled in another country's war, sending its sons to die for a cause that was not made clear to them, citizens took to the streets to protest, bringing attention to an illegal military action whose only end game appeared to be a quest to see who could have the most young people come home in coffins.

Now, Americans who see this administration taking liberties with the Constitution — using Gestapo tactics to enforce policies that are no more than a small group's fever dreams of how they want America to be solely for those rich enough to pay their way — are back in the streets, protesting illegal actions that threaten to tear the country apart.

And the actions simply feed the ego of a man so delusional he makes up facts, laws and lies to feed to his willing followers and keep them at his heel.

This is not America. This is not who we are. And if we don't wake up soon, we will see this once great nation fall into the hands of ghouls whose lone goal is to reshape the country in their own, grotesque image.



FLETCHER



DIETRICH

to whistle, and it would mimic you.

Then you could show off your mockingbird to your Wednesday bridge group. The bird wouldn't last long in captivity, of course. It usually died within months.

Even so, mockingbirds became so popular among the wealthy class that they were hunted furiously. The species began disappearing. Soon, it became a rarity to hear mockingbirds in the wild.

Something had to be done. In 1918, President Wilson made it illegal to hunt mockingbirds. You could spend months in jail. In the '20s it was commonly said to be "a sin to kill mockingbirds."

Oh, but they are a resilient species. Maybe one of the most irrepressible in nature.

They are fiercely defensive; they will dive-bomb cats and dogs and squirrels. They have been known to kill snakes and turtles by pecking at their heads.

These birds are highly intelligent. Research has shown that mockingbirds can distinguish between human faces, and remember individual people. They can even sometimes mimic human vocal sounds.

They are unafraid of rain. Unafraid of thunderstorms. Unafraid of hail.

Mockingbirds have been reported during tornadoes, foraging for food, as though nothing is wrong.

People have even seen mockingbirds amidst hurricanes, singing through the storm. Directly after Hurricane Katrina, for example, the first reported sounds in a deathly silent New Orleans were mockingbirds. All over town, you could hear them. Singing.

Singing through storms. Singing through rain. Singing through hell itself. Not because they must. But because they can.

There's a lesson here. But I'm not smart enough to figure it out.

COLUMNIST ■ DAVID CARROLL

From blessed to stressed

When I was growing up, an older lady in our community had a reputation. "Never ask her how she's doing," I was told. One day, I forgot the warning. "Hey, how are you?" I said to her. She began rattling off a long list of ailments, in excruciating detail. It was quite load.



CARROLL

Lesson learned.

Still, it's good to check in on your friends. So I popped the question on Facebook: "Honestly, how're you doing?" For the sake of brevity, I asked for responses of 25 words or less.

The answers are revealing. Some interpreted the question to be about their physical well-being. Many people are dealing with cancer, heart problems, knee and hip replacements, and viruses. Others are dealing with grief, having recently lost loved ones.

But most of the respondents addressed their state of mind. Their answers prove that we are indeed living in divided states.

Like any online survey, the percentages change with each new post, but at this writing, it's a fairly even split. Folks who live across the street from each other exist in opposite universes. Some are ecstatic; others are terrified.

About half are quite happy with our state of the union. I got answers like, "Peachy," "Blessed beyond measure," "Thankful to be alive," "Great, relaxed, and happy," "Productive and positive," "Nothing to complain about," "Feeling good about 2026," "Too blessed to be depressed," and "Too grateful to be hateful."

The other half shared their fears and concerns. "I'm doing well as long as I don't watch the news," one friend said. Another wrote, "My little world is amazing. I'm retired with a new grandbaby. Then I turn on the news, and angst ensues."

Many of those who do watch the news don't like what they see, saying it brings them down physically and mentally. Here are some of their comments:

"I'm apoplectic over current events, and it saddens me to my core."

"Every day I wake up to some new horror going on. I'm just holding on until someone in this great country fixes this."

"Honestly, I'm not OK. I'm scared. We struggle, paycheck to

paycheck. Everything is too expensive, like food, health care, and housing."

"I'm experiencing the worst anxiety ever. I can't sleep. I'm in disbelief that I am living in a world filled with havoc."

"I'm grieving for the country I thought we had."

"I want to either move back several decades, or move forward to a kinder, more peaceful time."

"I'm very concerned about the state of everything. I don't understand why we are going backward 50 years and being cruel to people."

Many people used the words "frightened, struggling, exhausted, worried, bewildered, depressed, saddened, infuriated, overwhelmed, surviving, and helpless."

Some pull no punches. One person wrote, "I'm hanging on to a sliver of hope that better days will come. I'm sad that many people I used to respect have revealed themselves to be full of hatred, bigotry and racism."

Another wrote, "I'm not great. We're injuring and murdering our own people. This isn't the free country our veterans fought for. And to think that there are people cheering it on is disgusting."

Others injected a little hope, a little humor, and even some sarcasm. "I'm rising above the madness when possible, going crazy when not." "I'm praying civility returns to America." "These are trying times for sure, but I'm finding joy each day in the little things." "I look for moments to breathe and focus on the good."

"I pray a lot for our country and democracy." And this one: "I have to watch true crime shows so I can wind down before I go to sleep."

My Facebook experiment reflects the deep chasm between Americans. It serves as a reminder that we need to talk, listen, question, and be attentive to those with whom we disagree.

The varying opinions people have are real. You may not always agree with their feelings, but they should not be belittled or ignored.

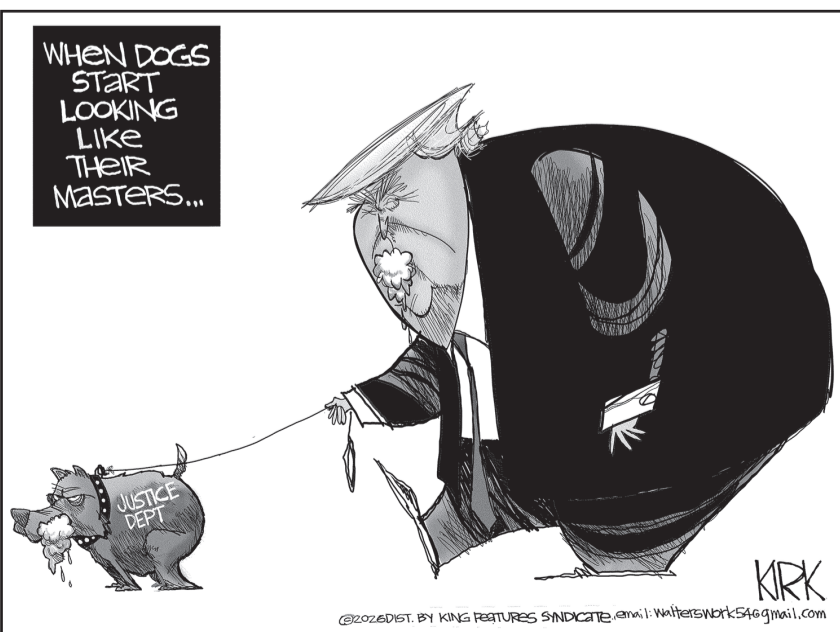
My favorite responses included one particular phrase: "I'm doing the best that I can and trusting God for the rest." That's all anyone can do.

David Carroll is a Chattanooga, Tenn., news anchor. His latest book is "I Won't Be Your Escape Goat," available at his ChattanoogaRadioTV.com website. Contact him at RadioTV2020@yahoo.com.

SHARE YOUR THOUGHTS:

EMAIL: carlton.fletcher@albanyherald.com
MAIL: Albany Herald News
306 W. Broad Avenue, Albany GA, 31701

The Albany Herald encourages letters to the editor on topics of general interest, but reserves the right to edit them for content and length. Letters should be no longer than 400 words and must include the writer's name, address and daytime phone number for verification purposes.



Donald Chase elected chairman of Georgia Peanut Commission Board

Staff Reports
news@albanyherald.com

TIFTON — Donald Chase, a peanut farmer from Oglethorpe, was elected chairman of the Georgia Peanut Commission during the group's January monthly board meeting. This is Chase's first term serving as chairman; he previously served as vice chairman and succeeds Joe Boddiford of Sylva.

"2026 is a year of change at the Georgia Peanut Commission," Chase said. "I am honored and humbled to serve as the board chairman this year. While the commission

organization is changing, rest assured that the mission remains the same.

"We must deliver value to every one of the peanut farmers of Georgia. This board, senior management and this staff are all committed to that goal. As fellow farmers, we understand the challenges all too well and pledge to you our commitment to making our investment in the Georgia Peanut Commission pay dividends."

Other officers elected during the board meeting include Boddiford as vice chairman, and Rodney Dawson of

Hawkinsville as treasurer. Additional board members include Tim Burch of Newton, representing District 1, and Ross Kendrick of Sycamore representing District 2.

The Georgia peanut production area is divided into five districts based on acreage distribution and geographical location with one board member representing each district.

The Georgia Peanut Commission represents more than 4,000 peanut farm families in the state and conducts programs in the areas of research, promotion and education.



Donald Chase

For more information on the programs of the commission, visit www.gapeanuts.com.



Special Logo

Students recognized by colleges, universities

By Carlton Fletcher
carlton.fletcher@albanyherald.com

STATESBORO — Georgia Southern University recently recognized approximately 2,630 students for excellence in academics on the Fall 2025 President's List. To be eligible for the President's List, a student must have at least a 4.0 grade point average and carry a minimum of 12 hours for the semester.

Cashyra Bell of Leesburg (31763)

Sarah Briscoe of Camilla (31730)

Briley Brokamp of Leesburg (31763)

Frankie Brooks of Albany (31701)

Weston Bryan of Albany (31721)

Alexis Cannon of Meigs (31765)

Brooks Chatman of Leesburg (31763)

Logan Conley of Leesburg (31763)

Brock Donley of Albany (31721)

Ashley Etheridge of Albany (31701)

Berdarius Gainer of Leesburg (31763)

Madison Hartsfield of Ty Ty (31795)

Josey Haskins of Sylvester (31791)

Samantha Jimenez of Leesburg (31763)

Gavin Lacey of Albany (31721)

Mallory Lindsey of Leesburg (31763)

Geoffrey Mills of Leesburg (31763)

Rachel Montgomery of Leesburg (31763)

Ethan Moss of Camilla (31730)

Abigail Perrin of Poulan (31781)

Cooper Powers of Smithville (31787)

Zoe Pride of Albany (31701)

Kenneth Sellers of Albany (31721)

Brent Smith of Leesburg (31763)

Reagan Wesley of Albany (31707)

Samford University

Dean's List

BIRMINGHAM, Ala. — Samford University's Cumberland School of Law named 150 students to the Dean's List for the fall 2025 semester.

Cumberland School of Law recognizes excellence in academic achievement each semester by publishing a Dean's List. Included on the list are students whose end-of-semester GPA is 3.3 or higher.

Robert Ivey of Dawson, GA
University of West

Alabama — Dean's List
LIVINGSTON, Ala. — The University of West Alabama has announced more than 700 outstanding undergraduate students named to the Dean's List for the Fall 2025 academic semester.

The Dean's List gives recognition to those undergraduate students those with grade-point averages between 3.25 and 3.79, completing at least twelve semester credit hours, with no grade lower than a "C."

Learn more about the grading system

Candice Price of Dawson, majoring in Health Sciences

University of

Maryland Global

Campus Dean's List

ADELPHI, MD

(01/22/2026) -- More than 18,700 University of Maryland Global Campus students were named to the Dean's List for the fall 2025 term.

To be eligible for the honor, a student must complete at least six credits during the term, earned a grade point average of at least 3.5 for the term, and maintained a cumulative GPA of 3.5 at UMGC.

Kristina Akins of Leesburg (31763)

Chandler Davis of Leesburg (31763)

Inza Diarrassouba of ALBANY (31705)

Kaleatrice Ford of Albany (31705)

Katelyn Haines of Albany (31704)

Allen Janis of Albany (31705)

Tiffany Joiner of Leesburg (31763)

John Miller of Leesburg (31763)

Alejandro Nanez of Leesville (31763)

Kameron Williams of Albany (31705)

Middle Tennessee

State University

Dean's List

MURFREESBORO, TN

(01/19/2026) -- Middle Tennessee State University is congratulating 6,647 students who appear on the dean's list for the fall 2025 semester.

To qualify for the dean's list, an undergraduate student must maintain a current semester grade-point average of at least 3.5 and have earned at least 12 semester hours.

Area students who made the list include:

Lily Walton of Pelham, GA, majoring in Recording Industry

Albany man shot while breaking into victim's apartment

Staff Reports
news@albanyherald.com

ALBANY — Albany Police Department officers responded to a reported shooting at an apartment complex on the 1500 block of Dawson Road on Wednesday at around 2:30 a.m.

Upon arrival, officers determined that Tommy Poole, 36, had sustained multiple gunshot wounds during an incident that initially began as a criminal trespass/attempted burglary.

An investigation revealed that Poole forcibly entered the victim's apartment without permission while the victim was asleep. Poole gained en-

try by breaking the glass of a rear bedroom window, which alerted the victim.

The victim retrieved his firearm and went to investigate the noise and discovered Poole crawling on the floor inside the apartment. He held Poole at gunpoint while attempting to contact police. During this encounter, Poole reportedly made attempts to reach for the victim's firearm, at which point the victim fired multiple rounds, striking Poole.

While working the scene, officers learned that Poole had also shattered the window of another apartment within the complex and damaged the door to that residence. He was transported to Phoebe



File Photo

An Albany man was shot multiple times after breaking into an apartment building Wednesday.

Putney Memorial Hospital for treatment of his injuries.

At this time, no charges will be filed against the victim,

and the investigation remains ongoing. Poole is expected to face charges related to burglary and criminal trespass.

Lee County School System set to open 2026-2027 pre-K registration

Staff Reports
news@albanyherald.com

LEESBURG — The Lee County School System has announced registration details for its 2026-2027 Pre-K-Kindergarten Program, welcoming families to begin signing up for the program.

Families with a child who will be 4 years old on or be-

fore Sept. 1, are encouraged to register for the Lee County Pre-K Program. Online registration will open on Feb. 11, at 9 a.m. At the time of registration, required documents do not need to be uploaded.

Once the online registration form is submitted, families will receive a confirmation email outlining the next steps needed to complete the



Special Logo

enrollment process.

The Lee County Pre-K Program is committed to providing a strong foundation for young learners through a nurturing, engaging, and developmentally appropriate

educational environment that supports school readiness and lifelong learning, LCSS officials said in a news release.

For additional information or assistance:

- Website: pre-k.lee.k12.ga.us

- Registrar's phone number: (229) 903-2133

Families that need access to a computer or help completing the registration are welcome to visit the Lee County Board of Education office located at 126 Starksville Ave. N, where assistance will be available.

The Lee County School System looks forward to partnering with families and welcoming the Class of 2039 to Trojan Nation, school officials said.

Avian influenza confirmed in Hart County commercial poultry

Staff Reports
news@albanyherald.com

HARTWELL — The Georgia Department of Agriculture has announced a positive case of Highly Pathogenic Avian Influenza (HPAI) in a commercial poultry flock in Hart County. This marks the third detection of HPAI in a commercial poultry operation in Georgia in 2026 and the sixth detection overall since the nationwide outbreak began in February 2022.

Out of an abundance of caution and due to severe winter weather, on-site operations at Hart County began on Tuesday and are being conducted concurrently with GDA's operations in Walker County.

"With severe cold weather persisting and migratory waterfowl continuing to pass through our state, it is not unexpected to see an uptick in HPAI cases," Georgia Agriculture Commissioner Tyler J Harper said. "Biosecurity is our best defense against HPAI, and we're encouraging producers around Georgia to ensure they continue to implement gold-standard biosecurity protocols.

"Our teams are working around the clock to contain the virus, protect our state's poultry flock, and minimize any impacts to other pro-



File Photo

The Georgia Department of Agriculture has announced a positive case of Highly Pathogenic Avian Influenza in a commercial poultry flock in Hart County.

ducers and Georgia consumers. There is no threat to the safety of our food supply at this time, and no deceased birds ever entered the supply chain."

On Saturday, producers in the region noticed signs of increased mortality in their flock and contacted the Georgia Poultry Laboratory Network. Samples were collected, transported to GPLN for testing, and returned a presumptive positive for Highly Pathogenic Avian Influenza that same day. Due to inclement weather, delivery of the samples to USDA's National Veterinary Services Lab in Ames, Iowa, have been delayed. The presumptive positive from GPLN allows

GDA to immediately begin response operations. The affected premises is a broiler-breeder operation with approximately 39,600 birds at the time of detection.

All commercial poultry operations within a 10-kilometer (6.2-mile) control area remain under quarantine and are subject to enhanced surveillance testing. Movement of poultry, poultry products, and related materials into, out of, or within the control area is strictly prohibited without a permit issued by GDA. To further prevent the spread of the disease, the affected premises have been secured by GDA Law Enforcement, and access is limited exclusively to authorized personnel.

NOTICE OF INTENT TO TAKE ACTION INCREASING COMPENSATION OF MEMBERS OF COUNTY GOVERNING AUTHORITY

Pursuant to Section 36-5-24 of the Official Code of Georgia Annotated, notice is hereby given that the Board of Commissioners of Dougherty County, Georgia as the governing the authority of Dougherty County intends to take action at its Regular Meeting at 10:00 a.m. on Monday, February 16, 2026 that may increase the compensation of members of the governing authority by giving them the opportunity to opt in the Association of County Commissioners of Georgia 401(a) Defined Contribution Plan for Dougherty County Employees (the "Plan").

The effective date of their eligibility in the Plan will be July 1, 2026; however, Plan eligibility for members of the governing authority will not take effect until January 1, 2027. The fiscal impact of the new plan will be to provide Employer Basic Contributions equal to twelve percent (12%) of each member of the governing authority's compensation for Plan years beginning on and after January 1, 2027.

FBI raids Fulton County for ballots from 2020 election

By Mark Niese

Capitol Beat News Service

FAIRBURN — FBI agents raided Fulton County's elections warehouse Wednesday to collect ballots from the 2020 presidential election, an escalation by the Trump administration into unsubstantiated allegations of fraud.

The FBI didn't release details of its investigation, calling it a "court-authorized law enforcement action."

A federal search warrant said the FBI is seeking a trove of election records, including all 523,000 ballots cast in Fulton in 2020, absentee ballot envelopes and tabulator tapes.

The seizure of ballots follows years of complaints by President Trump that the 2020 election was stolen after he lost Georgia by fewer than 12,000 ballots to Democrat Joe Biden. Three vote counts showed Biden won Fulton, the heavily Democratic home of Atlanta, with about 73% of the vote.

Fulton's ballots from the

2020 election have been kept under seal over the last five years despite repeated efforts by Trump's allies to review them to look for wrongdoing or miscounts. Georgia law prevents ballots from being unsealed without a state judge's order, but the FBI's search warrant came from a federal court.

Democrats criticized the raid as federal overreach in an attempt to validate the president's unproved suspicions, while Republicans praised the FBI for trying to uncover more about the county's known elections mismanagement.

"I'm not concerned about finding actual evidence because I think it's very clear that nothing except some poor administration happened," State Election Board member Sara Tindall Ghazal, a Democrat, said outside the elections warehouse. "What I'm concerned about is the federal government using and abusing its authority."

State Election Board member Salleigh Grubbs, a Repub-

lican who also came to see the search, said she hopes for a thorough investigation. "It's been a long time in coming, I think, and getting a lot of the answers that need to be given," Grubbs said.

Republicans who believe there was wrongdoing have pointed to inaccuracies in Fulton, including state investigations that found more than 3,000 double-scanned ballots and early voting documents that lacked required signatures.

While investigations have repeatedly verified sloppiness and disorganization, they've never found intentional attempts to alter the vote count.

"This is extremely alarming. I think Fulton County and Georgia in general are tired of being the target of Donald Trump's narcissism, that's all this is about," state Sen. Josh McLaurin, D-Sandy Springs, a candidate for lieutenant governor, said. "He is dispatching federal officials at the highest levels of government to try to vindicate

his agenda."

The Department of Justice, which includes the FBI, didn't respond to a request for comment.

"This is another step in the FBI doing the president's bidding to create a criminal case against Georgia," Kristin Nabers, Georgia director of All Voting Is Local, a voting rights group, said. "By carrying out this farce of an investigation, election deniers are trying to placate his delusions. This is a power grab."

Three large trucks parked outside the elections warehouse, where agents prepared to load ballots and election documents.

Neither Fulton County's government nor the secretary of state's office received advance notice of the raid before agents descended on the elections warehouse.

Mark Davis, a Republican and Georgia elections analyst, said on social media that he talked to the DOJ in September.

"I am over here dancing in my kitchen," Davis said. "We



Special Photo: Mark Niese/Capitol Beat

The FBI executed a search warrant for ballots from the 2020 presidential election at the Fulton County elections warehouse on Wednesday.

got our wish, and more. And now we see the fruit of five years of work."

The State Election Board and the Department of Justice both issued subpoenas last year for 2020 election records, and those subpoenas are still being litigated in court.

Trump pressured Secretary of State Brad Raffensperger to "find" enough votes to reverse the results of the election

in early 2021, a demand that resulted in criminal charges against Trump in Fulton. That case was dismissed last year.

Days before the raid, the DOJ sued Georgia to seek access to its voter registration list. Raffensperger has refused to turn over an unredacted voter list, which includes voters' personal information protected by state law including Social Security numbers, driver's license numbers and full birth dates.

Pebble Hill, Camellia Society announce workshop

Staff Reports

news@albanyherald.com

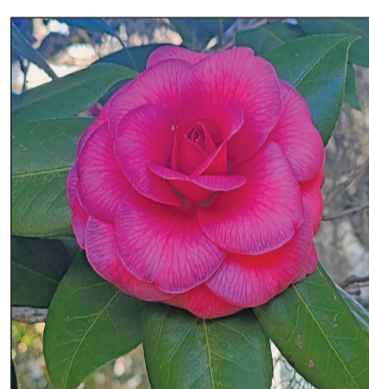
THOMASVILLE — Pebble Hill Plantation will highlight its rich camellia heritage at the upcoming Camellia Workshop, hosted in partnership with the Wiregrass Camellia Society.

The workshop is planned Feb. 14 from 10 a.m. to noon and will be held in the Uno Hill Barn at Pebble Hill. Coffee and light refreshments will be served.

The workshop will offer participants a unique opportunity to learn from camellia experts through engaging discussions on camellia care, history, maintenance, propagation, and methods for identifying and appreciating different varieties. Designed for both seasoned gardeners and those new to camellias, the program promises something for every level of interest.

A highlight of the morning will be camellia waxing, the art of preserving camellia blooms. Participants are encouraged to bring camellia blooms from their own gardens to enter the People's Choice Award contest. Experts also will be available to help identify camellia varieties and answer questions.

Pebble Hill Plantation is listed on the National Camellia Trail and is home to more than 100 camellias across its estate grounds. Among these is one of the oldest Mauve Star camellias in the state of



Special Photo

Pebble Hill Plantation is listed on the National Camellia Trail and is home to more than 100 camellias across its estate grounds.

Georgia, a notable treasure for camellia enthusiasts and historians alike.

The plantation's historic landscape reflects the vision of Ethelwyn Harrison, who incorporated winter-blooming camellias into her original design. Because the Hanna family traditionally visited Pebble Hill during the winter months, Harrison selected varieties that would provide vibrant color throughout the season.

