

Classifieds

Albany Classifieds

REAL ESTATE FOR SALE

Houses for Sale

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



REAL ESTATE FOR RENT

Houses for rent

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

MERCHANDISE

Firewood

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

JOBS

Full-Time

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

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.

by\ Michael Eaton, Chief Financial Officer

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

NOTICE OF APPLICATION FOR BEER & WINE LICENSE

Sylvester Food Mart LLC, trading as Dasari Food Mart, 3333 Sylvester Rd., Albany, Georgia 31705, gives notice that I have applied for an Alcohol License to be considered as a transfer of ownership.
Albany Herald Run Dates, January 10, 17, 24 & 31, 2026

Corporations

A-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 Gaff 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-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 Benson Drive
Albany, Georgia 31705
Hall & Williamson, P.C.
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, 2026

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

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, Executor
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 Demetrice Lashaun Bell

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

A-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
Malia 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 the 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

Juvenile Court

A-043
IN THE JUVENILE COURT OF TIFT COUNTY

STATE OF GEORGIA
IN THE INTEREST OF:
A.R.,
137-25JT-025
a child
SEX: M

CASE NUMBER:
DOB: 08/30/2023

H. R.,
137-25JT-026
a child
05/01/2022 SEX: M

CASE NUMBER:
DOB: 05/18/2021

R. R.,
NUMBER: 137-25JT-027
a child
SEX: M

CASE NUMBER:
DOB: 06/03/2018

TO: EZEQUIEL GUTIEREZ, 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,

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 Cantlebury 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 legitimize the child(ren), AND a notice of the filing of the petition to legitimize 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 Cantlebury 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 Render M. Heard, Jr., Judge of said Court, this 5th day of January, 2026.
LISA JORDAN, Clerk
Juvenile Court of Tift County, Georgia.
January 17, 24, 31, 2026, February 7, 2026

Miscellaneous

NOTICE
The annual return of the Annette T. Haggerty Foundation, Inc. is available for inspection during regular business hours at 2609 Partridge Lane in Albany, Georgia.
Edmund F. Haggerty, Jr.
Telephone No. 229-881-5380

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE:
You are hereby notified, in accordance with OCGA 40-11-19 (A) (2), that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at Five Star Collision located at: 619 E Oglethorpe Blvd. Albany, GA 31705