Today, visitors can enjoy an exceptional collection of cultivars, including camellias named in honor of President Jimmy Carter and First Lady Rosalynn Carter.

Pebble Hill Plantation invites guests to explore the grounds and experience the beauty and diversity of these beloved winter-blooming plants. The community is welcome to join this special event and celebrate the enduring splendor of Pebble Hill's historic camellias.

Tickets for the Camellia workshop are \$20 and must be purchased in advance. Visit pebblehill.com to purchase tickets or to plan a visit. For more information, contact Kitty Spivey at (229) 227-5378 or kspivey@pebblehill.com.

UGA's online degree programs rank among nation's best

By Heather Skyler

heatherskyler@uga.edu

ATHENS — The University of Georgia's online degree programs once again ranked highly among the nation's colleges, with several of its programs placing in the top 10, according to U.S. News & World Report's 2026 Best Online Programs rankings released recently. Overall, UGA ranked No. 18, maintaining its position in the top 20 nationally.

The annual survey that determines these rankings evaluates online bachelor's and master's degree programs and selected specialties based on student engagement, services and technology, faculty credentials and peer assessment. "UGA focuses on developing engaging, high-quality online programs that support student progress and success," Stephen Balfour, director of UGA's Office of Online Learning, said. "Student engagement is a key indicator of quality, so we were pleased to see UGA jump 16 spots this year, from No. 24 to No. 8."

UGA also saw notable gains in student outcomes. The university's online re-

putation ranking improved from No. 6 to No. 4, while its online program graduation ranking climbed 13 spots, from No. 20 to No. 7.

The Mary Frances Early College of Education continues to expand online opportunities for educators across Georgia, allowing teachers to enhance their credentials while remaining in the classroom and meeting the critical teaching work force shortages in Georgia.

UGA's online education program rankings include:

No. 3 (up from No. 11) in Best Online Master's in Curriculum and Instruction;

No. 3 in Best Online Master's in Educational/Instructional Media Design;

No. 4 in Best Online Master's in Special Education;

No. 6 in Best Online Master's in Educational Administration and Policy;

No. 29 (up from No. 39) in Best Online Bachelor of Science in Special Education.

In the Best Online Education Master's for Veterans category, UGA was ranked No. 11. Although this is based on the same factors as the Best Online



Special Photo: Dorothy Kozlowski/UGA

Undergraduate students study on laptops at the University of Georgia's Tate Student Center.

Programs rankings, this selection also considers an institution's ability to make college more affordable and accessible through the GI Bill, scholarships and financial aid programs designed for military students.

UGA's Terry College of Business also earned national recognition, with its online master's of business and technology program ranking No. 23 in the country among the best Online Master's in Business Programs.

The university has continued to increase its online portfolio, adding 30 new online program offerings over the past two years. New programs include the Franklin College of Arts and Science's master's

in applied data science and master's in environmental geology, and the Warnell School of Forestry and Natural Resources' master's in natural resources, which launches in fall 2026. The Mary Frances Early College of Education now offers UGA's first online doctoral program, a doctorate in learning, design and technology.

"These rankings reflect our commitment to quality and student success across all modalities," Andy Borst, UGA's vice provost for academic enrollment, said. "UGA's online programs expand opportunities for Georgia residents at every stage of life while maintaining the academic rigor expected at UGA."

Technical College System, Mercer sign transfer agreements

Staff Reports

news@albanyherald.com

ATLANTA -- Gov. Brian P. Kemp today announced that the Technical College System of Georgia and Mercer University have signed new transfer agreements designed to create seamless pathways for technical college students to earn bachelor's degrees, further reducing barriers to completion and strengthening Georgia's work force pipeline.

Known as articulation agreements, this partnership allows graduates from any of TCSG's 22 colleges to transfer into Mercer University's Bachelor of Business Administration programs in accounting, business technology, human resource management and management. The agreements also establish a clear pathway for graduates of TCSG's associate of science in nursing (ASN) programs to transfer into Mercer's registered nurse to bachelor of science in nursing (RN-BSN) program.

"As businesses again and again choose Georgia and bring with them historic jobs and investment, we're focused on making sure our work force is up to the challenge and ready to take

advantage of those opportunities," Kemp said. "This agreement between TCSG and Mercer University is another great example of how we're ensuring Georgians have access to the skills they need to be successful in a wide range of growing industries. I want to thank Commissioner Dozier, President Elkins, and their teams for this meaningful partnership that will benefit Georgia students for generations to come."

The announcement adds to the growing list of four previous articulation agreements between TCSG and the University System of Georgia in the fields of nursing, teaching, cybersecurity and accounting. Each of these pathways is structured to minimize the loss of academic credit and prevent unnecessary duplication of coursework, saving students both time and money while accelerating their progress toward a four-year degree.

"This partnership with Mercer University reflects our commitment to meeting students where they are and supporting them every step of the way toward meaningful careers," TCSG Commissioner Greg Dozier said. "It also directly supports Gov. Kemp's vision for Georgia to be the top state for

talent by ensuring our work force has access to clear, affordable pathways from technical education to bachelor's degrees in high-demand fields."

"Technical college students bring strong academic preparation, real-world experience, and a deep commitment to their communities," Mercer President Penny L. Elkins said. "By partnering with TCSG, we are helping advance Georgia's goal of being the top state for talent while providing students with an efficient and affordable route to Mercer bachelor's degrees in business and nursing."

Georgia continues to align education, training and economic development efforts to ensure students have the opportunity to build long-term careers without leaving the state and employers who invest in Georgia can find the skilled workers they need. The new agreements support Georgia's broader work force development strategy by expanding access to advanced credentials in industries critical to the state's economic growth, including health care, technology and management.

For more information, visit www.tcsgeu.edu and www.mercer.edu.

A RESOLUTION ENTITLED

A RESOLUTION ESTABLISHING THE QUALIFYING FEES FOR PUBLIC OFFICES IN DOUGHERTY COUNTY, GEORGIA, FOR THE 2026 ELECTION; REPEALING PRIOR RESOLUTIONS IN CONFLICT; AND FOR OTHER PURPOSES.

BE IT RESOLVED by the Board of Commissioners of Dougherty County, Georgia, and IT IS HEREBY RESOLVED that the qualifying fees for the following public offices in Dougherty County be filed in the 2026 election, as follows:

OFFICES	FEES
Chairman, Board of Commissioners	\$ 324.00
Members, Board of Commissioners Districts 2, 4 and 6	288.00
Members, Board of Education Districts 2, 4 and 6	360.00

BE IT FURTHER RESOLVED that all resolutions or parts of resolutions in conflict herewith are repealed.

BOARD OF COMMISSIONERS OF DOUGHERTY COUNTY, GEORGIA

By: _____
Chairman

ATTEST:

Janet E. Uwe
County Clerk

Adopted: January 26, 2026

Tennessee holds on for overtime win against Georgia

Field Level Media

J.P. Estrella scored five of his 17 points in overtime, leading Tennessee to an 86-85 win over Georgia on Wednesday in Athens, Ga.

Georgia trailed by three points with 15.7 seconds remaining after Tennessee's Felix Okpara made 1 of 2 free throws. The Bulldogs' Marcus "Smurf" Millender drove for a layup with 0.6 seconds left, and the Volunteers inbounded the ball to run out the clock and earn their sixth straight win over Georgia.

The win was No. 850 for Tennessee coach Rick Barnes.

Tennessee (14-6, 4-3 Southeastern Conference) was led by Ja'Kobi Gillespie with 21 points and six assists and Nate Ament,

this week's SEC co-player of the week, with 19 points — 17 after halftime. Bishop Boswell added 13 points and 10 rebounds. Estrella contributed nine rebounds.

Georgia (16-5, 4-4) got a season-high 22 points and seven rebounds from Kanon Catchings. Millender scored 19, going 8-for-10 from the floor, and putting up nine points in overtime. Jordan Ross scored 10.

Tennessee tied it a 45-45 with 14:20 left on a 3-pointer by Boswell, and the teams continued to exchange the lead until the Vols took a 66-60 edge — their largest lead of the game — after a bucket by Gillespie and then another 3-pointer by Boswell with 6:51 remaining.

The Volunteers held the lead until Millender made a spinning

layup with 3.6 seconds left to tie the game 75-75. Gillespie subsequently had a good look at an 8-footer in the paint, but it bounced off and forced overtime.

There were three ties and three lead changes in the first half until Georgia took a 22-17 edge on a 3-pointer by Catchings and a layup by Jeremiah Wilkinson. The Bulldogs led by as many as seven twice in the opening half and took a 34-28 advantage into intermission on a last-second jumper by Millender.

Georgia committed only four turnovers in the half, leading to one point for Tennessee. The Volunteers outscored the Bulldogs 14-0 on second-chance points thanks to 15 offensive rebounds. Georgia's Justin Abson blocked four shots before the break.



Special Photo: Dale Zanine, Imagn Images

Tennessee's J.P. Estrella battles against Georgia's Justin Abson. Estrella scored five of his 17 points in overtime to help the Volunteers beat the Bulldogs Wednesday night in Athens.



Special Photo: Submitted

Albany State's Luke Addison reacts after belting a home run against Savannah State in a tournament last Spring. Addison, a graduate of Terrell Academy, is back for his senior season with the Golden Rams.

Albany State baseball reloads after historic 2025 season

Staff Reports
news@albanyherald.com

ALBANY — The weatherman says it will be 18 degrees Tuesday morning in Albany. The baseball schedule says Albany State will play anyway. Welcome back to the beautiful stubbornness of February baseball.

Somewhere between frozen fingers and first pitch, the Golden Rams will begin a season that carries equal parts memory and expectation — because once you win a championship and once you win a game in the NCAA tournament, you don't get to pretend anymore. You don't get to sneak up on people. You get measured.

Albany State opens the 2026 season Tuesday at home against Georgia College at Albany State West, less than a year removed from a season that now sits comfortably in the program's history: an SIAC Tournament championship, the first NCAA Regional win the program has ever recorded, and signature victories over eventual national champion Tampa, Spring Hill, Eckerd, Savannah State, Quincy and USC Beaufort.

It was the fifth time since 2019 the Rams won more than 30 games.

In Albany, that's not an outlier anymore. That's a standard.

See **BASEBALL**, 10A



Special Photo: Braves.com

The Atlanta Braves are two weeks away from Spring Training with lots of questions to answer.

Five questions that face the Braves

By Mark Bowman
Braves.com

ATLANTA — With Spring Training two weeks away, the Braves' offensive picture is coming into focus, even if some of the early answers will be shaped by injuries.

It starts with Ronald Acuña Jr., who is expected to return to the leadoff spot after spending last season adjusting to life with two surgically repaired ACLs. Manager Walt Weiss believes Acuña is ready to be a factor on the bases again. A return to 40 steals — and possibly 40 homers — isn't out of the question. Acuña stole 11 bases in 16

games in the Venezuelan Winter League and is now working with first-base coach Antoan Richardson, who helped Juan Soto steal 38 bases last season. Even if Acuña runs less, he remains an elite table-setter. His 1.012 OPS as a leadoff hitter in 2023 was the fourth-highest ever for a player with at least 500 plate appearances in that spot.

The early-season lineup will have to navigate around injuries. Catcher Sean Murphy (hip surgery) and shortstop Ha-Seong Kim (finger ligament) are both expected to miss at least the first month, with the Braves

hopeful for May returns.

Murphy's absence means Drake Baldwin will likely catch four out of every five games, with occasional DH starts to keep his bat in the lineup. With Kim sidelined, Mauricio Dubón is expected to open the season as the everyday shortstop, limiting his usual role as a defensive rover.

That puts more pressure on the designated hitter spot, which figures to be matchup-driven. Mike Yastrzemski is expected to start against right-handed pitching, while Jurickson Profar should play left field against lefties and serve as a DH option

against right-handers. On days Baldwin needs rest, Eli White could slide into left field with Profar moving to DH.

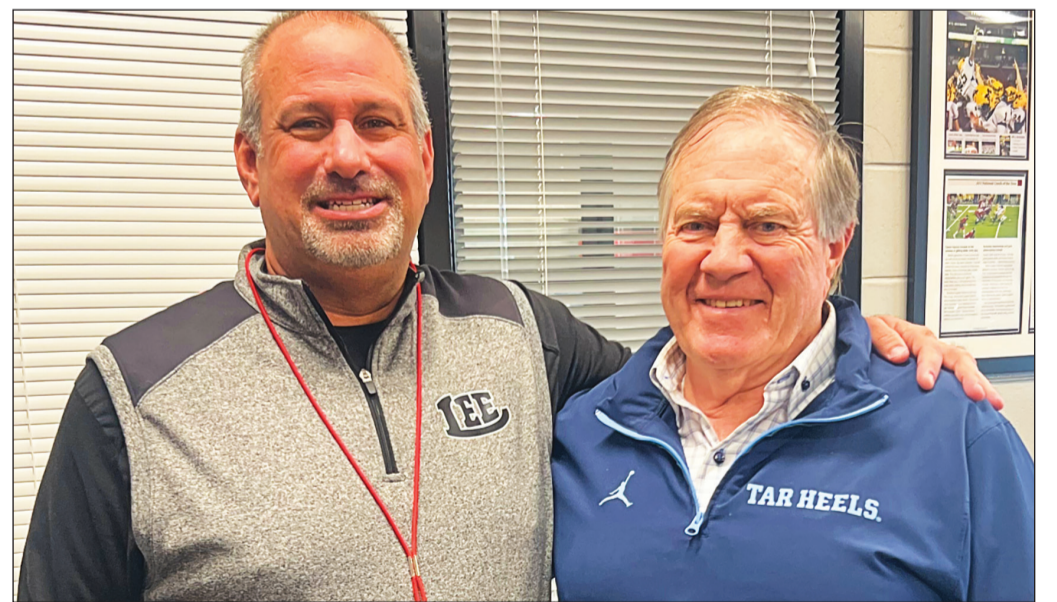
One lingering question is who hits second. The Braves have used Austin Riley and Matt Olson there in recent years, but with less speed in the middle of the order, that approach could lead to a station-to-station offense. Profar's on-base skills may offer a more balanced look near the top of the lineup, at least early in the season.

The answers will start coming soon. For now, the Braves' offense is taking shape — even if a few key pieces are still missing.



Special Photo: Submitted

Georgia head coach Kirby Smart, left, poses with Lee County wide receiver Jaden Upshaw during Smart's visit to Lee County High School this week in Leesburg. Upshaw, a four-star prospect and the No. 10-ranked player in Georgia, holds 33 Division I offers and is one of the most heavily recruited players in the state, with the Florida Gators widely considered a leading contender for his commitment.



Special Photo: Submitted

Lee County head football coach Dean Fabrizio, left, poses with Super Bowl-winning coach Bill Belichick during Belichick's visit to Lee County High School this week in Leesburg. Belichick, an eight-time Super Bowl champion and now the head coach at the University of North Carolina, was one of several college coaches in town this week as local players picked up multiple scholarship offers.

Albany Area Primary Health Care Supports Our Seniors

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Golden Rams to open 2026 football season against Gray, Knowles

Staff Reports

news@albanyherald.com

ALBANY — Albany State isn't tiptoeing into the David Bowser era.

The Golden Rams released their 2026 football schedule this week, and it's a statement schedule — one that opens with two classic games, features a championship showdown, and brings some very familiar faces back into view before September is a week old.

"This schedule reflects our continued commitment to competing at a high level while providing meaningful opportuni-

ties for our student-athletes to grow on and off the field," Albany State athletics director Dr. Kristene Kelly said. "We're excited about the direction of our football program and continuing a tradition of success at Albany State."

That direction will be tested immediately.

Albany State will open the season Aug. 29 in Week Zero against Florida A&M in a game that already carries plenty of intrigue. The Rattlers are now coached by former Albany State head coach Quinn Gray, and their quarterback is former Golden Rams standout Isaiah

Knowles, who transferred to FAMU after last season.

So the season will begin with a reunion that doubles as a measuring stick.

One week later, the spotlight stays bright.

On Sept. 6, Albany State will face Johnson C. Smith in the Black College Hall of Fame Classic in Canton, Ohio, matching the SIAC champions against the CIAA champions. The game will also carry personal meaning for Bowser, who was a coach at Johnson C. Smith before coming to Albany.

"We've scheduled several high-quality opponents early

in the season that will generate excitement around Golden Ram football," Bowser said. "Our SIAC schedule is challenging, with key road games that will test us early."

After those two showcase games, conference play begins with back-to-back road trips. The Rams will travel to Savannah State on Sept. 12, then head to Allen University on Sept. 19.

Albany State's home opener is set for Sept. 26 against Kentucky State, a game that will also serve as Family Weekend. Homecoming is scheduled for Oct. 10, when the Golden

Rams host Lane College. That weekend will also include the induction of the 2026 Albany State Athletics Hall of Fame class.

The back half of the schedule is a familiar SIAC grind.

Albany State travels to Tuskegee on Oct. 17, then returns home for its final regular-season home game Oct. 24 against Benedict. That game will also serve as Senior Day, honoring the program's graduating players.

From there, the Rams will travel to Atlanta to face Clark Atlanta on Oct. 31 before closing the regular season Nov. 7 in

Columbus against Fort Valley State in the 35th annual Foundation City Classic.

The SIAC Championship Game is scheduled for Nov. 14.

Albany State enters 2026 coming off one of the most successful seasons in program history, and the schedule leaves little doubt about the standard it expects to maintain.

Season ticket information for the 2026 season is expected to be announced early this summer.



Special Photo: Brian Fluharty-Imagn Images

Atlanta's Jalen Johnson scored 19 points and pulled down 14 rebounds to lead the Hawks to a Wednesday win over the Boston Celtics in Boston.

Jalen Johnson leads Hawks past Celtics

Field Level Media

Jalen Johnson had 19 points, 14 rebounds, and seven assists to help the visiting Atlanta Hawks extend their winning streak to four games by beating the Boston Celtics 117-106 Wednesday night.

Nickeil Alexander-Walker led Atlanta with 21 points. The Hawks received 17 points from Onyeka Okongwu and 15 from Dyon Daniels.

Atlanta made 18 of its 42 3-point attempts and scored 23 points off 16 Boston turnovers. Alexander-Walker connected on 5 of 12 3-point attempts.

The Hawks, who are 9-13 at home, improved their road record to 15-12.

Jaylen Brown led Boston with 21 points and seven rebounds, but was 9 of 20 from the field and missed each of his five 3-point shots. Sam Hauser, Payton Pritchard and Anfernee Simons each tossed in 12 for the Celtics, who never led after Atlanta went in front 7-5 with 9:37 remaining in the opening quarter.

Boston center Neemias Queta did not play because of an illness. Queta is averaging 10.0 points and a team-high 8.0 rebounds per game this season.

Atlanta assumed control early with a 12-0 run that put the Hawks up 14-5. An Alexander-Walker 3-pointer extended Atlanta's lead to 32-11 with 2:24 left in the opening quarter, and the Hawks led 38-18 after 12 minutes.

Atlanta extended its advantage to 60-38 with 3:33 left in the second quarter, but Boston scored the final eight points in the first half and trailed 60-46 at halftime. The Hawks made 11 of their 23 3-point attempts (48%) in the first two quarters.

The Celtics trailed by 23 at one point in the third, but sliced their deficit to 11 points, 87-76, at the end of three quarters. The Celtics failed to get closer than 11 points in the fourth.

It was the second game between the teams this season. The Celtics won the first matchup 132-106 in Atlanta on Jan. 17.

PGA Tour players react to Patrick Reed's return: 'Dominoes are starting to fall'

Field Level Media

The day before Brooks Koepka tees it up in his return to the PGA Tour at the Farmers Insurance Open, another former major champion dropped a bombshell with Patrick Reed announcing Wednesday that he is also leaving LIV Golf, effective immediately.

However, unlike Koepka, Reed cannot return to the tour immediately.

Reed's announcement came with a different twist, and one that will likely soften some of the criticism the PGA Tour received for its hastily devised Returning Player Program that enabled Koepka to compete right away.

Reed, who last played in a LIV event on Aug. 24, will serve the one-year suspension the PGA Tour has previously imposed for any player who competed on the Saudi-backed circuit. The 2018 Masters champion plans to compete on the DP World Tour in 2026 before being eligible to play on the FedEx Fall slate under his former champions status.

Reed will also join former LIV counterparts Hudson Swafford and Pat Perez in being eligible for reinstatement to the tour for the 2027 season, while the potential return date for Kevin Na remains uncertain.

"As you're seeing, kind of the dominoes are starting to fall of maybe those guys on the LIV tour are not that happy out there and the grass



Special Photo: Christine Tannous/IndyStar

Professional golfer Patrick Reed announced Wednesday that he was leaving LIV Golf immediately and plans to return to the PGA Tour.

is not greener on the other side," Harris English, this week's defending champion, said. "They're seeing the PGA TOUR getting stronger and having more success, and kind of seeing that money's not the end all, be all.

"Like, that doesn't fulfill them. It doesn't fulfill me. They're still competitors, they're competitive people and they love playing in the biggest events against the best players in the world. For me, that's out here on the PGA Tour and I think they're starting to realize that, that that's what fulfills them."

Reed's victory in Dubai last week may have played a role in his decision, as he currently sits second in the DP World Tour standings with the top 10 at the end of the season earning PGA Tour cards. He could also accept sponsor exemptions and play in Monday qualifiers as soon as September. Playing his way into being a captain's pick for the Presidents Cup is also within reach.

As word of Reed's announcement made its way around the grounds at Torrey Pines, the reaction was overwhelmingly positive. Perhaps because Reed will serve the ban while also being ineligible for the Player Equity Program through 2030.

High profile players, including Hideki Matsuyama and Wyndham Clark, have questioned Koepka's immediate path back to the PGA Tour after bolting for a lucrative LIV Golf contract. Reed is the first marquee name to voluntarily make the switch back

while knowing he will need to serve the ban.

"I think people want to be on the PGA Tour," said defending U.S. Open champion J.J. Spaun. "It's the best Tour in the world, the most competitive tour."

"I think Patrick will be a good asset to this tour and I think it just speaks volumes to where the Tour's headed. I think to add even more competition for us that have been here while they left, and, you know, adding Brooks and Patrick now, it's just strengthening our tour, which I think is great."

Following Reed's announcement, all eyes will return to Koepka on Thursday morning when he tees off in the first round at 12:32 p.m. ET. He will be paired with popular veteran Max Homa and rising star Ludvig Aberg, who said he never considered signing with LIV before turning professional in 2023.

The Swede has never competed alongside Koepka on the PGA Tour, but said he has no problem welcoming him back.

"I do understand certain situations are going to be a little bit different, everyone's going to view it a little bit differently and I think everyone's going to make the best decision for their personal career," Aberg said. "When it was an option for me, I didn't like it. It wasn't anything that I wanted to be a part of, so naturally for me in my position that wasn't going to be the case."

"Guys are doing it — if you're doing it the right way and you want to come back, I have no problem."

From 9A

BASEBALL

The SIAC seems to agree. When the league released its preseason honors this week, four Golden Rams — Jeremiah Reddell, Tyler Turner, Emory Stephens and Luke Addison — were named to the preseason first team. Isaiah Haygood and Calvin Baker landed on the second team. Albany State was picked to win the conference again, ahead of Savannah State and Spring Hill.

Coach Scot Hemmings, now entering his 10th season, appreciates the respect. He also understands the bill that comes with it.

"Replacing 15 seniors from a championship team is never easy," Hemmings said. "But Coach Martinez did an outstanding job. His work ethic is unmatched, and it shows in how prepared we are."

That would be assistant coach Luis Martinez — the program's tireless recruiter and, by Hemmings' account, the architect of his best recruiting class yet.

There is continuity, too. Pitching coach Jason Townsend returns after overseeing a major step forward on the

mound in 2025. Townsend played at Chipola and Alabama and spent five seasons in the Pittsburgh Pirates organization — a résumé that carries weight in a dugout and, more importantly, shows up in results.

"Coach Townsend has really hit his stride," Hemmings said. "We had to replace most of our staff last year, and our pitchers took a huge step forward."

The lineup, like most things in college baseball, will look different. Gone are Hill Corley — the program's all-time hits leader — along with Austin Roberts, Xander Little, Dominic Rutigliano and Nate Saavedra.

But different doesn't mean empty.

Luke Addison, Emory Stephens, Ty Grover, Mason Turner and Isaiah Haygood return. Mylon Uribe and David Kile are healthy again. Quindon Wright will serve as a two-way player. Perry Usher is coming off a strong fall and will move all over the field. Freshmen Arin Chevers, Lucas Baker, Tony Dinkins and Cam Houston will grow into their roles.

"I'm really thankful for our returning leadership," Hemmings said. "Addison has

made a seamless move to third base, Emory looks like a pro at shortstop, Turner has added strength, and Grover is fully healthy. We're excited to have Kile and Uribe back, and we'll rely on transfers Aiden Payne, Jaden Camp, Chip Cooper and Ryan Brown to step in."

There is emotion layered into this season, too.

Seniors Addison, Calvin Baker and Jeremiah Reddell are playing their final year in blue and gold.

"They've meant everything to this program," Hemmings said. "Reddell and Addison will go down as two of the most productive players in our history, and Baker will finish with the most appearances ever."

The pitching staff is where the biggest questions live.

Gone are Landon Kiefer, Brady Davis, William Beasley and Tyler Bullock, along with Gercal Reyes, Gavin McBride and Austin Lee.

"We were spoiled for a long time with that group," Hemmings said. "Those guys were as good as we've ever had."

But Reddell, a 2024 preseason All-American, is back after missing most of last season following elbow surgery. Baker returns after appearing

in 27 games. Sebastian Grifeth and Chase Ledger are back after strong summers. Transfers Sam Crew, Armando Nunez, Luke Hayes and Riley Barker bring power arms. Freshmen Andrew Keown, Will Pridgen and Dereck Foster add depth. Colin Loeffler is healthy again and ready.

"Our transfers have to be solid for us to be successful," Hemmings said. "We're counting on Crew and Nunez as starters and Hayes and Barker late in games."

They won't have long to find out what they are.

After Georgia College, the Rams head to Livingston to face Gulf South champions West Alabama and Augusta, then take on Columbus State. "We can't afford a slow start," Hemmings said. "Division II baseball is loaded with experienced teams and quality arms. But I really like the potential of this group, and I'm excited to see what we become by May."

First, though, there's Tuesday.

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EARTHWEEK

Diary of a Changing World

By Steve Newman

Ocean 'Darkwaves'

Sudden episodes of extreme underwater darkness, dubbed "marine darkwaves," are emerging as a newly recognized threat to coastal ecosystems, according to a study in *Communications Earth & Environment*.

Researchers say storms, sediment runoff, algae blooms and organic debris can sharply reduce the light reaching the seafloor, sometimes for months at a time.

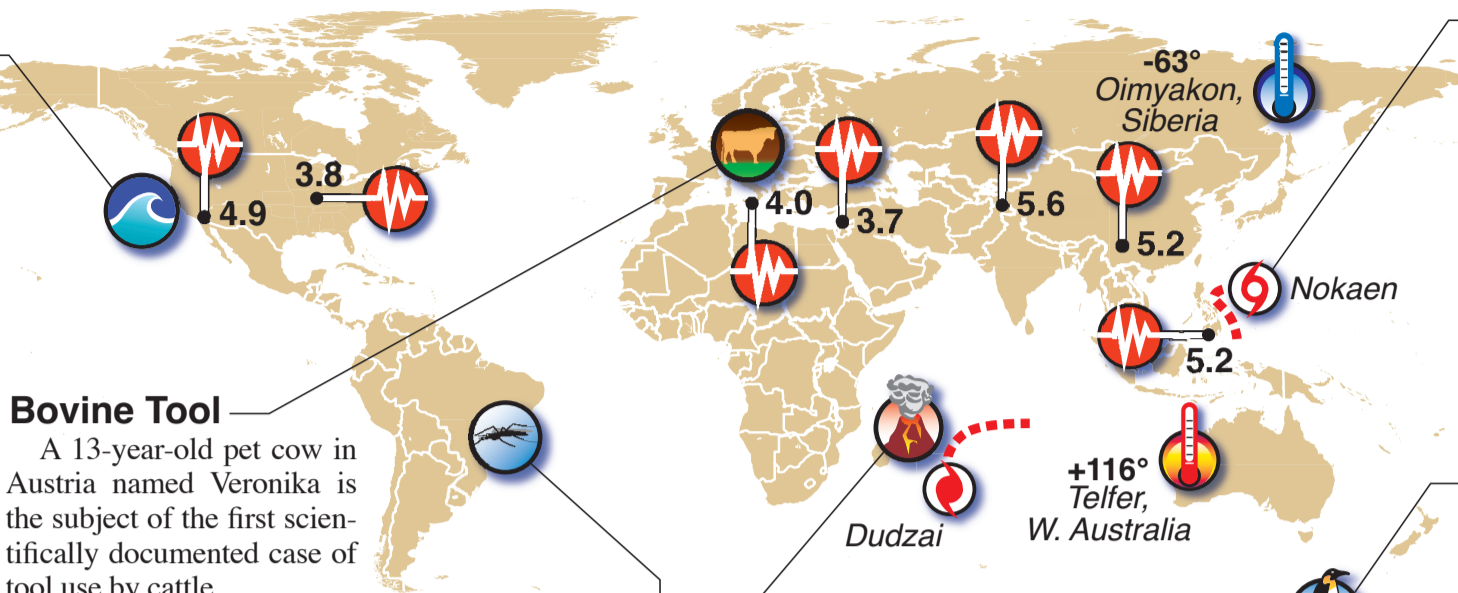
The loss of light can disrupt kelp forests, seagrass meadows and other photosynthetic organisms critical to marine food webs.

Using decades of coastal and satellite data from California and New Zealand, scientists identified dozens of these events, some nearly eliminating seafloor light.

Earthquakes

A sharp tremor in Pakistan-administered Kashmir killed one person and damaged dozens of mud-brick homes.

Tremors were also felt in Sicily, Israel, China's Yunnan province, the far southern Philippines, central Illinois and Southern California's Coachella Valley.



Bovine Tool

A 13-year-old pet cow in Austria named Veronika is the subject of the first scientifically documented case of tool use by cattle.

Writing in the journal *Current Biology*, researchers say they observed her using a wooden broom to scratch hard-to-reach parts of her body, deliberately switching between the bristled end and the smooth handle depending on skin sensitivity.

Across 70 trials, Veronika repeatedly picked up, oriented and applied the tool in a goal-directed and flexible fashion.

Scientists say this behavior meets the criteria for true tool use, a cognitive skill previously documented in animals such as chimpanzees, elephants and crows.

The findings challenge long-held assumptions about the intelligence of cows.

Human Meals

Deforestation in Brazil's Atlantic Forest is pushing mosquitoes to feed more often on humans, raising the risk of spreading diseases such as dengue and Zika.

Researchers analyzing mosquito blood meals in the forest remnants of Rio de Janeiro state found that most identifiable meals came from people rather than wildlife.

Writing in *Frontiers in Ecology and Evolution*, they say the loss of animal diversity leaves mosquitoes with fewer natural hosts, increasing their reliance on the blood of humans living near fragmented forests.

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

Réunion Eruption

A sudden eruption of the Piton de la Fournaise volcano on the French overseas island of Réunion drew thousands of residents and tourists to the mountain to view a steady stream of colorful lava.

The eruption occurred in a vast, uninhabited horseshoe-shaped caldera surrounded by cliffs that protect the rest of the island from lava flows.



Veronika uses a broom as a tool to scratch where she otherwise just can't reach. Photo: A.J. Osuna-Mascaró and A.M.I. Auersperg

Tropical Cyclones

Minimal Tropical Storm Nokaen remained just offshore of the central Philippines but brought locally heavy rainfall to some coastal areas of Luzon.

Cyclone Dudzai skirted the remote Indian Ocean island of Rodrigues as a tropical storm before dissipating to the south of Réunion and Mauritius.

Penguin Breeding

Antarctic penguins are breeding earlier and at record rates as the continent warms, according to a decade-long study published in the *Journal of Animal Ecology*.

Researchers found Gentoo penguins advanced breeding by an average of nearly two weeks, with some colonies shifting by more than three weeks — the fastest change recorded in any bird species.

Adélie and chinstrap penguins also bred about 10 days earlier, a change closely linked to rising temperatures and reduced sea ice that alters food availability and nesting conditions.

Scientists warn the shift is causing breeding seasons to overlap, increasing competition between species for food and snow-free nesting space.

Lenox man faces 30 years in prison on sex crimes charges

Staff Reports

news@albanyherald.com

VALDOSTA — A Berrien County man is facing up to 30 years in prison for attempting to sextort a teenager he met on Snapchat.

Cenobio Olguin Jr., 24, of Lenox, pleaded guilty to one count of attempted production of child pornography before Senior U.S. District Judge Louis Sands. Olguin is facing a mandatory minimum of 15 years in prison up to a maximum of 30 years to be followed by a maximum lifetime of supervised release and a \$250,000 fine. A sentencing date will be determined by the court. There is no parole in the federal system.

"Sextortion of children on social media is a serious crime that requires constant vigilance from parents and caregivers," U.S. Attorney Will Keyes said. "Law enforcement will aggressively pursue online predators, and our office will seek the toughest penalties

for those who exploit children. We urge everyone to stay informed about online dangers and to report any suspected sextortion or exploitation immediately."

"This defendant used fear, manipulation and threats to sexually exploit a minor, causing real and lasting harm," Peter Ellis, acting special agent in charge of FBI Atlanta, said. "Sextortion is a predatory crime, and the FBI will aggressively pursue anyone who targets children online. We urge parents, teens and caregivers to report suspicious or coercive online behavior immediately; early reporting can stop abuse and protect victims."

According to court documents and statements referenced in court, Olguin met a 16-year-old female on Snapchat in 2024. He requested that she send snaps of herself at various stages of undress, and she complied. She then blocked Olguin. Months later, Olguin contacted the teenager on Snapchat

and sent her the nude photos she had previously shared with him. Olguin threatened to release the photos to her high school friends if she did not continue sending him nude photos.

Olguin continued to make various threats to the teenager, including posting her nude photos as a public story on Snapchat. In addition, he mentioned another girl he previously extorted. He



File Photo
A Berrien County man is facing up to 30 years in prison for attempting to sextort a teenager he met on Snapchat.

claimed he sent the nude photos of this other victim to a few boys at her school and ordered the boys to rape her.

The 16-year-old then complied with Olguin's threats and sent additional nude and explicit images on Snapchat. Olguin told her if she ever blocked him, unadded him, reported him or talked to the police, she "knew what would happen."

The Dayton, Ohio, FBI Resident Agency received a tip in December 2024 that the teenager was a victim of sextortion. The victim was interviewed; a subsequent investigation led to Olguin. A search warrant was issued at Olguin's Berrien County residence in the Middle District of Georgia. Agents found 91 images and 29 videos of child pornography on Olguin's cellphone. Agents recov-

ered the Snap messages between the defendant and his teen victim, including the child sexual assault material Olguin sextorted from the victim.

The FBI Valdosta resident agency and the Berrien County Sheriff's Office are investigating the case. Assistant U.S. Attorney Sonja Profit is prosecuting the case for the government.

OBITUARY



Dawn Lucille Love

Dawn Lucille Love, born October 11, 1954, passed away on January 19, 2026, in Albany, Dougherty County, Georgia. She spent her childhood in Albany, Georgia, and Saginaw, Michigan.

Dawn was preceded in death by her mother, Beverlee Ann Brandal (1962); her mama, Lorraine Love (2025); her father, William Lester Love (2006); her former husband, Bert Nelson Partain (1999); and her half-brother, David L. Love (2010).

She is survived by her sons, Bert Jason "BJ" Partain and his wife, Carrie, of Alabama, and William David Partain and his wife, Sarah, of Washington State. She is also survived by her aunt, Carol Ann Butts of Georgia; her half-sister, Sharon Lott, and her husband, Jerry, of Georgia; her half-sister, Susan

and companionship in their presence. Dawn was also known for her remarkable ability to find family wherever she lived—creating connections, friendships, and welcoming people into her heart with ease.

In honor of Dawn's love for animals, the family requests that donations be made to the Albany Humane Society in her memory.

for those who exploit children. We urge everyone to stay informed about online dangers and to report any suspected sextortion or exploitation immediately."

"This defendant used fear, manipulation and threats to sexually exploit a minor, causing real and lasting harm," Peter Ellis, acting special agent in charge of FBI Atlanta, said. "Sextortion is a predatory crime, and the FBI will aggressively pursue anyone who targets children online. We urge parents, teens and caregivers to report suspicious or coercive online behavior immediately; early reporting can stop abuse and protect victims."

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ANSWER TO TODAY'S PUZZLE

RELEASE DATE—Sunday, February 1, 2026

Los Angeles Times Sunday Crossword Puzzle

Edited by Patti Varol

"EXTRA PADDING" BY KATIE HALE

ACROSS

- Noise that repeats nine minutes after snoozing
- Home of the NWSL's Royals
- La __ Italian opera venue
- Good spot to check for loose change
- Red __ playground game
- Bond villain with an underwater lair
- Islamic dietary standard
- Video game franchise set on ring-shaped worlds
- Jaunty coast-to-coast race?
- Shiraz's land
- Attached with thread
- Cassowary relative
- Tried something new
- Tic __ toe
- Scraping
- Legitimate
- Relax completely
- Arizona running back's evasive maneuver?
- "Good to go!"
- American short story writer Bret
- Padre's hermana
- Shot administrator
- Hosted, for short
- Skewed view
- "Licorice Pizza" setting
- "Close this program" key
- Incomprehensible peace treaty?
- __ it up
- Beijing money
- "Oh boy"
- Midflight info
- "What difference it make?"
- Tidy up
- Turned off?
- Gets even?
- "she blows!"
- Arriving soon
- Vegan milk choice
- Years, in Italian
- Bowl edge
- "Sesame Street: Sing the Alphabet," perhaps?
- "Midsommar" director Aster

DOWN

- Photoshop tool
- Absence
- Time long past
- Latest fad
- 93 Year divs.
- Maldon and Himalayan pink
- In the past
- Painters who specialize in portraits of imps?
- Beef stroganoff, e.g.
- Romantasy novelist __ J. Maas
- __ been warned!
- Co. founder's second title, often
- Literary 1-Down
- Cocktail shaker noisemaker
- Tubes
- Actor Liu
- "Better not throw a changeup?"
- Blueprint detail
- Rock opera by The Who
- Chemist's building block
- __ de tigre: ceviche marinade
- Totally flop
- Got going
- Looks at
- Shared values
- Characters' journeys
- Ancient tales
- Swear
- Unplugs and plugs back in, say
- Low-sodium seasoning brand
- Japanese noodle
- "Ur correct"
- Additional wing
- Source of some political gaffes
- A little short
- Till filler
- Basic compound
- Fleecy camelid
- Acupressure massage
- Couple of rowers
- London apartment
- Primo
- Brown shade
- Cost
- Up to the moment
- Story accessed by ladder, maybe
- Sorrow
- Iron Bowl team, familiarly
- Highlands water
- Malm bed seller
- Outfitters
- "Partheon" voice actor Paul
- Target, as for a con
- Magazine productions
- Bottle parts
- Words on a Wonderland cake
- Wash day appliance
- Superfan
- Covered (in)
- Sick
- Paying careful attention to
- With 111-Down, "illusion" singer
- Insincerely aim to please
- Using pointe shoes
- Fancy mat
- French president before Sarkozy
- Thin coating
- Preps, as a Slip 'N Slide
- Marble, for one
- Mercator projection book
- Vaccine molecule
- Amusement park rides
- Winners of the first FIFA Women's World Cup
- Maxi skirt terminus
- "Little help here"
- Not entirely
- Like tedious text boast
- Craft sometimes shaped like a swan
- Strong impulse
- Mouser's call
- "Little help here"
- Showing no feelings
- "Don't play," in music
- Church topper
- Record label launched by Clive Davis
- Deep hatred
- Dynamics prefix
- "An example being ...?"
- Part of USSR
- USSR sports car, for short
- "Hey, can you keep a secret?"
- See 59-Down
- Sign from above
- Club
- Scots' bonnets
- Make a nameplate, perhaps
- Sound in an empty room
- Patrick Swayze's "Like the Wind"
- Sherdan of "Mud"
- Garden tool

2/1/26 ©2026 Tribune Content Agency, L.L.C.

Cost-effective curb appeal boosters

By Metro Creative Connection

One shouldn't judge a book by its cover. However, that often is hard to do, particularly when it comes to homes. Curb appeal bears significant influence regarding how a property is perceived. A property that is neat and aesthetically appealing probably will be preferable to one that looks like the homeowners did not maintain it.

Boosting curb appeal is a common focus of sellers before listing a property. But what can those who don't have big budgets for major overhauls do to improve their curb appeal? Plenty of projects can offer maximum output with minimal investment.

REFRESH THE FRONT DOOR

Painting the front door can add brightness and improve the look of a home's entryway. Most exterior paint costs between \$30 and \$40 per gallon, so this is undeniably a budget-friendly improvement. If money allows, replacing the door altogether will generate bang for your buck.

IMPROVE OR ADD LANDSCAPING ELEMENTS

Landscaping should be designed to highlight the home's best features. It should look symmetrical

and feel manicured. If it's not possible to plant new flowers or bushes, simply cleaning up debris and weeds, and trimming existing greenery can make it feel neater and more polished.

CLEAN UP

Power-washing the siding, cement walkways and garage door can create instant impact. It's amazing how much dirt and mildew can reduce the luster of a home. Cleaning off years of grime can be a fast and inexpensive refresh.

RESEAL THE DRIVEWAY

Make sure the driveway is clean and tidy. If it has cracks or discoloration, filling in cracks and applying a new coat of sealer will make a big difference. Homeowners can hire someone to reseal the driveway or do the work on their own.

ADD MORE LIGHTING

Updating front porch lights and accent lights around the property will cast a more positive glow on a home, both literally and figuratively.

ADD A SEATING AREA

If space by the front door allows, add a bench or some chairs to create a welcoming seating area. A potted plant or two nearby will help the area seem intentional.



Special Photo: Metro Creative Connection

Improving curb appeal doesn't have to cost a lot of money. A few easy touches can boost the look of any property.

How much home can I afford?

By Metro Creative Connection

By the third quarter of 2025, the tide seemingly began to turn in regard to a housing market that had been marked by limited inventory since the onset of the COVID-19 pandemic in 2020. According to market indicators from Redfin, the National Association of REALTORS® and Homes for Heroes, by the summer of 2025 things began to shift in regard to inventory (9.4 percent increase year-over-year). Prices also began to level off, as the median existing home price in the United States was \$435,300 in June 2025, which marked a 2 percent increase

from the previous year. Price reductions also became more common compared to 2024, signalling a cooldown in some segments.

Although affordability concerns still persist, many people may finally be ready to enter the home-buying arena. When doing so, it's essential prospective home buyers recognize how much they can comfortably spend on a home. Most experts suggest buyers combine lender affordability guidelines with an assessment of one's personal budget. These factors can help individuals determine a reliable budget when shopping for homes.

Debt-to-income ratio: Lenders use various parameters to identify a borrower's creditworthiness. That includes figuring out a person's debt-to-income ratio (DTI). Wells Fargo says DTI can be calculated by adding up all of a person's monthly debt payments and dividing them by gross monthly income. That number is multiplied by 100 to get a percentage. The lower the DTI, the less risky one is to lenders.

The 28/36 rule: Part of the DTI equation may include the 28/36 rule utilized by many mortgage lenders. This is a standard guideline that

can help one see if it's possible to afford a home loan. The 28 percent is allotted housing costs. The monthly housing expenses (principal, interest, taxes, homeowners insurance, private mortgage association fees) should be no more than 28 percent of one's gross monthly income. One's total monthly debt payments, including housing, car, loans, student loans, and credit cards, should be no more than 36 percent of the gross monthly income. So if a prospective home buyer earns \$10,000 per month, or \$120,000 per year, the housing costs should not exceed \$2,800. Total debt payments, including housing, should not exceed \$3,600 per month.

Personal budget considerations: Lenders may allow borrowers to borrow a certain amount of money, and buyers then go out and spend that much on a home. But to avoid living paycheck to paycheck and having all of one's money go toward a home, it is best to account for personal spending habits and savings goals. It's important to have an emergency funds account to pay for unexpected things like home repairs, or to account for instances when income may decline. Ongoing costs to manage the home also merit consideration, as

do utilities and future renovations.

Income-to-home price ratio: Some people abide by another general guideline to shop for a home that costs no more than three to five times their annual household income. That means with an annual income of \$100,000, one should aim for a home priced between \$300,000 and \$500,000. The specific range will also depend on a person's existing debt.

Interest rates and other factors: The interest rate on home mortgages as well as down payment also must be considered. Resources like Bankrate and Zillow provide home affordability calculators that will factor in interest rates, terms of a loan, down payment, and property taxes. Buying a home when interest rates are high means spending more over the life of the loan. Also, how much one puts toward a down payment has a big impact. Aiming for 20 percent means avoiding paying for private mortgage insurance (PMI).

There is no fail-safe way to determine how much home you can afford. Many factors are in play and are exclusive to buyers in the market for a new home.



Special Photo: Metro Creative Connection

Many factors can help individuals determine a reliable budget when shopping for homes.

To list your next Feature Home, please contact Phil Cody for a price quote. 229-888-9300 or email phil.cody@albanyherald.com

ONLINE AUCTION

328± TOTAL ACRES

THE COCHRAN FARM

PROPERTY ADDRESS:
10535+/- RIVER ROAD, CAMILLA, GA 31730

The Cochran Farm is a prime 328+/- acre irrigated row crop farm located on River Road in Mitchell County, Georgia, offering a rare opportunity to purchase quality farmland in an area where tracts of this caliber seldom come available. Offered in 3 tracts, this highly productive property features 228+/- acres in row crop cultivation, including 160+/- irrigated acres supported by a 7-tower Zimmatic pivot and an electric turbine deep well permitted by EPD. The balance of the property includes dryland acreage, beautiful pine and hardwood timber, and diverse habitat that creates excellent whitetail deer, turkey, and dove hunting opportunities. With outstanding homesite potential and a scenic rural setting, this turn-key farm blends agricultural productivity with recreational appeal.

ONLINE BIDDING ENDS FEBRUARY 12TH @ 2 PM

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NOW - Feb. 28, 2026
Small Game: Squirrel/Rabbit/Crows/Quail/Snipe

March 28 - May 15, 2026
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April 4 - May 15, 2026
Spring Turkey (Public Land)

Bobwhite Quail

HAS SIGNIFICANT ECONOMIC IMPACT IN SOUTHWEST GEORGIA

By Tom Seegmueller
news@albanyherald.com

ALBANY – It could be easily argued that other than the mule, no other animal has had a greater impact on southwest Georgia than the bobwhite quail. In 2013 an economic impact study conducted by the Center for Economic Forecasting and Analysis estimated that the total economic impact generated by wild quail hunting properties in the greater Albany region was nearly \$125 million.

More than 200,000 acres surrounding Albany are dedicated and managed for hunting quail. The fact that the bird can be found from the mountains in northwest Georgia to the state's southeastern coastline led to the bird being designated as the state game bird in 1970.

However, the quail's reputation as the "Prince of Game Birds" is deeply rooted in the longleaf pine and native wiregrass habitat surviving in southwest Georgia.

It is somewhat ironic that the prosperity generated by quail in the region today can be traced back to the economic disasters of the boll weevil and the Great Depression. In a bizarre twist of fate, the region owes its transformation into a recreational destination for the wealthy to tuberculosis outbreaks in the northeastern United States at the beginning of the 20th century.

In 1916, Sir William Osler, a professor at Johns Hopkins University, named Thomasville as the location having the best climate for people suffering from tuberculosis. Before long, wealthy northern industrialists were packing their families on private railcars and heading south for the winter season.

Soon elaborate resort hotels were under construction and local residents were working to keep the growing tourist population entertained. It wasn't long before these wealthy tourists began looking for outdoor activities to participate in while breathing the healing pine-scented air. Tennis, croquet, golf and cycling were early options.

There was an immediate interest in taking advantage of the quail hunting in the abandoned fields of sharecroppers that checkerboarded the pine forests surrounding Thomasville. Initially, these seasonal visitors were satisfied to hunt behind the pointers and setters of local sportsmen who took them out for a day in the fields.

It was reported that "a good shot hunting on foot with one dog could bag 30 to 40 quail a day."

Soon resort hotels were providing their own guide services as an amenity to their guests. This was the first recorded leasing of land for hunting in southwest Georgia, leading to the first time land was marked with posted signs.

It wasn't long before these seasonal quail hunters began to realize that with the low land prices in the region, they could create their own private

shooting preserves. They began buying up thousands of acres, building lodges, stables and kennels. Many of these properties would grow and refine over time to mirror or rival the grand hunting estates found in Europe. The traditions associated with quail hunting and field trials would evolve here.

Col. Lewis Steenrod Thompson, like others, came to the region to ascertain for himself whether the quail hunting was as good as rumored. Thompson was the son of William P. Thompson, founder of the National Lead Company, which had recently merged with John D. Rockefeller's Standard Oil Trust. Lewis invested heavily in Standard Oil, becoming independently wealthy at an early age. He reportedly professed that he never pretended to work, choosing instead to spend his time outdoors hunting. In doing so, he became one of the greatest wing shots in America.

Finding the hunting in the region to be as represented, he would eventually acquire 20,000 acres, creating Sunny Hill Plantation. During this era, there were no legally imposed limits on quail, and owners saw no need in limiting themselves or their guests when it came to harvesting "their" quail.

By 1923, owners and managers began to see alarming declines in the quail populations on their properties. At the time, more than 250,000 acres were being managed solely for the purpose of quail hunting. Herbert Stoddard was hired to study the decline and make recommendations to reverse it. In 1931, he published his findings in "The Bobwhite Quail: Its Habits, Preservation, and Increase."

In his studies Stoddard realized that the region's longleaf-wiregrass ecosystem was not only unique but fire dependent. He is credited with being the pioneer of the now prevalent practice of prescribed burning as a tool for forestry and wildlife management. The book is now considered a collectible, and original editions sell for between \$300 to \$2,000, depending on edition and condition.

Many editions are well-worn, as his writing remains relevant today. In 1958, Stoddard would co-found the Tall Timbers Research Station, and today the station is continuing his effort to preserve not only the bobwhite quail but the habitat upon which the quail and hundreds of other species are dependent.

When Stoddard began his studies, large contiguous acres of property were becoming harder to find in the Thomasville area. In 1924, Richard Tift, a recent graduate of the University of Georgia, opened the Richard Tift Company, in Albany. At some point, his passion for quail hunting brought him in contact with Judge Robert Bingham, who owned a 20,000-acre tract of hunting land in Baker County known as Pineland.

Bingham had recently mar-

ried the widowed Mary Flagler, whose first husband, Henry, was one of the five original owners of the Standard Oil Co. and instrumental in the early development of the state of Florida.

Robert Balfour, a forestry magnate with multiple shooting preserves scattered across his landholdings, credits Richard Tift with creating a new found value for the property in southwest Georgia.

"The plantations in the Albany area are by the efforts of one man, Richard Tift, the great-grandson of Nelson Tift, who founded Albany in 1836," Balfour wrote.

Richard Tift would combine his roots in the region with the friendships he developed with wealthy industrialists he met through Bingham. Following the judge's death, Tift purchased Pineland for Lt. Gen. Richard Mellon, heir to the Mellon fortune that included holdings in Mellon Bank, Gulf Oil and Alcoa. In 1957, his wealth and that of his three cousins was estimated at between \$400 million and \$500 million, between \$4.5 billion and \$7 billion today.

Tift's defining accomplishment that would lead to his future success came when he was able to compile numerous small tracts of property into a 35,000-acre shooting preserve for Robert Woodruff. This occurred at the same time Woodruff, who was president of the Coca Cola Company, was turning his company into a global empire. Tift's association with Woodruff would increase his access to some of the nation's wealthiest sportsmen.

Through these connections Tift would help create the premier shooting preserves in southwest Georgia, including Pinebloom, Blue Springs, Nilo, Wildfair and others.

Through reputation and marketing, by the 1950s Albany was known as the "Quail Capital of the World." However, the hunting in the area was not limited to these large private holdings. Most wing-shooters had at least one bird dog to drop out and walk the fence rows and small fields that were still abundant in the area. And so were the quail.

However, in the 1970s, quail

hunters, state biologists and property managers were once again faced with declining quail populations. Although the impact was less significant on the larger properties being managed primarily for wild quail, the decline was still noticeable.

Tall Timbers expanded studies related to the decline, identifying and studying a variety of factors, including predation, supplemental feeding, habitat management and harvest data.

Following the death of Robert Woodruff, his estate established what is now the Jones Center at Ichauway. Today, the Jones Center is the largest employer in Baker County.

One thing that has been central to the study of quail is the longleaf pine habitat that once covered more than 92 million acres in the southeastern United States. Today, it is estimated that less than 6% of that unique habitat remains.

Research on this unique ecosystem now recognizes it as one of the most diverse in North America, where the land can contain up to 300 species of ground cover plants per acre and more breeding birds than any other Southern forest system. More than 60% of the amphibian and reptile species found in the southeastern United States live there, as well as 122 endangered or threatened species, including the red-cockaded woodpecker, gopher tortoise, and gopher frog.

The remnants of this once vast forest would not remain today if it were not for the value placed on the bobwhite quail. Landowners' reverence for the bird saved the last vestiges of this ecosystem from the timber crews and an eventual conversion to the large pivot irrigation systems now used in modern agriculture.

Today the lessons learned

through the research at Tall Timbers and The Jones Center are benefiting not only the large preserves but small landowners as well. Quail Forever and other groups are working to ensure that the lessons learned and methods necessary to preserve Quail and their habitat are available to all land owners regardless of prop-

erty size. They are also partnering with

the Georgia Department of Natural Resources to ensure that the more than 1 million acres of public land managed by DNR can benefit as well. Last year, two threatened species -- the red-cockaded woodpecker and the gopher frog -- were released in the Chickasawhatchee Wildlife Management Area. The habitat management efforts, financed by the Southwest Georgia Chapter of Quail Forever over the past decade, helped make these releases possible. Just as the private landowner land management programs sponsored

sored by the chapter are benefiting private landowners of any size property improve the habitat on their acreage.



Public invited to attend Quail Forever banquet

By Tom Seegmueller
news@albanyherald.com

ALBANY – It's not too late to make plans to attend one of the region's largest conservation celebrations.

Saturday evening, the Southwest Georgia Quail Forever Chapter will host its annual banquet at the Hasan Temple in Albany beginning at 6 p.m. The banquet will feature dinner, a host bar, as well as live and silent auctions. Walk-up tickets will be available upon entry.

In just a decade, the revenue from this event has helped the chapter fund significant local conservation efforts on both public and private land across southwest Georgia. It is important to note that these efforts do more than improve quail populations: Habitat management for quail has been responsible for improving and protecting one of the world's most vulnerable and diverse ecosystems.

Attendance and participation in the event will make a lasting impact on the future success of these efforts.



A few tips before heading into the woods

By Tom Seegmueller
news@albanyherald.com

ALBANY – With deer season over and the weather finally turning cool, hunters in southwest Georgia are turning their attention to quail hunting. Some of the country's finest commercial shooting preserves have built their reputations in the region, making it even easier for the novice wing-shooter to get behind a bird dog and see what it feels like when a covey explodes at their feet.

But there are a few things to keep in mind during a hunt, whether it's your first or one of hundreds:

-- Don't shoot the dogs, Don't shoot the dogs, Don't shoot anybody else.

- Keep the safety on until your gun is mounted on your shoulder.
- No bird is worth injuring or killing a hunting companion.
- Let the dogs do their job. They know more than you do.
- Never put a loaded firearm on the hunting wagon or jeep.
- Follow the instructions of the guide or dog handler. They know more than you do.
- Keep your eyes up. Do not try to locate the birds on the ground in front of the dog.
- Immediately put the safety back on when the shotgun leaves your shoulder.
- Wear some hunter orange or other



highly visible color of clothing above your waist in the form of your shirt, jacket or hat.

- Dress in layers so you can be comfortable as temperature fluctuate throughout the day.
- Tip your guide.

Classifieds

Albany Classifieds

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JOBS

Full-Time

Volunteers of America Southeast
The Millennium Center – Cuthbert, GA

Program Director – Women's Recovery & Substance Use Services

Program Director needed for managing the daily operations of a substance use treatment program in Cuthbert, GA. Minimum requirements include a Bachelor's Degree in a relevant field from an accredited institution, a CAC Level II, one (1) year supervisory experience and five (5) years experience working with chemically dependent individuals. For more information and application instructions, go to www.voase.org/careers. EOE/Drug Free Workplace/E-Verify.

Lee County School System (Leesburg, GA) seeks a High School Science Teacher to teach science courses at the high school level in accordance with Georgia state curriculum standards and school district guidelines. Prepare lesson plans and instructional materials aligned with the Georgia Standards of Excellence and other applicable frameworks. Deliver instruction in one or more disciplines, such as Biology, Chemistry, or Physical Science. Assess and monitor student progress, administer exams, maintain grade records, and provide individualized support. Collaborate with colleagues, participate in faculty meetings, engage in professional development, and communicate with students, parents, and administrators regarding academic progress and classroom behavior. Maintain compliance with school policies and regulations. REQ: Bachelor's degr (or foreign equivalent) in Science Education, Biology, Chemistry, Physics, or a related field. Valid Georgia teaching certification in Science for Grades 9-12 or eligibility to obtain one. Apply online at (<https://www.applitrack.com/leecountysd/onlineapp/>). Search Job Title/Job ID 801.

Full-Time

related field. Valid Georgia teaching certification in Science for Grades 9-12 or eligibility to obtain one. Apply online at (<https://www.applitrack.com/leecountysd/onlineapp/>). Search Job Title/Job ID 801.

Lee County School System (Leesburg, GA) seeks a High School Science Teacher to teach science courses at the high school level in accordance with Georgia state curriculum standards and school district guidelines. Prepare lesson plans and instructional materials aligned with the Georgia Standards of Excellence and other applicable frameworks. Deliver instruction in one or more disciplines, such as Biology, Chemistry, or Physical Science. Assess and monitor student progress, administer exams, maintain grade records, and provide individualized support. Collaborate with colleagues, participate in faculty meetings, engage in professional development, and communicate with students, parents, and administrators regarding academic progress and classroom behavior. Maintain compliance with school policies and regulations. REQ: Bachelor's degr (or foreign equivalent) in Science Education, Biology, Chemistry, Physics, or a related field. Valid Georgia teaching certification in Science for Grades 9-12 or eligibility to obtain one. Apply online at (<https://www.applitrack.com/leecountysd/onlineapp/>). Search Job Title/Job ID 801.

ELEGANT NAILS OF TIFTON INC (TIFTON, GA) seek FT Senior Nail Techs and Nail Tech Apprentices. All techs must have completed nail or cosmetology training. Must apply for state license upon starting position. Senior Techs: 2+ years' experience with acrylics, gels, sculpting, and custom designs. Duties before state licensure: clean stations, maintain supplies, wash towels, provide refreshments, organize products. Duties after licensure: manicures, pedicures, gels, acrylics, and advanced nail art. Apprentices: Same duties as above before licensure. After licensure: Perform nail services under supervision. Multiple positions available. Apply: Van K Nguyen at elegantnailstifton@gmail.com, **678-477-5219**

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

Construction/Service Bids

INVITATION TO BID
#6 Copper Primary Re-Conduct/ Replacement Phase 4B
BID REF. #26-031

Sealed bids will be received by City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on February 23, 2026. A Pre-Bid Conference will be held at 10:00 AM on February 2, at the Procurement division office with a Site Visit following. A 5% Bid Bond is required of all bidders. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Joshua Williams, Procurement Manager, at jswilliams@albanyga.gov.

by/ Michael Eaton, Chief Financial Officer
REQUEST FOR PROPOSALS
Professional Survey Services
PROPOSAL REF. #26-034

Sealed proposals will be received by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 5:00 PM, on February 26, 2026. A Pre-Proposal Conference will be held at 10:00 AM on February 4, in the Procurement division office. Proposal documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Joshua Williams, Procurement Manager, at jswilliams@albanyga.gov.

Alcoholic Beverages

A-021
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.
January 10, 17, 24, 31, 2026

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-086
NOTICE OF INTENT TO INCORPORATE
Notice is given that Articles of Incorporation which incorporate GDA Associates, Inc have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 2405 Westgate Drive, Albany, Dougherty County, Georgia 31707 and its initial registered agent at such address is William R. Rambo.
January 31, 2026, February 7, 2026

A-074
NOTICE OF INTENT TO INCORPORATE
Notice is given that articles of incorporation which will incorporate Minnows & Mayfly, Limited Co. will be delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 400 Ramsey Rd, Albany, GA 31705 and its initial registered agent is James C Malphrus, 400 Ramsey Rd, Albany, GA 31705.
January 31, 2026, February 7, 2026

NOTICE OF CHANGE OF CORPORATE NAME

Notice is given that Articles of Amendment which will change the name of THE EXCHANGE CLUB FAIR OF SOUTHWEST GEORGIA, INC., to THE EXCHANGE CLUB AUXILIARY OF SOUTHWEST GEORGIA, INC. have been delivered to the Secretary of State for filing in accordance with the Georgia nonprofit Corporation Code. The registered office of the corporation is located at 810 S. Westover Blvd., Albany, GA 31707

A-094
NOTICE OF INTENT TO INCORPORATE
Notice is given that articles of incorporation which will incorporate Snappy's Express Wash IV, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 2829 Old Dawson Road, Albany, Dougherty County, Georgia 31707 and its initial registered agent at such address is James H. Moore, III.
MOORE, CLARKE, DuVALL & RODGERS, P.C.
2829 Old Dawson Road
Albany, Georgia 31707
(229) 888-3338
January 31, 2026, February 7, 2026

A-065
NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION
Notice is given that a notice of intent to dissolve Sharp's Shoes, Inc., a Georgia corporation with its registered office at 2516 Dawson Road, Suite E, Albany, Georgia 31707-2341, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code.
All persons with claims against the Corporation shall file their claims, with all supporting documentation at the registered office of the Corporation within 90 days after the filing of the notice of the intent to dissolve, and that, unless such claims are presented within such time period, except for claims that are contingent at the time of the filing of the notice of the intent to dissolve, a claim against the Corporation will

Corporations

be barred unless a proceeding to enforce the claim is commenced within two years after publication of this notice, as provided in O.C.G.A. §14-2-1407(b).
January 24, 31, 2026

Debtors & Creditors

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
RE: ESTATE NO 2025-ES-130

All Debtors and Creditors of the Estate of Larry D. Laster, 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 16th day of January, 2026.

Sean Laster,
Administrator of the Estate of Larry D. Laster
2205 Palmer Court
Albany, GA 31707

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 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-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-069
NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of VIVIAN LOUISE MOTE PORTER, deceased, late of Calhoun County, Georgia, are hereby notified to render an account of their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.
Dated this 21st day of January, 2026.
KATHLEEN IVANA ODOM, as Executrix of the Estate of VIVIAN LOUISE MOTE PORTER, deceased
Malta Phillips-Lee
Phillips-Lee Law, LLC
P.O. Box 398
Colquitt, GA 39837
(229) 202-4529
January 24, 31, 2026, February 7, 14, 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 are required to make immediate payment to us.
This 12th 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-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, Administrator of the Estate of HAROLD EDWARD WALTON 608 Henson Drive
Albany, Georgia 31705
January 17, 24, 31, 2026, February 7, 2026

A-067
Notice to Debtors and Creditors
All creditors of the estate of Kennis Leroy Poole late of Dougherty County, deceased, are hereby

Debtors & Creditors

notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 20th day of January, 2026
Name: William Carter
Title: Attorney for Personal Representative
Address: 45 Technology Parkway S
Suite 240
January 24, 31, 2026, February 7, 14, 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, Executrix
c/o DIVINE FINNEY DAVIS, PC
600 N. Jackson St
Albany, GA 31701
January 17, 24, 31, 2026, February 7, 2026

A-093
GEORGIA, DOUGHERTY COUNTY RE: ESTATE OF ELLIOTT L. GRAZIER, 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.
Duncan Blake Grazier, Executrix
c/o DIVINE FINNEY DAVIS, PC
600 N. Jackson St
Albany, GA 31701
January 31, 2026, February 7, 14, 21, 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-051
Notice To Debtors and Creditors
IN RE: Estate of Demetric Lashaun Bell

All Creditors of the estate of Demetric 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-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-069
NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of VIVIAN LOUISE MOTE PORTER, deceased, late of Calhoun County, Georgia, are hereby notified to render an account of their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.
Dated this 21st day of January, 2026.
KATHLEEN IVANA ODOM, as Executrix of the Estate of VIVIAN LOUISE MOTE PORTER, deceased
Malta Phillips-Lee
Phillips-Lee Law, LLC
P.O. Box 398
Colquitt, GA 39837
(229) 202-4529
January 24, 31, 2026, February 7, 14, 2026

Divorces

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 the 7th day of January, 2025.
Whitley Williams, Dep Clk
Dougherty County Superior Court

Divorces

A-064
Dougherty COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: Kevin Walker v.
Respondent: Tiffany Walker
CIVIL Action Case Number 25CV1264
NOTICE OF SUMMONS
TO: Tiffany Walker, Respondent
Named Above:
This notice has been published to let you know that a Complaint for Divorce case was filed against you in Superior Court on December 19, 2025. The court issued an order for service of summons by publication on January 8, 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 1503 10th Ave., Albany, GA 31707. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Petition for Divorce. This the 8th day of January, 2026.
Joseph W. Dent
JUDGE
Dougherty State of Georgia
County Superior Court
January 24, 31, 2026, February 7, 14, 2026

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 T 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 the 19th day of September, 2025.
Samantha Sebastian, Dep Clk
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 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

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 Cantleberry 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-'s care unless and until 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 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 Rendra 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

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

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

R. R., **C A S E**
NUMBER: 137-25JT-027
a child **DOB: 05/18/2021**
SEX: M

M. R., **C A S E**
NUMBER: 137-25JT-028
a child **DOB: 06/10/2019**
SEX: M

E. R., **CASE NUMBER:**
137-25JT-029 **DOB: 06/03/2018**
a child
SEX: M
TO: EZEQUIEL GUTIERREZ, 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 REQUIRING 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,

Juvenile Court

A-062
IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the Name Change of the Child(ren)
Lincoln Ryan Edenfield

Juvenile Court

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 Cantleberry 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 Cantleberry 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-'s care unless and until 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 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 Rendra 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
NOTICE
The annual return of the Annette T. Haggerty

Name Changes

Civil Action File No. 26CV31

NOTICE OF PETITION TO CHANGE NAME

I, Drew Bailey Allen, filed this petition to the Superior Court of Dougherty County, Georgia on the 14 day of January, 2026, to change the name(s) of the minor child(ren) as follows:
Current Name of Child: Lincoln Ryan Edenfield
Date of Birth: 09/29/2021
Proposed New Name: Lincoln Drew Allen

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 January, 2026.
Bailey Allen
Petitioner pro se
410 A Kingswood Drive
Albany, GA 31707
229 815 5715

January 24, 31, 2026, February 7, 14, 2026

A-079

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

In re the name change of:

Vanchester Miller
Civil Action File No. 26CV44-4

NOTICE OF PETITION TO CHANGE NAME

I, Vanchester Miller, filed a petition in the Superior Court of Dougherty County, Georgia on the 16 day of Januar, 2026 to change my name from Vanchester Miller to Paul Vanchester Wright. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 16th day of January 2026.
Vanchester Miller
1212 Colquitt Ave
Albany Georgia 31707
(229) 854-3100

January 31, 2026, February 7, 14, 21, 2026

A-063

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

In re the name change of:

Charles Dennis Chambers
Civil Action File No. 25-SU-CV-43

NOTICE OF PETITION TO CHANGE NAME

I, Charles Dennis Chambers, filed a petition in the Superior Court of Dougherty County, Georgia on the 16 day of January, 2026 to change my name from Charles Dennis Chambers to Eliyahu Zuriel. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 16 day of January, 2026.
Charles Dennis Chambers
Petitioner
2823 Meredith Dr unit 70654
Albany, GA 31708
229-869-9760

January 24, 31, 2026, February 7, 14, 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

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

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

Civil Action File No CVIO-2

NOTICE OF PETITION TO CHANGE NAME

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

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

This 7th day of January, 2026.
NaAsia A. Johnson
Petitioner pro se
189 West Circle
Camilla GA 31730
229-328-5643

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

In re the Name Change of the Child Chozyn ZaTez McKinley

Minor child

Civil Action File No. 25CV891-1

NOTICE OF PETITION TO CHANGE NAME

I, LaTasha Oats, filed this petition to the Superior Court of Dougherty County, Georgia on the 28th day of August, 2025, to change the name of the minor child as follows: Current Name of Child: Chozyn ZaTez McKinley, DOB: 03/25/2025, Proposed New Name: Frederick Dandrea McKinley IV. 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 28th day of August, 2025.

LaTasha Oats
Petitioner pro se

A-072

IN THE SUPERIOR COURT OF Dougherty County STATE OF GEORGIA

In re the name change of:

Anitria M Thomas
Civil Action File No 26CV50

NOTICE OF PETITION TO CHANGE NAME

I, Anitria M Thomas filed a petition in the Superior Court of Dougherty

County, Georgia on the 22nd day of January, 2026 to change my name from Anitria Michelle Thomas to Anitria Michelle Killings.

Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 22 day of January, 2026.
Petitioner Anitria M. Thomas
3108 B Crepe Myrtle Ct.
Albany, Georgia 31721
(229) 809-1716

January 31, 2026, February 7, 14, 21, 2026

Name Changes

County, Georgia on the 22nd day of January, 2026 to change my name from Anitria Michelle Thomas to Anitria Michelle Killings.

Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 22 day of January, 2026.
Petitioner Anitria M. Thomas
3108 B Crepe Myrtle Ct.
Albany, Georgia 31721
(229) 809-1716

January 31, 2026, February 7, 14, 21, 2026

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

Election Notices

NOTICE OF ELECTION OF FLINT RIVER SOIL AND WATER CONSERVATION DISTRICT SUPERVISOR
February 1, 2026

To all qualified voters in Calhoun County:

Notice is hereby given that on November 3, 2026, a non-partisan election will be held to elect 1 supervisor(s) for Calhoun County in the Flint River Soil and Water Conservation District. District Supervisors serve as unpaid state officials who represent their counties in support of soil and water conservation activities.

March 6, 2026, is the last day on which nominations for candidates for the election will be accepted. The signatures of at least 25 qualified electors of the county are required to nominate a candidate. Candidates must also be qualified electors of the county. Nominating petitions must be received in the office of the Calhoun County Election Superintendent at 31 Court Street STE F, MORGAN GA, 39866, no later than 12:00 noon on March 6, 2026. Petitions may be obtained from the Conservation Commission at the address below, from the Commission's website at https://www.gaswcc.org/ or from the Election Superintendent of Calhoun County.

GEORGIA SOIL AND WATER CONSERVATION COMMISSION
Mitch Attaway, Executive Director
4310 Lexington Road
Athens, GA 30605

NOTICE OF ELECTION OF FLINT RIVERSOIL AND WATER CONSERVATION DISTRICT SUPERVISOR

February 1, 2026

To all qualified voters in Calhoun County:

Notice is hereby given that on November 3, 2026, a non-partisan election will be held to elect 1 supervisor(s) for Calhoun County in the Flint River Soil and Water Conservation District. District Supervisors serve as unpaid state officials who represent their counties in support of soil and water conservation activities.

March 6, 2026, is the last day on which nominations for candidates for the election will be accepted. The signatures of at least 25 qualified electors of the county are required to nominate a candidate. Candidates must also be qualified electors of the county. Nominating petitions must be received in the office of the Calhoun County Election Superintendent at 31 Court Street STE F, MORGAN GA, 39866, no later than 12:00 noon on March 6, 2026. Petitions may be obtained from the Conservation Commission at the address below, from the Commission's website at https://www.gaswcc.org/ or from the Election Superintendent of Calhoun County.

GEORGIA SOIL AND WATER CONSERVATION COMMISSION
Mitch Attaway, Executive Director
4310 Lexington Road
Athens, GA 30605

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

Probate Court Administration

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

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 23, 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 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-078 IN THE PROBATE COURT OF Calhoun County STATE OF GEORGIA

IN RE: ESTATE OF Anna Williams, DECEASED
ESTATE NO. 2026P1
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

TO: WHOM IT MAY CONCERN
Venee William has petitioned for to be appointed administrator(s) of the estate of Anna Williams, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before February 23, 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 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 31, 2026, February 7, 14, 21, 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 16, 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 24, 31, 2026, February 7, 14, 2026

A-058 GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: MARY FRANCIS HART

ESTATE FILE NO: 2026-ES-014
Patricia Purnell has petitioned to be appointed administrator of the estate MARY FRANCIS HART, 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 16, 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 16, 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-054 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

Probate Court Administration

estate LEE ANDREW GRANT, 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

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, of 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-073 GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: JAMES EDWARD JEFFERSON

ESTATE FILE NO: 2025-ES-425
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Dora Wilson-Jefferson for a year's support from the estate of JAMES EDWARD JEFFERSON, Deceased, of Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before February 23, 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 31, 2026, February 7, 14, 21, 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, of 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

Public Sales/ Auctions

Vin ID: 1G6AB5RA7F0114922
License: SKD1479
State: GA
Case #: 2026-23AV

Make: Nissan
Year: 2014
Model: NV
Vin ID: 1N6BF0KM8EN100488
License: SDF3231
State: GA
Case #: 2026-24AV

Make: GMC
Year: 2007
Model: Yukon
Vin ID: 1GKFC13J47138631
License: SDH1215
State: GA
Case #: 2026-25AV

Make: Toyota
Year: 2005
Model: Scion TC
Vin ID: JTKDE167750055493
License: WDN512
State: GA
Case #: 2026-26AV

Make: Honda
Year: 1998
Model: Accord
Vin ID: 1HGCG5655WA084636
License: SAW3672
State: GA
Case #: 2026-27AV

Make: Lexus
Year: 2004
Model: RX330
Vin ID: 2L2GA31UX4C015580
License: SLG9340
State: GA
Case #: 2026-28AV

Make: Nissan
Year: 2012
Model: Murano
Vin ID: JN8AZ1MU1CW113233
License: TCF9945
State: GA
Case #: 2026-29AV
January 31, 2026, February 7, 2026

Service by Publication

A-071
STATE OF SOUTH CAROLINA
COUNTY OF HORRY
JULENE WHIMS,
PLAINTIFF,
V.
DEXTRA SHEROD CARTER a/k/a
DEXTRA SHENDARD CARTER &
COLISTON GLADSTONE
JOHNSON,
DEFENDANTS.
IN THE FAMILY COURT OF THE
FIFTEENTH JUDICIAL CIRCUIT
CASE NO. 2025-DR-26-2647
SUMMONS & NOTICE OF FINAL HEARING

TO: DEFENDANT, DEXTRA SHEROD CARTER a/k/a DEXTRA SHENDARD CARTER, ABOVE-NAMED:

YOU ARE HEREBY SUMMONED and required to respond to the Complaint in this action, and to serve a copy of your response on the subscriber at their address, Indigo Family Law, LLC, LLC, 2055 Glenns Bay Road, Surfside Beach, South Carolina, 29575, within thirty (30) days after service hereof, exclusive of the day of such service, and if you fail to answer the Complaint within the time aforesaid, Plaintiff in this action will apply to the Court for the relief demanded in the Petition. THIS ACTION WAS FILED ON November 21, 2025 and a final hearing is scheduled for April 24, 2026 at 10:30a.m. before Honorable Judge Frazier at the Horry County Judicial Complex located at 1301 2nd Avenue, Conway, South Carolina. BE SO NOTIFIED!

Respectfully submitted,
BRANA J. WILLIAMS,
Attorney for Plaintiff
Indigo Family Law, LLC,
2055 Glenns Bay Road,
Surfside Beach, South Carolina
29575,
843-215-6100
F a x : 8 4 3 - 2 1 5 - 6 1 0 5
brana@indigofamilylaw.com
January 24, 31, 2026, February 7, 2026

A-045

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA
SHONNA COLLEY JOSEY, TAX DIRECTOR AND EX OFFICIO SHERIFF OF DOUGHERTY COUNTY, GEORGIA, Plaintiff, vs.
JACK BAILEY, OR HIS ESTATE AND ANY OF HIS RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, MARK BAILEY AND GEORGIA DEPARTMENT OF REVENUE, Defendants.
CIVIL ACTION FILE NUMBER SVCV2025001104

NOTICE OF SUMMONS
TO: Defendant, Jack Bailey, or his estate and any of his respective heirs at law, executors, administrators, successors or assigns, whomsoever, whose names and/or addresses are known or unknown.

You are hereby notified that the above-styled Petition for Interpleader offering to the Registry of the Court excess tax sale proceeds was filed against you in said Court on October 29, 2025, and that by reason of an Order for Service of Summons by Publication entered by the Court on January 8, 2026, you are hereby commanded and required to file with the Clerk of said Court, Dougherty County Courthouse, 225 Pine Avenue, Albany, Georgia and serve upon Stephen G. Gunby, Petitioner's Attorney, whose address is P. O. Box 1199, Columbus, Georgia 31902 an Answer to the Petition within sixty (60) days of the date of the Order for Service by Publication. If you fail to do so, judgment by default may be taken against you for the relief demanded in the Petition.
WITNESS the Honorable Joseph W. Dent, Judge of said Court.
This 8th day of January, 2026.
CLERK OF DOUGHERTY COUNTY SUPERIOR COURT
By: S/Phyllis N. Johnson, Clerk
January 17, 24, 31, 2026, February 7, 2026

Trade Names

A-084
The undersigned hereby certify that SASCO Chemical Group, LLC a Georgia limited liability company is conducting a business at 827 Pine Ave. in the City of Albany, County of Dougherty, State of Georgia under the name of ArcLin Elastomers, and that the nature of the business is a manufacturer of anti-tack systems and formulations for the rubber industry, wood release products, and

Trade Names

chemicals used in sanitation and biomedical applications and industrial cleaning, and that said business is composed of the following corporation: SASCO Chemical Group, LLC, a Georgia limited liability company, 827 Pine Ave., Albany, GA 31701.
January 31, 2026, February 14, 2026

Foreclosures

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 firm and the legal description of 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, (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.
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 attorney's 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: Matthew Taylor Jenkins
Please note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of such loan.
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
FLINT COMMUNITY BANK, AS ATTORNEY-IN-FACT FOR BLAKE BURKERT
P.O. Box 70878 Albany, Georgia 31708-1727 (229) 888-3338
January 10, 17, 24, 31, 2026

Foreclosures

AND RECORDED JULY 23, 2018 IN PLAT BOOK 7, PAGE 69-70, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.
The indebtedness secured by the aforementioned Security Deed has been and is hereby declared immediately due and payable in full because of the failure of BLAKE ANDREW BURKERT to maintain payments upon said indebtedness owing to FLINT in accordance with its terms. Said indebtedness remaining in default, this sale shall be made for the purpose of paying such indebtedness, as well as all expenses of this sale, including attorney's 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

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, 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 at 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

A-018
NOTICE OF SALE GEORGIA, DOUGHERTY COUNTY. By virtue of a power of sale contained in that certain Security Deed from BLAKE BURKERT to FLINT COMMUNITY BANK ("FLINT"), dated July 1, 2021, and recorded in Deed Book 4857, Page 54, et seq., in the Office of the Clerk of Superior Court of Dougherty County, Georgia (the "Security Deed"), said Security Deed having originally been given to secure that certain Promissory Note dated July 1, 2021, in the original principal amount of ONE HUNDRED AND TWO THOUSAND THREE HUNDRED TWO AND 50/100 DOLLARS (\$102,302.50) of even date therewith, as well as all extensions, renewals and modifications thereof, together with any and all other indebtedness, of any type or description, then or thereafter owing by BLAKE BURKERT to FLINT here will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door at Albany, Dougherty County, Georgia, within the legal hours of sale on the first Tuesday in February, 2026, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 72 IN THE SECOND LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING LOT 2 AS SHOWN AND DELINEATED ON THAT CERTAIN PLAT PREPARED BY LANIER ENGINEERING, INC. ENTITLED "FINAL PLAT HIDDEN LAKES ESTATES" DATED JULY 18, 2018 AND RECORDED JULY 23, 2018 IN PLAT BOOK 7, PAGE 69, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.
The indebtedness secured by the aforementioned Security Deed has been and is hereby declared immediately due and payable in full because of the failure of BLAKE BURKERT to maintain payments upon said indebtedness owing to FLINT in accordance with its terms. Said indebtedness remaining in default, this sale shall be made for the purpose of paying such indebtedness, as well as all expenses of this sale, including attorney's 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

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 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

Foreclosures

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

A-018
NOTICE OF SALE GEORGIA, DOUGHERTY COUNTY. By virtue of a power of sale contained in that certain Security Deed from BLAKE BURKERT to FLINT COMMUNITY BANK ("FLINT"), dated July 1, 2021, and recorded in Deed Book 4857, Page 54, et seq., in the Office of the Clerk of Superior Court of Dougherty County, Georgia (the "Security Deed"), said Security Deed having originally been given to secure that certain Promissory Note dated July 1, 2021, in the original principal amount of ONE HUNDRED AND TWO THOUSAND THREE HUNDRED TWO AND 50/100 DOLLARS (\$102,302.50) of even date therewith, as well as all extensions, renewals and modifications thereof, together with any and all other indebtedness, of any type or description, then or thereafter owing by BLAKE BURKERT to FLINT here will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door at Albany, Dougherty County, Georgia, within the legal hours of sale on the first Tuesday in February, 2026, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 72 IN THE SECOND LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING LOT 2 AS SHOWN AND DELINEATED ON THAT CERTAIN PLAT PREPARED BY LANIER ENGINEERING, INC. ENTITLED "FINAL PLAT HIDDEN LAKES ESTATES" DATED JULY 18, 2018 AND RECORDED JULY 23, 2018 IN PLAT BOOK 7, PAGE 69, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.
The indebtedness secured by the aforementioned Security Deed has been and is hereby declared immediately due and payable in full because of the failure of BLAKE BURKERT to maintain payments upon said indebtedness owing to FLINT in accordance with its terms. Said indebtedness remaining in default, this sale shall be made for the purpose of paying such indebtedness, as well as all expenses of this sale, including attorney's 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

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 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

Foreclosures

dated September 18, 2020, and recorded in Deed Book 4750, Page 56, et seq., in the Office of the Clerk of Superior Court of Dougherty County, Georgia (the "Security Deed"), said Security Deed having originally been given to secure that certain Promissory Note dated September 18, 2020, in the original principal amount of ONE HUNDRED AND TWO THOUSAND TWO HUNDRED FORTY-EIGHT AND 50/100 DOLLARS (\$102,248.50) of even date therewith, as well as all extensions, renewals and modifications thereof, together with any and all other indebtedness, of any type or description, then or thereafter owing by KALEIGH BROWN AND BLAKE BURKERT to FLINT here will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door at Albany, Dougherty County, Georgia, within the legal hours of sale on the first Tuesday in February, 2026, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 72 IN THE SECOND LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING LOT 3 AS SHOWN AND DELINEATED ON THAT CERTAIN PLAT PREPARED BY LANIER ENGINEERING, INC. ENTITLED "FINAL PLAT HIDDEN LAKES ESTATES" DATED JULY 18, 2018 AND RECORDED JULY 23, 2018 IN PLAT BOOK 7, PAGE 69, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.
The indebtedness secured by the aforementioned Security Deed has been and is hereby declared immediately due and payable in full because of the failure of KALEIGH BROWN AND BLAKE BURKERT to maintain payments upon said indebtedness owing to FLINT in accordance with its terms. Said indebtedness remaining in default, this sale shall be made for the purpose of paying such indebtedness, as well as all expenses of this sale, including attorney's 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

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 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

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 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

Foreclosures

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 3007

Foreclosures

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

All that tract or parcel of land lying and being in 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 Cabinet 1, 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-074

Notice of Sale Under Power. State of Georgia, County of DOUGHERTY. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by TERRY LEWIS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, dated 08/08/2022, and Recorded on 08/17/2022 as Book No. 5011 and Page No. 107 119, DOUGHERTY County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$103,600.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DOUGHERTY County Courthouse within the legal hours of sale on the first Tuesday in February, 2026, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 10 OF BLOCK 22 OF FLORARY MERRY ACRES SUBDIVISION ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 2, PAGES 155 156 (PLAT CABINET 1, SLIDE A 56), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

MEMBER FIRST MORTGAGE, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. MEMBER FIRST MORTGAGE, LLC, acting on behalf of and, as necessary, in consultation with MEMBER FIRST MORTGAGE, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, MEMBER FIRST MORTGAGE, LLC, may be contacted at: MEMBER FIRST MORTGAGE, LLC, 616 44TH STREET SE, GRAND RAPIDS, MI 49548, 866 898 1818. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2107 W WADDELL AVE, ALBANY, GEORGIA 31707 is/are: KIMBERLEY CHASTANG MACON AND ELIJAH JAMAAL MACON or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. 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. MEMBER FIRST MORTGAGE, LLC as Attorney in Fact for KIMBERLEY CHASTANG MACON AND ELIJAH JAMAAL MACON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010571222 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

Foreclosures

Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

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 1818. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2107 W WADDELL AVE, ALBANY, GEORGIA 31707 is/are: KIMBERLEY CHASTANG MACON AND ELIJAH JAMAAL MACON or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. 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. MEMBER FIRST MORTGAGE, LLC as Attorney in Fact for KIMBERLEY CHASTANG MACON AND ELIJAH JAMAAL MACON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010571222 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

January 10, 17, 24, 31, 2026

A-095

Notice of Sale Under Power. State of Georgia, County of Dougherty Under and by virtue of the Power of Sale contained in a Security Deed given by Kyra J. Waldron to Mortgage Electronic Registration Systems, Inc., as nominee for Rocket Mortgage, LLC (the Secured Creditor), dated February 21, 2025, and Recorded on February 27, 2025 as Book No. 5273 and Page No. 111, Dougherty County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$50,875.00, with interest at the rate specified therein, as last assigned to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC by assignment that is or to be recorded in the Dougherty County, Georgia Records, 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 APRIL, 2026, the following described property: **All that tract or parcel of land lying and being in Land Lot 46 in the First Land District of Dougherty County, Georgia, and being all of Lot 3 of Hill Estates, according to a map or plat of said subdivision as same is recorded in Plat Book 5, Page 175 (Plat Cabinet 1, Slide B-65), in the office of the Clerk of the Superior Court of Dougherty County, Georgia.** Tax ID: 00124/00001/14F 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. 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 Security Deed and by law, including attorney's fees (notice of

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intent to collect attorney's fees having been given). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Rocket Mortgage, LLC 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: 800-508-0944 or by writing to 1050 Woodward Avenue, Detroit, MI 48226.

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 **4911 Hill Road, Albany, GA 31705** is/are: Kyra J. Waldron 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 Security Deed 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. §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. Funds used at sale shall be in certified funds and payable to "Bell Carrington Price & Gregg, LLC". Rocket Mortgage, LLC f/k/a Quicken Loans, LLC as Attorney in Fact for Kyra J. Waldron. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 25-47077 January 31, 2026, February 7, 14, 21, 28, 2026, March 7, 14, 21, 28, 2026, April 4, 2026

January 10, 17, 24, 31, 2026

A-036

STATE OF GEORGIA COUNTY OF DOUGHERTY **NOTICE OF SALE UNDER POWER** Because of a default under the terms of the Security Deed executed by Mattie Frost to Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc. dated November 2, 2017, and recorded in Deed Book 4462, Page 55, Dougherty County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Rocket Mortgage, LLC, fka Quicken Loans, LLC, securing a Note in the original principal amount of \$49,999.00, 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, **March 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:

Land situated in the County of Dougherty in the State of GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 32 OF EVERGREEN SUBDIVISION, SECTION 1, ACCORDING TO A MAP OF PLAT OF SAID SUBDIVISION AS THE SAME IS RECORDED IN PLAT BOOK 3, PAGE 251, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. Said property is known as **1700 Spruce Lane, Albany, GA 31721**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of **Mattie Frost, successor in interest or tenant(s), Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Mattie Frost** File no. 25-083256 LOGS LEGAL GROUP LLP[®] Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535 <https://www.logs.com/> *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. January 24, 31 2026, February 7, 14, 21, 28, 2026

A-057

STATE OF GEORGIA COUNTY OF DOUGHERTY **NOTICE OF SALE UNDER POWER** Because of a default under the terms of the Security Deed executed by Leon E Modeste and Cornelia Modeste to Mortgage Electronic Registration Systems, Inc. as nominee for Carrington Mortgage Services, Inc. dated July 17, 2017, and recorded in Deed Book 4434, Page 102, Dougherty County Records, said Security Deed having been last sold, assigned, transferred and conveyed to BankUnited N.A. securing a Note in the original principal amount of \$78,992.00, 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, March 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 CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 9, DUNBARTON PLACE SECTION II, ACCORDING TO THE PLAT OF THE PROPERTY AS RECORDED IN PLAT CABINET 1, SLIDE B-97, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.** BEING THE SAME WHICH LEON E. MODESTE BY DEED DATED SEPTEMBER 21, 2015 AND RECORDED OCTOBER 23, 2015 IN THE COUNTY OF DOUGHERTY, STATE OF GEORGIA IN BOOK 4264, PAGE 253 CONVEYED UNTO CORNELIA MOORE MODESTE. Said property is known as **2037 Stuart Ave, Albany, GA 31707**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien,

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,

Foreclosures

LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$39,150.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DOUGHERTY County Courthouse within the legal hours of sale on the first Tuesday in February, 2026, the following described property: TAX ID NUMBER(S): 000MM/00017 /003 LAND SITUATED IN THE COUNTY OF DOUGHERTY IN THE STATE OF GA BEING ALL OF LOT 1 OF HILLTOP ACRES SUBDIVISION, SECTION "1" ACCORDING TO A MAP OR PLAT OF SAME AS RECORDED IN PLAT BOOK 5, PAGE 101 (PLAT CABINET 1, SLIDE B 58) IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES. COMMONLY KNOWN AS: **1901 STUART AVE, ALBANY, GA 31707 1705** The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. ROCKET 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 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-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/00017/004 The indebtedness secured by the aforementioned Security Deed has been, and is hereby declared immediately due and payable in full because of the failure of ANGELA CALDWELL to maintain payments upon said indebtedness owing to AARON DEVELOPMENT, LLC in accordance with its terms. Said indebtedness remaining in default, this sale shall be made for the purpose of paying such indebtedness, as well as all expenses of this sale, including attorneys' fees.

Notice is given that the individual or entity which has the authority to negotiate, amend, or modify the terms of the Security Deed is AARON DEVELOPMENT, LLC % Divine Finney Davis, PC @ 600 N. Jackson Street, Albany, Georgia 31701, ((229) 883-1610. This sale will be made subject to that certain Deed to Secure Debt from Aaron Development, LLC to Flint Community Bank, dated August 22, 2013 and recorded in Deed Book 4054, Page 77, Dougherty County Public Records. The above-described property will be sold as the property of ANGELA CALDWELL, their heirs, successors or assigns and will be sold subject to the following items which may affect the title to said property: all zoning and subdivision ordinances and/or regulations; matters which would be disclosed by an accurate survey or an inspection of the property; all liens for solid waste and the like; all real property ad valorem taxes or assessments, which may constitute liens upon said property; all liens which, upon applicable law, would take priority over the Security Deed described above; and all easements, restrictions, rights-of-way, security deeds or other encumbrances of record which have priority over the referenced Security Deed. To the best of the knowledge and belief of the undersigned, the party presently in possession of said property is ANGELA CALDWELL, her heirs, successors or assigns and/or a tenant or tenants. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. AARON DEVELOPMENT, LLC, as Attorney-in-Fact for ANGELA CALDWELL By: TIMOTHY O. DAVIS Georgia Bar No. 213025 Attorney for AARON DEVELOPMENT, LLC 600 N. Jackson Street Albany, GA 31701 ((229) 883-1610 January 10, 17, 24, 31, 2026

A-057

STATE OF GEORGIA COUNTY OF DOUGHERTY **NOTICE OF SALE UNDER POWER** Because of a default under the terms of the Security Deed executed by Leon E Modeste and Cornelia Modeste to Mortgage Electronic Registration Systems, Inc. as nominee for Carrington Mortgage Services, Inc. dated July 17, 2017, and recorded in Deed Book 4434, Page 102, Dougherty County Records, said Security Deed having been last sold, assigned, transferred and conveyed to BankUnited N.A. securing a Note in the original principal amount of \$78,992.00, 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, March 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 CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 9, DUNBARTON PLACE SECTION II, ACCORDING TO THE PLAT OF THE PROPERTY AS RECORDED IN PLAT CABINET 1, SLIDE B-97, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.** BEING THE SAME WHICH LEON E. MODESTE BY DEED DATED SEPTEMBER 21, 2015 AND RECORDED OCTOBER 23, 2015 IN THE COUNTY OF DOUGHERTY, STATE OF GEORGIA IN BOOK 4264, PAGE 253 CONVEYED UNTO CORNELIA MOORE MODESTE. Said property is known as **2037 Stuart Ave, Albany, GA 31707**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien,

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,

Foreclosures

whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of The Representative of the Estate of Leon Modeste, The Representative of the Estate of Cornelia Modeste and Samuel Shingles, successor in interest or tenant(s).

Bank United N.A. as Attorney-in-Fact for Leon E Modeste and Cornelia Modeste File no. 21-078115 LOGS LEGAL GROUP LLP[®] Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535 <https://www.logs.com/> *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. January 24, 31, 2026, February 7, 14, 21, 28, 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/00017/004 The indebtedness secured by the aforementioned Security Deed has been, and is hereby declared immediately due and payable in full because of the failure of ANGELA CALDWELL to maintain payments upon said indebtedness owing to AARON DEVELOPMENT, LLC in accordance with its terms. Said indebtedness remaining in default, this sale shall be made for the purpose of paying such indebtedness, as well as all expenses of this sale, including attorneys' fees.

Notice is given that the individual or entity which has the authority to negotiate, amend, or modify the terms of the Security Deed is AARON DEVELOPMENT, LLC % Divine Finney Davis, PC @ 600 N. Jackson Street, Albany, Georgia 31701, ((229) 883-1610. This sale will be made subject to that certain Deed to Secure Debt from Aaron Development, LLC to Flint Community Bank, dated August 22, 2013 and recorded in Deed Book 4054, Page 77, Dougherty County Public Records. The above-described property will be sold as the property of ANGELA CALDWELL, their heirs, successors or assigns and will be sold subject to the following items which may affect the title to said property: all zoning and subdivision ordinances and/or regulations; matters which would be disclosed by an accurate survey or an inspection of the property; all liens for solid waste and the like; all real property ad valorem taxes or assessments, which may constitute liens upon said property; all liens which, upon applicable law, would take priority over the Security Deed described above; and all easements, restrictions, rights-of-way, security deeds or other encumbrances of record which have priority over the referenced Security Deed. To the best of the knowledge and belief of the undersigned, the party presently in possession of said property is ANGELA CALDWELL, her heirs, successors or assigns and/or a tenant or tenants. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. AARON DEVELOPMENT, LLC, as Attorney-in-Fact for ANGELA CALDWELL By: TIMOTHY O. DAVIS Georgia Bar No. 213025 Attorney for AARON DEVELOPMENT, LLC 600 N. Jackson Street Albany, GA 31701 ((229) 883-1610 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,

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,

Foreclosures

LLC, securing a Note in the original principal amount of \$209,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, February 3, 2026, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: **All that tract or parcel of land lying and being in Land Lot 380 in the First Land District of Dougherty County, Georgia, and being more particularly described as follows: Commence at the intersection of the east line of said Land Lot 380 with the north right of way line of the Lily Pond Road, and run thence south 88 degrees 09 minutes 00 seconds west along the north right of way line of said Lily Pond Road a distance of 1,420 feet to the POINT OF BEGINNING; continue thence south 88 degrees 09 minutes 00 seconds west along the north right of way line of said Lily Pond Road a distance of 150 feet to a point; run thence north 01 degree 12 minutes 29 seconds west a distance of 300 feet to a point; run thence north 88 degrees 09 minutes 00 seconds east a distance of 150 feet to a point; run thence south 01 degree 12 minutes 29 seconds east a distance of 300 feet to the point of beginning; said property being described according to a plat of the property of Ricky Allen Bready and Carolyn Marie Carter Bready, dated July 23, 1987., by Malcolm Burnsed, Registered Land Surveyor.**

Said property is known as **1415 Lily Pond Road, Albany, GA 31701**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which

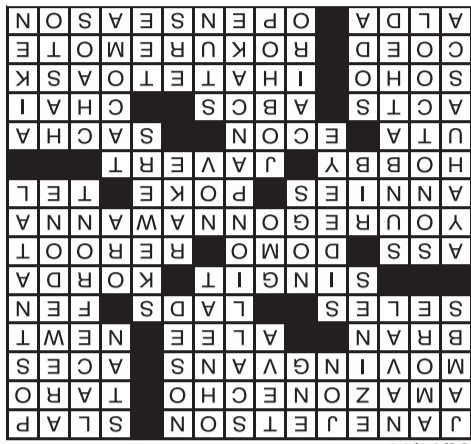
CROSSWORD

- ACROSS**
- Orbit City mom
 - Throw (together)
 - Home page?
 - Crop from which the word "luau" originates
 - Budget rentals
 - Vegas team
 - Fiber source
 - Nautical adverb
 - Terrarium pet
 - Tennis great who won three consecutive French Opens in the 1990s
 - Boys
 - Sedge-friendly habitat
 - "Preach!"
 - 2024 LPGA Tour Player of the Year Nelly
 - Donkey
 - Casual Japanese expression of thanks
 - Take hold again
 - Start of some casual advice
 - Big name in boxed mac and cheese
 - Dish often prepared with Maui onions
 - No. on a store awning
 - Profile detail
 - "Les Misérables" role
 - Tony winner Hagen
 - Nobel Prize subj.
 - Satirist Baron Cohen
 - Makes moves
 - Fundamentals
 - Spiced tea
 - Home of NYC's Leslie-Lohman Museum of Art
 - "Forgive the imposition ..."
 - Like many intramural leagues
 - Streaming accessory with a purple tag
 - "M*A*S*H" star
 - Period of unchecked criticism

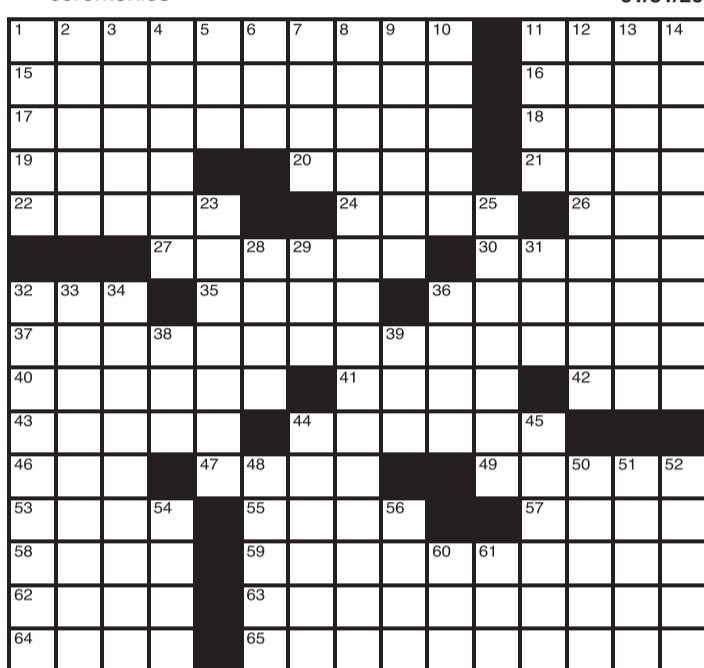
- DOWN**
- Vertical supports
 - Italian endearment
 - Part of NCIS
 - Some mags
 - "Garfield Minus Garfield" character
 - Lang. of Sierra Leone
 - Maker of Tirra Sport hiking sandals
 - Pajeon or cong you bing
 - "Look at that!"
 - Edged (out)
 - Fervent supporter, informally
 - Like some natural wigs
 - "Anything else?"
 - After birth
 - Subtle disapproval
 - Kebab need
 - Eggy quaffs
 - Del Monte's Pinkglow pineapple, e.g., for short
 - pro nobis
 - Brew in some healing ceremonies

- Totally uncalled-for
- Went for the bronze
- Part of a fall clearance event
- Rack unit
- Native American Heritage Mo.
- Change positions often
- Toyota pickup
- Capital north of Memphis
- "We adore — because we love to produce order": M.C. Escher
- Can't refuse
- Singer whose fans are called Claymates
- bread
- Floor
- Backpedaling sounds
- "Fore!" site

ANSWER TO TODAY'S PUZZLE:



01/31/26



By Mark Axel
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01/31/26

7 LITTLE WORDS

Find the 7 words to match the 7 clues. The numbers in parentheses represent the number of letters in each solution. Each letter combination can be used only once, but all letter combinations will be necessary to complete the puzzle.

CLUES

- not counterfeit (9)
- went to bed (7)
- provided voice-over (8)
- "Thank U, Next" singer (6)
- cause of anxiety (6)
- University of the South (7)
- common poetic line (10)

SOLUTIONS

- | | | | | |
|-----|-----|-----|-----|-----|
| AUT | STR | ED | TIC | RRA |
| IR | WA | ER | ESS | TAM |
| SE | PEN | GRA | NA | RET |
| TED | ET | HEN | NEE | NDE |

Thursday's Answers: 1. HEARTH 2. RESHUFFLE 3. CANNONBALLS 4. BROADCASTS 5. SHODDILY 6. UPBRAIDING 7. OUTFITS 1/30

7 LITTLE WORDS

Find the 7 words to match the 7 clues. The numbers in parentheses represent the number of letters in each solution. Each letter combination can be used only once, but all letter combinations will be necessary to complete the puzzle.

CLUES

- series of letters (8)
- whistling appliance (6)
- equine pastime (6)
- cast aspersions (6)
- Skye's country (8)
- gorilla leader (10)
- architectural "poser" (8)

SOLUTIONS

- | | | | | |
|-----|-----|-----|-----|-----|
| MAL | ALP | OT | TLE | SI |
| LVE | LA | ET | TER | IGN |
| HAB | PI | RBA | SC | RID |
| CK | KET | ND | ING | LAS |

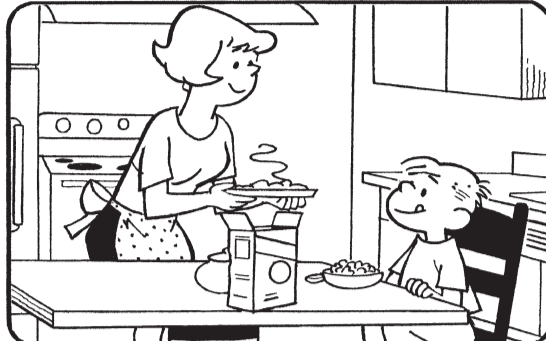
Friday's Answers: 1. AUTHENTIC 2. RETIRED 3. NARRATED 4. GRANDE 5. STRESS 6. SEWANEE 7. PENTAMETER 1/31

HOCUS-FOCUS

BY HENRY BOLTIHOFF



Find at least six differences in details between panels.



Differences: 1. Back of chair is different. 2. Box is different. 3. Collar is missing. 4. Burner is missing. 5. Refrigerator handle is lower. 6. Stove hood is wider.

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.

" W S G Y N J Z S N A F Y W N Z J C T F Z G F Z
A S J O N Y G F Y N L T G K Z E N L G . I Y H Z F Y W
S W S N O , S G V F Z T Y J J A Z J J D L P A F Z
A E P A F . " — L N X S E T Y J V Z

Previous Solution: "The two big advantages I had at birth were to have been born wise and to have been born in poverty." — Sophia Loren

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.

" K ' P C D C S N D P O M K G , D K H M R C S E
D N H L P N M R . M N K E N R V K S X M D H N P
R V L T L H M T L G R K J L N D C D C S . "
— T V C H H L Z Z I K Z Z K C P M

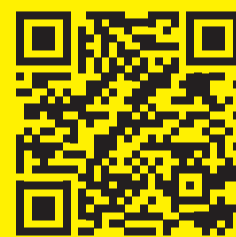
Previous Solution: "Man is least himself when he talks in his own person. Give him a mask, and he will tell you the truth." — Oscar Wilde

TODAY'S CLUE: H sjenbe O

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TV - What to watch

What to watch SATURDAY

January 31, 2026

All times Eastern. Start times can vary based on cable/satellite provider. Confirm times on your on-screen guide.

College Basketball

CBS, The CW, ESPN, ESPN2, FOX & TNT/truTV, beginning at noon Live

Close out January with a huge day of college basketball, featuring Duke at Virginia Tech (ESPN), San Diego State at Utah State (CBS), Cincinnati at Houston (FOX), NC State at Wake Forest (The CW), Arizona at Arizona State (TNT/truTV), Texas Tech at UCF (ESPN2), Kentucky at Arkansas (ESPN), Auburn at Tennessee (ESPN) and Saint Mary's at Gonzaga (ESPN).

Gentleman's Agreement

MOVIES!, 8 p.m. ■ Catch a Classic

This 1947 Best Picture winner from director Elia Kazan, which was controversial in its day, tackled antisemitism, including its effects in employment and housing discrimination. Gregory Peck plays a journalist who goes undercover as Jewish to, reluctantly, write a magazine story on antisemitism. He digs deeper when he experiences the prejudice himself and realizes what Jewish friends and acquaintances had to go through. Kazan also snagged an Oscar for Best Director, his first of two (the second was for *On the Waterfront*).

Hunger Games: The Ballad of Songbirds & Snakes

E!, 8 p.m.

With a new chapter of the famed movie franchise coming out later this year, now's a good time to step back into the moment the world of Panem was forever changed. This is the origin story — the alliances, betrayals and choices — that set the stage for everything to come in the Jennifer Lawrence starrer, making its debut on E! tonight.



HALLMARK MEDIA

Missing the Boat

Hallmark Channel, 8 p.m. ■ Original Film

Strangers Kelly (Emilie Ullerup) and Parker (Kristoffer Polaha) both end up on the same Italian cruise, but after missing the boat during a stop, they're forced to team up and race across southern Italy to catch up.

Terry McMillan Presents: Tempted 2 Love

Lifetime, 8 p.m. ■ Original Film

In the sequel to the 2024 hit romance *Tempted by Love*, Garcelle Beauvais reprises her role as Ava, a celebrated chef who seems to have moved on from heartbreak after the love she shared with Luke (Vaughn Hebron), who was 20 years her junior. Now

headlining a prestigious culinary event in Europe, Ava is accompanied by her charming new boyfriend Ellis (the steamy Boris Kodjoe) ... until fate stirs the pot. Lela Rochon also stars.

Saturday Night Live

NBC, 11:25 p.m. Live

Actor Alexander Skarsgård (*Murderbot*, *Succession*) hosts this new episode with musical guest Cardi B.

Austin City Limits

PBS, 11:30 p.m.

In this new episode, Seattle rock band Queens of the Stone Age perform on the Austin City Limits stage in support of their 2025 EP *Alive in the Catacombs*.

CATCH A CLASSIC

Jon Voight Double Feature

TCM, beginning at 8 p.m.

Cue the banjos as the night begins with 1972's *Deliverance* (pictured), John Boorman's gripping survival drama starring Jon Voight alongside Burt Reynolds, Ned Beatty and Ronny Cox. Following, TCM presents *Midnight Cowboy* (1969), the groundbreaking drama directed by John Schlesinger. Voight stars as Joe Buck opposite Dustin Hoffman, and his portrayal



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earned him an Academy Award nomination for Best Actor. The film made history as the only X-rated film to win Best Picture.

MOVIES YOU'LL LOVE



ALEXANDRO BOLAÑOS ESCAMILLA

Contagion (2011, Suspense) Marion Cotillard, Matt Damon **Sundance, 6:45 p.m.**

Twister (1996, Action) Helen Hunt, Bill Paxton **IFC, 7 p.m.**

Dirty Dancing (1987, Romance) Jennifer Grey, Patrick Swayze **CMT, 7:15 p.m.**

Saw X (2023, Horror) Tobin Bell, Shawnee Smith **SYFY, 7:55 p.m.**

Afterburn (2025, Action) Dave Bautista, Olga Kurylenko **MGM, 8 p.m.**

If I Had Legs I'd Kick You (2025, Suspense) Rose Byrne, Conan O'Brien **HBO, 8 p.m.**

Jumanji: Welcome to the Jungle (2017, Adventure) Dwayne Johnson, Kevin Hart **FX, 8 p.m.**

Men in Black (1997, Action) Tommy Lee Jones, Will Smith **AMC, 8 p.m.**

The Long Walk (2025, Suspense) Cooper Hoffman, Mark Hamill **Starz, 8:40 p.m.**

Spider-Man: Homecoming (2017, Action) Tom Holland, Michael Keaton **Paramount, 9 p.m.**

Monsters University (2013, Children) Billy Crystal, John Goodman **Freeform, 9:20 p.m.**

A Low Down Dirty Shame (1994, Action) Keenen Ivory Wayans, Charles S. Dutton **BET, 10 p.m.**

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What to watch SUNDAY

February 1, 2026

All times Eastern. Start times can vary based on cable/satellite provider. Confirm times on your on-screen guide.

The 68th Grammy Awards

CBS, 8 p.m. Live

The 2026 Grammys feature two new categories — Best Traditional Country Album and Best Album Cover — expanding the award coverage to 95 categories this year. Among the artists nominated, Kendrick Lamar leads the pack with nine nods, followed by Lady Gaga, Cirkut and Jack Antonoff with seven. Super Bowl halftime showman Bad Bunny received six. Void of any nominations this year are fan favorites Taylor Swift and Beyoncé, as neither of the global superstars had new music eligible.

LA Firestorm

Reelz, 8 p.m. ■ Three-Part Documentary

On Jan. 7, 2025, Santa Ana wind gusts reaching 80 mph violently drove raging infernos in both Pacific Palisades and the hills above Altadena, California. Within hours, Los Angeles was gripped by panic, evacuations and increasingly desperate scenes as the fires devoured entire communities at a staggering pace. As the world watched in horror, wildfires turned neighborhoods, businesses and beloved landmarks into ash. But within the chaos, people were fighting to survive. Over the course of three back-to-back episodes, these are their personal stories and jaw-dropping raw footage.

Our Dead Husband

Lifetime, 8 p.m. ■ Original Film

Graphic design firm owner Kris is devastated when she discovers her husband, Ritchie, shot dead in their home. She assumes it has to do with Ritchie's work in high-level intelligence. But as Kris prepares for the funeral, she learns that Ritchie's stories about his missions were a cover for a secret family a few hours away. Stars Brittney Q. Hill and Deb Foster.

Miss Scarlet

PBS, 8 p.m.

In the new episode "Bad Blood," Eliza (Kate Phillips) is caught in the middle as Detective Inspector Phelps (Tim Chipping) and Scotland Yard both chase Dylan Cooper (Steven Hartley).

Rise of the 49ers

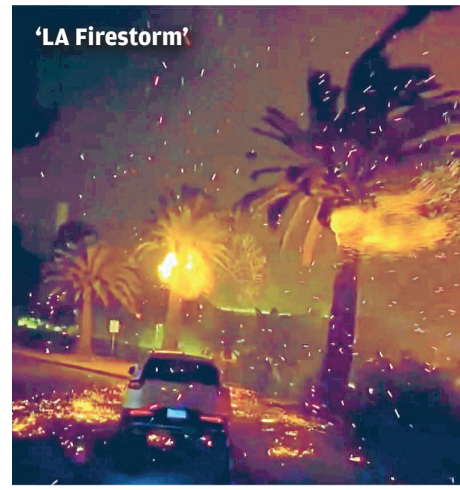
AMC, 9 p.m. ■ Limited Series

Tom Brady won Super Bowls with the New England Patriots and Tampa Bay Buccaneers, and he's currently a minority owner of the Las Vegas Raiders. But San Francisco is where the legendary quarterback's roots in the game grew deep. In the two-night, four-part docuseries that Brady both narrates and executive produces, he dives into the history of the team. Episodes include interviews from Niners greats Montana, Rice, Steve Young, Ronnie Lott, Randy Cross, former owner Eddie DeBartolo Jr. and many others.

Vanished

MGM+, 9 p.m. ■ New Series

When a couple's trip to Paris takes a dark turn with the sudden disappearance of her boyfriend Tom (Sam Claflin, *Daisy Jones & the Six*) aboard a train, Alice (Kaley Cuoco, *The Big Bang Theory*) is plunged into a web of intrigue and danger, uncovering shocking secrets about the man she thought she knew.



REELZ

All Creatures Great and Small

PBS, 9 p.m.

In the new episode "Jenny Wren," Helen (Rachel Shenton) struggles when Jenny (Imogen Clawson) gets some exciting news. Meanwhile, Siegfried (Samuel West) meets his match in a particularly stubborn goat.

Bookish

PBS, 10 p.m.

In the new episode "Deadly Nitrate — Part 2," Book (Mark Gatiss) and his team race to unmask the film-set killer before someone else hits the cutting-room floor.

CATCH A CLASSIC

Black History Month: Directed by Michael Schultz, Part 1

TCM, beginning at 8 p.m.

Cooley High. Car Wash. Krush Groove. These are some of the films of influential director and producer Michael Schultz, a member of the Black Filmmakers Hall of Fame, whose work is explored by TCM on this month's first two Sundays. Known for comedies that also convey social commentary, Schultz had his first real commercial success in that format with 1975's *Cooley High* (pictured), which begins tonight's programming. The story chronicles the friendships and dreams of high school seniors living in Chicago's Cabrini-Green housing



AMERICAN INTERNATIONAL PICTURES

project. The film's influence has extended to other Black directors like Spike Lee, who placed it on his essential film list. The Library of Congress also weighed in on the movie's importance, adding it to the National Film Registry. Tonight's second film, *Greased Lightning* (1977), stars frequent Schultz collaborator Richard Pryor playing Wendell Scott, the first Black winner of a NASCAR race. The movie also stars Cleavon Little and Pam Grier.

MOVIES YOU'LL LOVE



'American Assassin'

Missing the Boat (2026, Romance) Emilie Ullerup, Kristoffer Polaha **Hallmark, 6 p.m.**

Remember the Titans (2000, Drama) Denzel Washington, Will Patton **AMC, 6:30 p.m.**

American Assassin (2017, Action) Dylan O'Brien, Michael Keaton **SHO, 7 p.m.**

Pirates of the Caribbean: The Curse of the Black Pearl (2003, Adventure) Johnny Depp, Geoffrey Rush **CW, 7 p.m.**

Soul (2020, Children) Jamie Foxx, Tina Fey **Disney, 7 p.m.**

Afterburn (2025, Action) Dave Bautista, Olga Kurylenko **MGM, 7:10 p.m.**

Eat Pray Love (2010, Drama) Julia Roberts, James Franco **VH1, 8 p.m.**

The Flash (2023, Action) Ezra Miller, Sasha Calle **TNT, 9 p.m.**

Zombieland: Double Tap (2019, Comedy) Woody Harrelson, Jesse Eisenberg **SYFY, 9:30 p.m.**

50 First Dates (2004, Romance-comedy) Adam Sandler, Drew Barrymore **CMT, 10 p.m.**

Ghostbusters: Frozen Empire (2024, Comedy) Paul Rudd, Carrie Coon **FX, 10:30 p.m.**

Just Friends (2005, Romance-comedy) Ryan Reynolds, Amy Smart **VH1, 11 p.m.**

Spider-Man: Homecoming (2017, Action) Tom Holland, Michael Keaton **Freeform, 11 p.m.**

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What to watch MONDAY

February 2, 2026

All times Eastern. Start times can vary based on cable/satellite provider. Confirm times on your on-screen guide.

Below Deck Down Under

Bravo, 8 p.m. ■ Season Premiere

Season 4 of *Below Deck Down Under* features *The Real Housewives of Salt Lake City* and all the drama that unfolded during their trip.

25th Annual Super Bowl Greatest Commercials: Hall of Fame Countdown

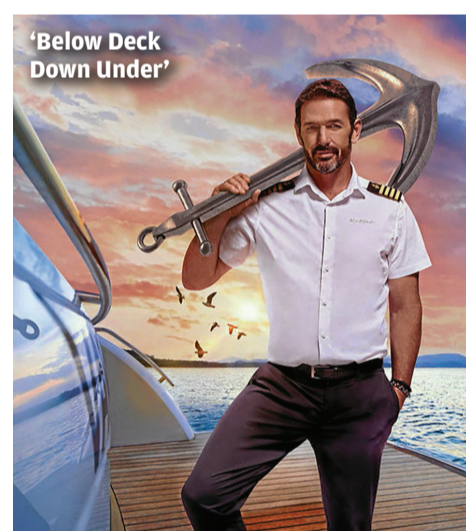
CBS, 8 p.m.

There have been many great Super Bowl commercials over the decades, but how many are Hall of Fame worthy? This special looks at the funniest, weirdest, most touching and most popular TV ads that have aired during the big game.

Wild Cards

The CW, 8 p.m.

In the new episode "Quit Playing Games (With My Life)," it's not a great day for '90s nostalgia when Max (Vanessa Morgan) and Ellis (Giacomio Gianniotti) investigate a fiery murder on Max's favorite boy band's reunion tour.



BRAVO MEDIA

Extracted

FOX, 8 p.m.

In the new episode "A Game of Deception," 10 families remain as survival in the wild becomes more brutal and the game in HQ becomes more cutthroat.

St. Denis Medical

NBC, 8 p.m.

In the new episode "Nod and Agree," Ron (David Alan Grier) tries to wrap up a perfect visit from his son, while Bruce (Josh Lawson) feels iced out of a juicy business opportunity.

Memory of a Killer

FOX, 9 p.m.

Dutch (Michael Imperioli) assigns Angelo (Patrick Dempsey) to kill a police internal affairs agent who threatens to take down their whole operation in the new episode "Samurai."

The Wall

NBC, 9 p.m.

Brothers Chad and Jerry saved a fawn from drowning, and now they'll play the Wall for a chance to win more than \$12 million in this new episode. Chris Hardwick hosts.

History's Deadliest With Ving Rhames

History, 10 p.m.

In "Explosions," host Ving Rhames shows us that one spark is all it takes. From the Hindenburg disaster to Krakatoa's violent volcanic eruption in 1883, these explosions are among history's deadliest.

Brilliant Minds

NBC, 10 p.m.

A grisly accident puts everyone at Bronx General in danger and leads to a shocking revelation about Dr. Wolf (Zachary Quinto) in the new episode "The Invisible Man."

The Rookie

ABC, 10 p.m.

Lt. Grey (Richard T. Jones) and the FBI task force enlist the help of an old colleague to uncover a criminal network in the new episode "The Network."

Harriet Tubman: Visions of Freedom

PBS, 10 p.m.

Alfre Woodard narrates this 2022 documentary about Harriet Tubman, a woman who repeatedly risked her own life and freedom to liberate others from slavery. One of the greatest freedom fighters in U.S. history, Tubman was an Underground Railroad conductor, a Civil War scout and a spy.



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themes, with gorillas, buccaneers, monsters and fairy tale heroes among the subjects. What a fun programming lineup!

MOVIES YOU'LL LOVE



'Marshall'

An Unexpected Valentine (2025, Romance-comedy) Lacey Chabert, Robert Buckley **Hallmark, 6 p.m.**

Groundhog Day (1993, Romance-comedy) Bill Murray, Andie MacDowell **AMC, 6:30 p.m.**

Road House (1989, Action) Patrick Swayze, Kelly Lynch **BBC America, 6:30 p.m.**

Marshall (2017, Historical drama) Chadwick Boseman, Josh Gad **SHO, 7 p.m.**

Zombieland: Double Tap (2019, Comedy) Woody Harrelson, Jesse Eisenberg **SYFY, 7:25 p.m.**

The Strangers: Chapter 2 (2025, Horror) Madelaine Petsch, Gabriel Basso **Starz, 7:30 p.m.**

Spider-Man: Homecoming (2017, Action) Tom Holland, Michael Keaton **Freeform, 8 p.m.**

Zola (2020, Comedy) Taylour Paige, Riley Keough **HBO, 9:03 p.m.**

Cabin Pressure (2025, Suspense) Alicia S. Mason, Christopher Sky **LMN, 10 p.m.**

A Quiet Place: Day One (2024, Horror) Lupita Nyong'o, Joseph Quinn **MGM, 10:25 p.m.**

Venom: Let There Be Carnage (2021, Action) Tom Hardy, Woody Harrelson **FX, 10:30 p.m.**

Poetic Justice (1993, Romance-comedy) Janet Jackson, Tupac Shakur **VH1, 11 p.m.**

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TV - What to watch

The Albany HERALD Weekend Comics

JANUARY 31 - FEBRUARY 1, 2026

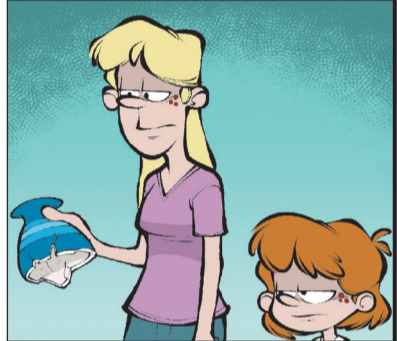
PICKLES

By BRIAN CRANE



Crabgrass

by TAUHID BONDIA



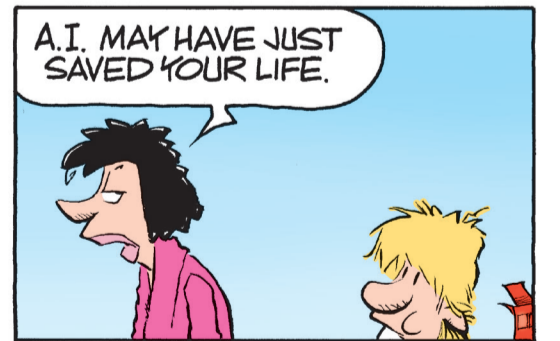
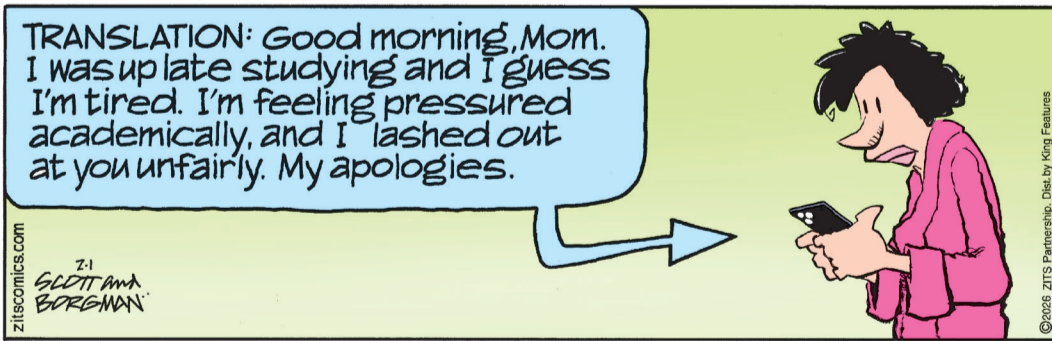
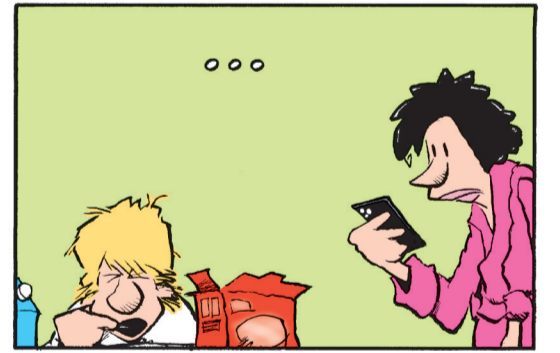
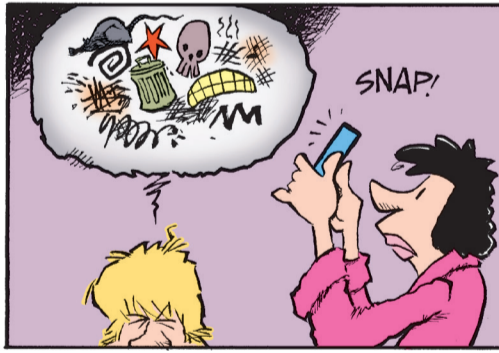
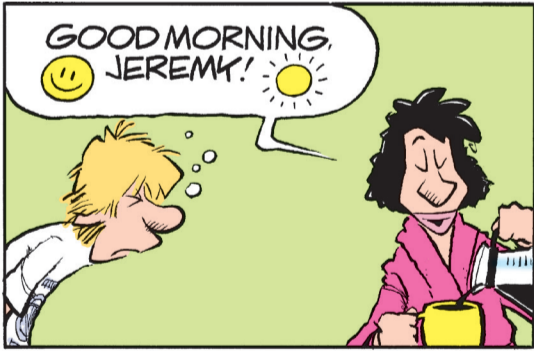
The FAMILY CIRCUS

By BILL KEANE



ZITS

by JERRY SCOTT and JIM BORGMAN



FoxTrot

by Bill Amend

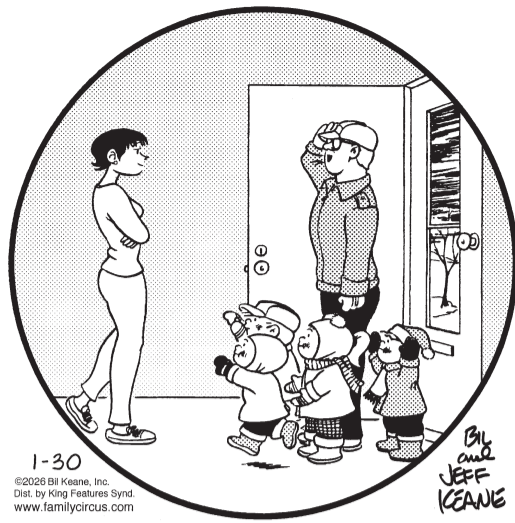


CLOSE TO HOME John McPherson



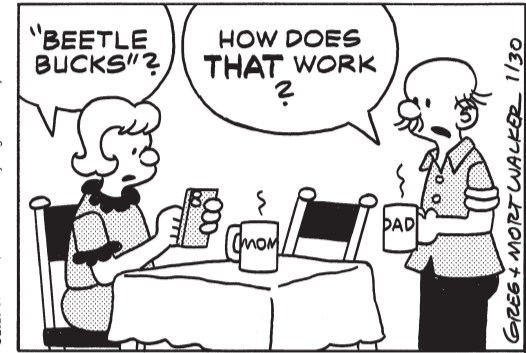
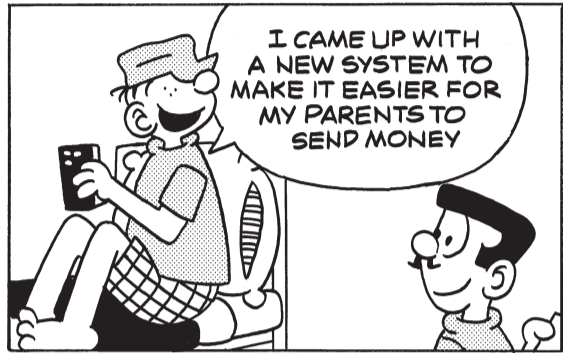
"I know that lasagna gives you heartburn, so I mixed in some Tums."

THE FAMILY CIRCUS Bill Keane

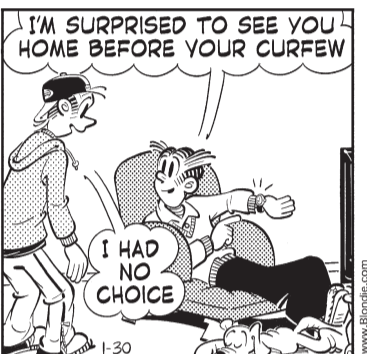


"All present and accounted for! Four children and eight mittens!"

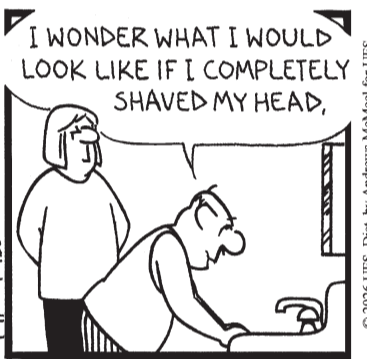
BEETLE BAILEY Mort & Greg Walker



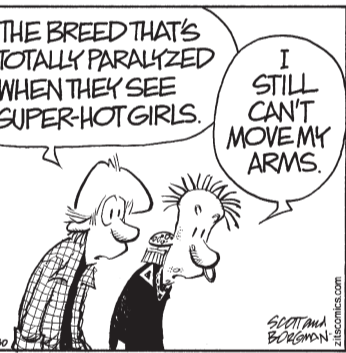
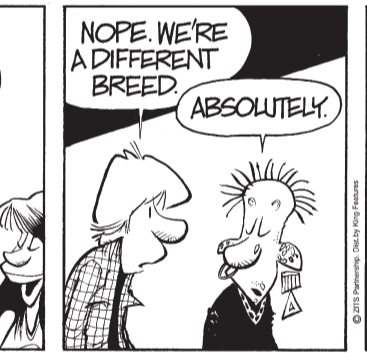
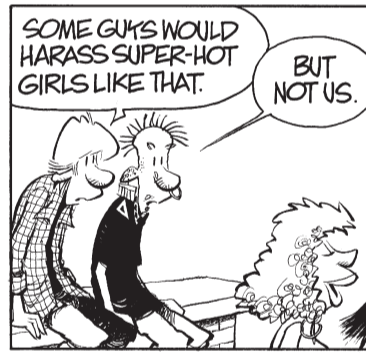
BLONDIE Dean Young & John Marshall



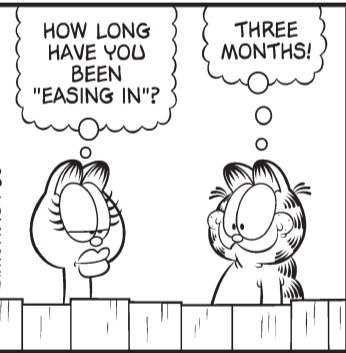
THE BORN LOSER Art & Chip Sanson



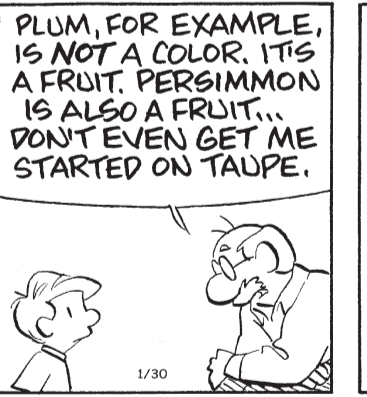
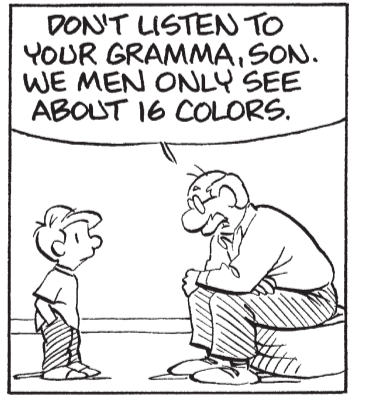
ZITS Jim Borgman & Jerry Scott



GARFIELD Jim Davis



PICKLES Brian Crane



Los Angeles Times Daily Crossword Puzzle

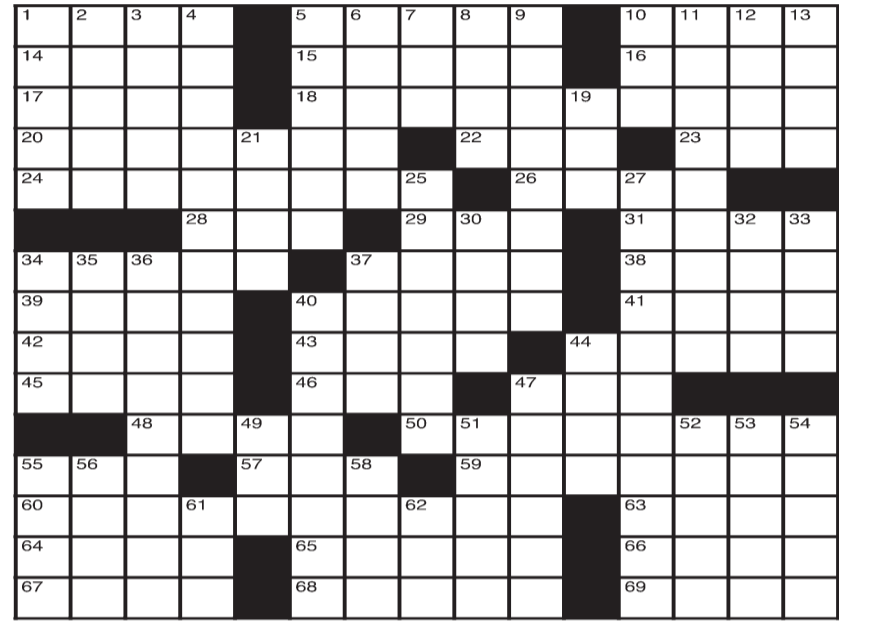
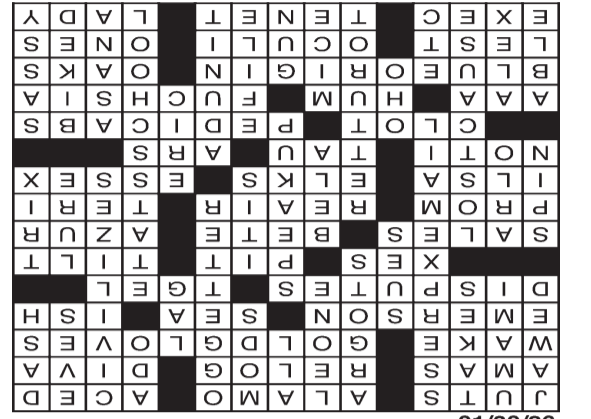
Edited by Patti Varol

- ACROSS**
- 1 Sticks (out)
 - 5 Site of an 1836 siege
 - 10 Got 100% on
 - 14 Latin 101 word
 - 15 Enter again, as data
 - 16 Opera star
 - 17 Rouse
 - 18 Greg Maddux's record 18
 - 20 "Self-Reliance" essayist
 - 22 ___ urchin
 - 23 Sorta
 - 24 Challenges, as a credit card charge
 - 26 Neutrogena product
 - 28 Crosses (out)
 - 29 Stone fruit center
 - 31 Lean
 - 34 Department with direct marketing campaigns
 - 37 ___ noire
 - 38 Côte d'___
 - 39 Teen dance
 - 40 Put on again
 - 41 Actress Garr
 - 42 "Casablanca" role
 - 43 Edmonton CFL team
 - 44 London's neighboring county
 - 45 Terse denial
 - 46 Letter after sigma
 - 47 ___ Technica: tech news website
 - 48 Stick together
 - 50 Conveyances also known as tricycle rickshaws
 - 55 Energizer size
 - 57 Run smoothly
 - 59 Magenta kin
 - 60 Spaceflight company based in Kent, Washington
 - 63 Stalwart trees
 - 64 In case
 - 65 Eye-shaped windows
 - 66 Possessive pronoun
 - 67 Org chart topper
 - 68 Fundamental principle
 - 69 Countess's title

- DOWN**
- 1 Talked and talked
 - 2 Savory quality
 - 3 Views
 - 4 Fast service
 - 5 Jargons
 - 6 Sierra ___, Africa
 - 7 "___ set"
 - 8 Online admins
 - 9 Seize-the-day type
 - 10 Fuss
 - 11 Makes more sophisticated
 - 12 Festive nights
 - 13 Run without saying goodbye, perhaps
 - 19 Gamer's woe
 - 21 Goes after, in a sense
 - 25 Comment to a low talker, or what is found in 4-, 9-, 27-, and 40-Down
 - 27 Many a land-grant university
 - 30 Terse confirmation
 - 32 Entice
 - 33 Cereal covered by a silly rabbit

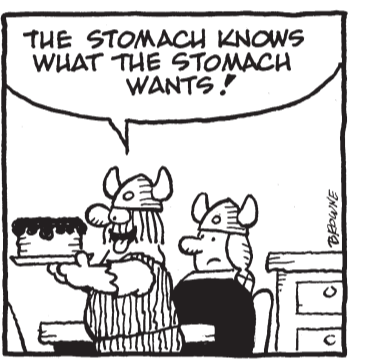
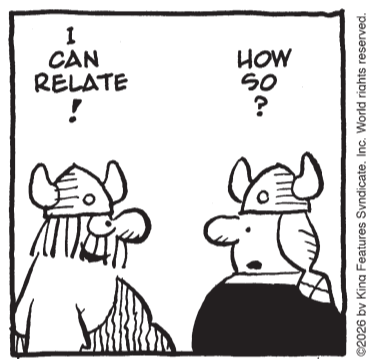
- 34 Whirl
- 35 Folk singer Guthrie
- 36 Fruitless endeavor
- 37 Dracula player Lugosi
- 40 Hogwash
- 44 Writer/illustrator Carle
- 47 Marketing space
- 49 "What do we have here?"
- 51 IRS convenience
- 52 Mat position
- 53 Trained for part of a triathlon
- 54 Not very respectful
- 55 Up to the task
- 56 Ken's "Jeopardy!" predecessor
- 58 Maze runners
- 61 Brief "Blah, blah, blah"
- 62 Squirt ___

TODAY'S SOLUTION:



By Zachary David Levy ©2026 Tribune Content Agency, LLC 01/30/26

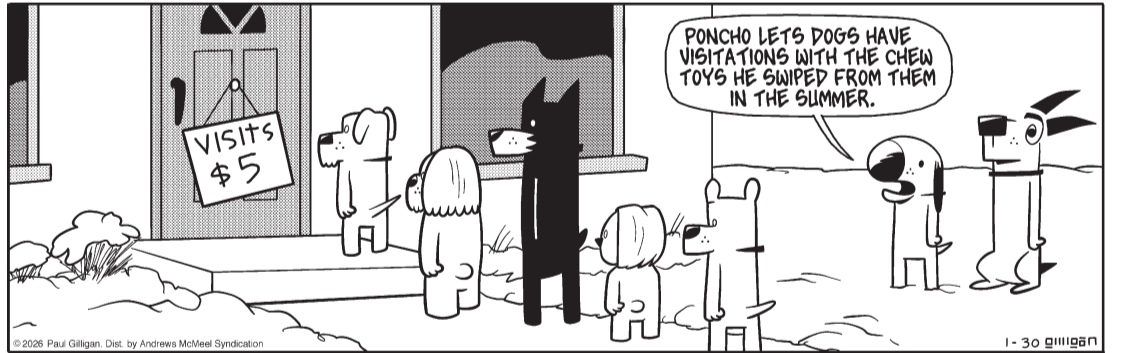
HAGAR THE HORRIBLE Chris Browne



PEANUTS Charles M. Schulz



POOCH CAFE Paul Gilligan



WONDERWORD By DAVID OUELLET

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the **WONDERWORD**.

COTTON SHEETS Solution: 4 letters

P	S	T	E	M	P	E	R	A	T	U	R	E	L	E
S	A	S	D	E	L	I	C	A	T	E	T	T	A	M
T	H	J	E	B	Y	P	O	C	K	E	T	D	R	B
E	S	O	A	R	B	T	I	R	E	V	O	C	U	R
V	N	R	T	M	T	N	S	E	R	U	P	F	T	O
U	U	B	R	E	A	T	H	A	B	L	E	I	A	I
D	G	E	C	G	L	S	A	L	O	P	T	B	N	D
C	G	A	R	I	A	H	E	M	A	T	H	E	F	E
O	L	O	N	G	L	A	S	T	I	N	G	R	L	R
M	E	Q	U	E	E	N	T	E	L	Y	I	S	A	Y
F	G	E	N	T	L	E	I	X	P	A	L	T	N	F
O	X	A	L	E	R	R	F	T	T	K	R	R	N	F
R	D	L	I	N	E	N	I	U	A	F	I	O	E	U
T	B	R	O	S	B	A	I	R	Y	S	I	N	L	L
S	O	F	T	S	N	D	A	E	R	H	T	G	G	F

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Absorb, Airy, Breathable, Calm, Comfort, Cover, Delicate, Double, Durable, Duvets, Egyptian, Embroidery, Fibers, Fits, Flannel, Floral, Fluffy, Gentle, Gift, Hair, Hotel, King, Light, Linen, Long-Lasting, Matte, Mattress, Natural, Organic, Pajamas, Pattern, Pocket, Pure, Queen, Relax, Rest, Satin, Snuggle, Soft, Strong, Temperature, Texture, Thread, Toasty

TODAY'S ANSWER: Beds

SUDOKU

DIFFICULTY RATING: ★★★★★

	9	7		6				1
		8		9	5			
4							6	
5				4	6	3		
8				3				2
		4	8	5				6
		5						9
			6	2		7		
6			7			4	2	

WHATZIT?

Find the familiar phrase, saying or name in this arrangement of letters.



SUDOKU INSTRUCTIONS:

Each row, column and set of 3-by-3 boxes must contain the numbers 1 through 9 without repetition.

TODAY'S SUDOKU SOLUTION:

8	2	7	6	4	9	1	8	9
9	8	4	1	2	9	8	7	6
6	9	1	8	8	7	9	4	2
9	1	6	2	9	8	7	8	4
2	4	9	7	8	6	9	1	8
8	7	8	9	7	1	6	2	9
7	6	9	8	1	8	2	9	4
4	2	3	5	6	7	8	9	1
1	8	4	9	2	7	2	7	6

TODAY'S WHATZIT SOLUTION:

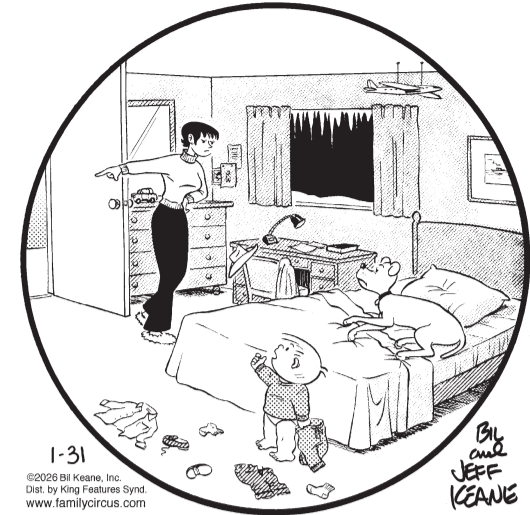
Feeling let down

CLOSE TO HOME John McPherson



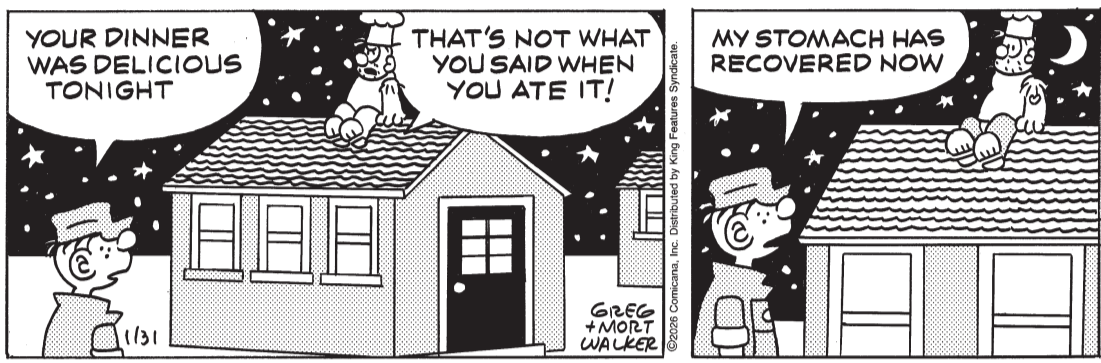
Reggie's dream of being an Olympic bobsledder was starting to grate on his family.

THE FAMILY CIRCUS Bill Keane



"Aw, Mommy! He's just warming up the bed for me!"

BEETLE BAILEY Mort & Greg Walker



BLONDIE Dean Young & John Marshall



THE BORN LOSER Art & Chip Sansom



CROSSWORD TODAY'S SOLUTION:

- ACROSS**
 - 1 Veggie in a pod
 - 4 Quarrel
 - 8 Hefty horn
 - 12 Cobbler's tool
 - 13 — mater
 - 14 Freshly
 - 15 Slicker
 - 17 Well into the night
 - 18 Leg joint
 - 19 "I Guess That's Why They Call It —"
 - 21 Intelligence
 - 23 — de Janeiro
 - 24 Struck
 - 28 Used to have
 - 32 Video call essential
 - 33 Tokyo, formerly
 - 34 Actor — Wallach
 - 35 "— Maria"
 - 36 "A Tale of — Cities"
- DOWN**
 - 1 Gear shift position
 - 2 Actor — McGregor
 - 3 "I cannot tell —"
 - 4 Cul-de- —
 - 5 Conspired
 - 6 Eastern servant
 - 7 Spud
 - 8 Hard animal fat
 - 9 Two-toed sloth
 - 10 — noire
 - 11 Fills with solemn fear
 - 16 Salamander
 - 20 Life story
 - 22 Mineral suffix
 - 24 "Begone!"
 - 25 Tsunami
 - 26 Prayer ending
 - 27 "The lady — protest too much ..."
 - 29 Tidy
 - 30 Place of exile
 - 31 Usual food
 - 37 Measure of electric power
 - 38 Kimono sash
 - 41 London's river
 - 42 Dried grass
 - 44 — facto
 - 46 Gold-loving king
 - 48 Rim
 - 49 Fly high
 - 50 Han —
 - 51 River deposit
 - 53 "No ifs, — or buts"
 - 54 Manner of walking
 - 55 Trees
 - 58 Opening



HAGAR THE HORRIBLE Chris Browne



PEANUTS Charles M. Schulz



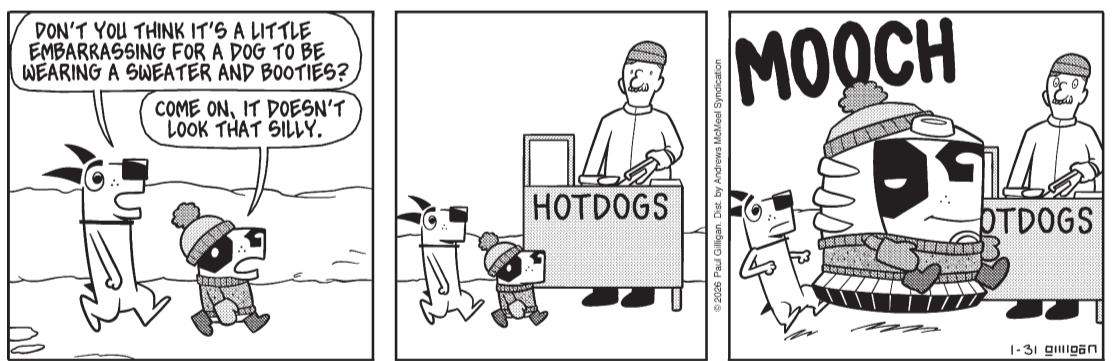
ZITS Jim Borgman & Jerry Scott



GARFIELD Jim Davis



POOCH CAFE Paul Gilligan



PICKLES Brian Crane



WONDERWORD By DAVID OUELLET

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the WONDERWORD.

ALL MAPPED OUT Solution: 9 letters

D	B	E	N	T	S	E	W	F	E	A	T	U	R	E
J	O	R	T	G	R	I	D	C	N	I	G	I	R	O
S	U	O	R	U	U	N	N	W	E	I	V	N	N	N
T	N	R	H	O	O	A	O	R	N	E	G	I	O	A
C	D	B	I	R	T	R	O	I	R	W	E	A	I	I
I	A	O	R	S	O	A	S	P	G	X	O	R	T	D
R	R	R	I	D	B	U	O	R	E	S	T	C	I	
T	Y	D	G	S	D	I	H	Q	S	D	R	R	E	R
S	T	E	S	R	S	G	C	G	E	N	R	I	J	E
I	S	R	I	L	L	O	E	T	I	A	P	O	M	
D	A	V	A	O	M	D	I	S	I	E	S	L	R	E
C	E	N	B	P	G	M	H	T	R	O	N	P	P	L
A	D	E	A	E	E	V	R	U	C	P	N	H	A	B
I	N	S	E	T	R	A	V	E	L	I	N	G	Y	M
S	S	E	R	D	D	A	R	E	S	O	U	R	C	E

SUDOKU

DIFFICULTY RATING: ★★★★★

		4	6	8	2			
				5				4
3				4				5
	8		2	1				
	7	9				1	5	
				9	7			3
9				7				2
	3			6				
			4	2	8	5		

WHATZIT?

Find the familiar phrase, saying or name in this arrangement of letters.



SUDOKU INSTRUCTIONS: Each row, column and set of 3-by-3 boxes must contain the numbers 1 through 9 without repetition.

TODAY'S SUDOKU SOLUTION:

8	6	5	8	2	7	1	9	
1	7	9	9	6	2	8	8	
2	8	9	2	1	5	7	6	
8	2	2	6	9	1	9	7	
4	9	1	9	8	6	2	2	
7	9	6	7	1	2	8	8	
9	2	8	1	7	1	9	6	8
9	7	4	7	6	5	3	8	2
6	1	3	2	8	9	4	5	7

TODAY'S WHATZIT SOLUTION: White-water rafting

ADAM@HOME

BY ROB HARRELL

WHAT'S THIS?

SNOW WRITING. I THINK HEMINGWAY DID IT.

TAP TAP

I THOUGHT HE LIVED IN KEY WEST.

FIRST, IT'S WEIRD THAT YOU KNOW THAT.

BUT, SEE, COLD WEATHER STIMULATES THE VAGUS NERVE.

THAT GIVES YOU POSITIVE VIBES AND STUFF.

SO... BETTER WRITING.

WHAT'S DAD DOING?

GOING TO LAS VEGAS WITH HEMINGWAY OR SOMETHING.

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CLOSE TO HOME

BY JOHN McPHERSON

THEY START KIDS IN SPORTS SO DANGED EARLY THESE DAYS.

BOOT!

UNBORN CHILD VOLLEYBALL: RED PACIFIERS VS. THE BELLY BOOTERS

©2010 JOHN McPHERSON DIST. BY ANDREWS McPHERSON

THE BORN LOSER

by Art & Chip Sansom

WHAT'S THAT NOISE?

I DON'T KNOW, I'VE NEVER HEARD IT BEFORE,

IT SOUNDS LIKE IT'S COMING FROM THE ENGINE,

YOU'RE RIGHT!

DO YOU THINK IT COULD BE SERIOUS?

IF IT'S THE ENGINE, IT SURE COULD BE!

ARE WE STILL UNDER WARRANTY?

IT EXPIRED LAST MONTH!

OH, NO! OF ALL THE LUCK!

IT'S JUST NOT FAIR!

THE CAR CAME WITH THIRTY-SIX MONTHS OF WARRANTY, BUT SIXTY MONTHS OF PAYMENTS!

©2016 JFS, Dist. by Andrews McMeel for UFS www.gocomics.com/the-born-loser Art/Chip

JEFF MACNELLY'S Stipe

By Ben Lansing & Susie MacNelly

TREETOPS Middle School

A man dies and leaves 10 million dollars. His wife gets 1/5, his son gets 1/5, his butler gets 1/10, and the rest goes to charity...

Math Quiz

What does each one get?

A lawyer.

©26 MacNelly-Dist. by King Features-SHOECOMICS.COM Susie MacNelly Lansing 2/1

FRANK & ERNIE

FRANK! CAN YOU FIND A SMOOTHER PATH?!

MY HEAD KEEPS BOUNCING UP AND DOWN!

AND COULD YOU SCOOSH UP A LITTLE?

YOU'RE TAKING UP TOO MUCH SPACE.

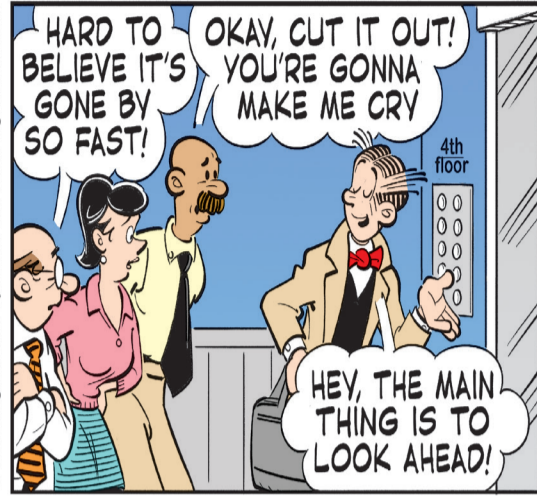
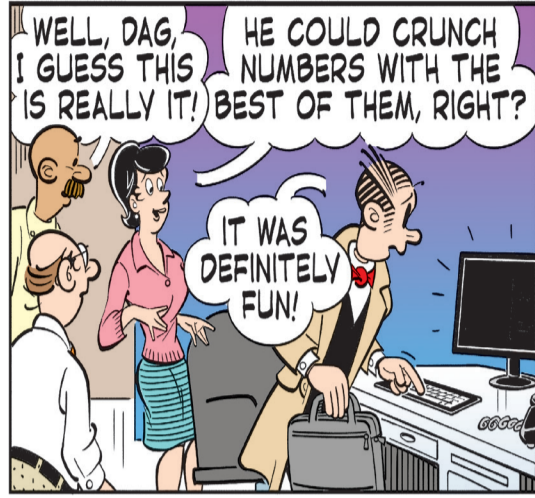
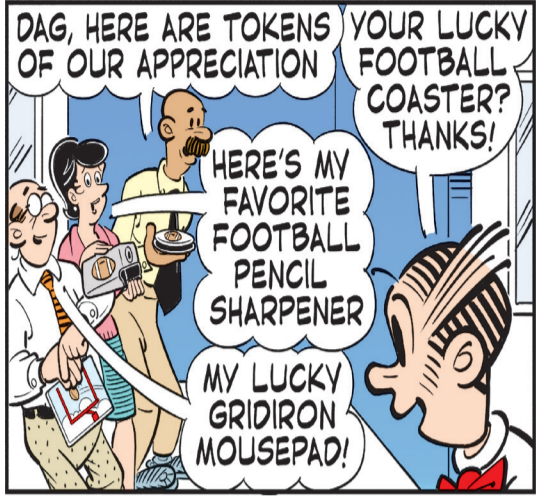
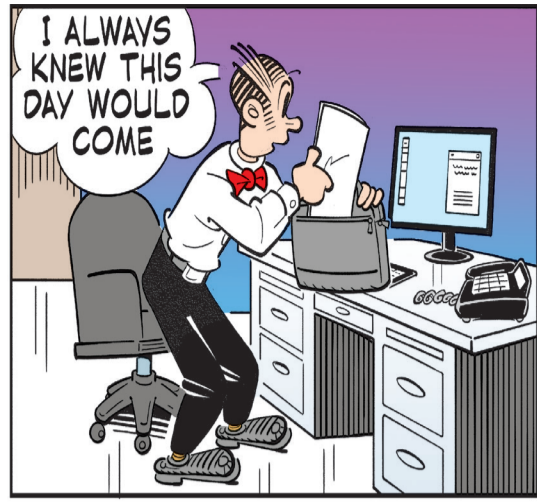
SO WHAT EXACTLY ARE YOU SAYING, ERNIE?

YOU'RE BOBBIN' MY NOGGIN WHILE HOGGIN' THE TOBOGGAN!

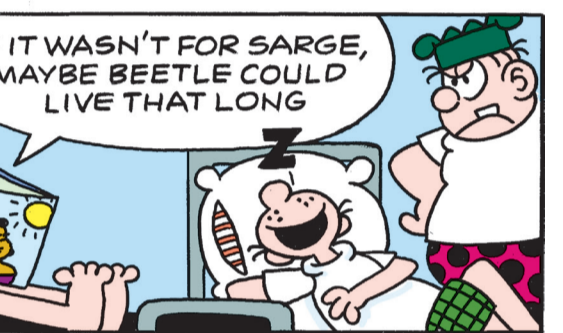
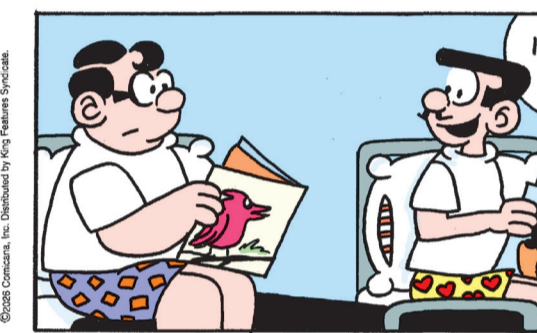
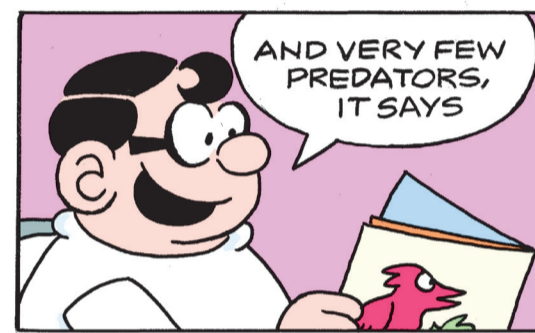
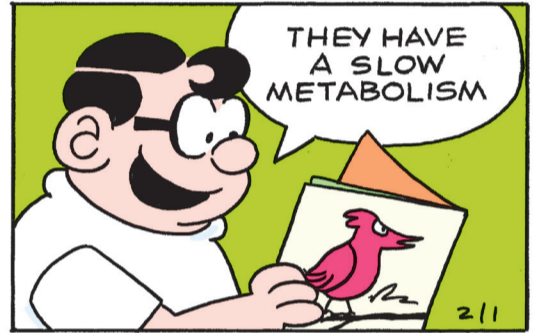
©Theres2026 dist. by Andrews McMeel Synd.

BLONDIE

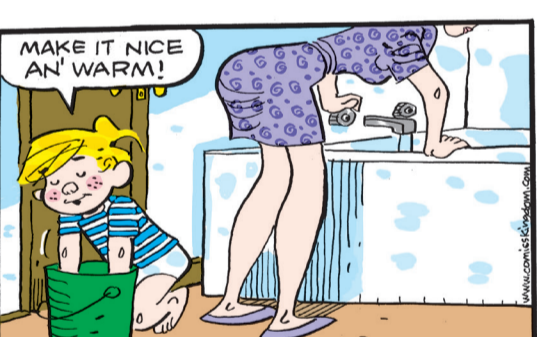
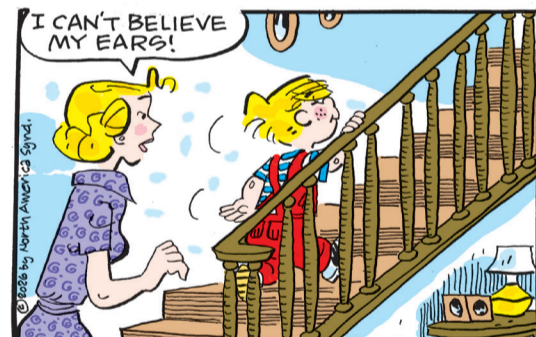
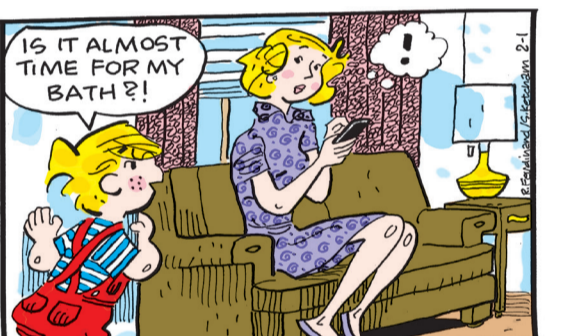
BY DEAN KURTZ & JOHN MARSHALL



Mort Walker's beetle bailey

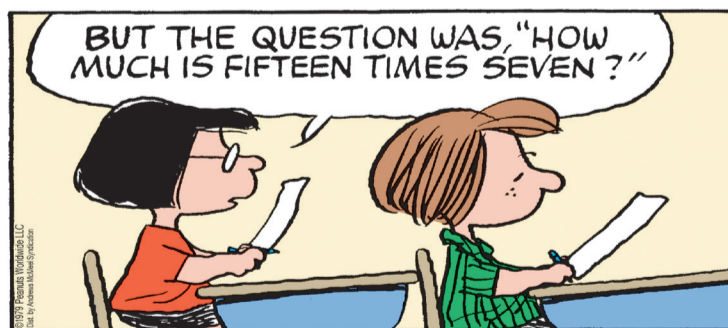
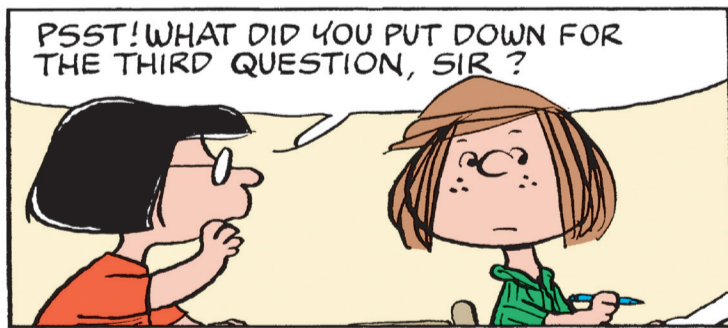


Hank Ketchum's Dennis the Menace Softsoap



CLASSIC PEANUTS

BY CHARLES SCHULZ



PEARLS BEFORE SWINE

BY STEPHAN PASTIS

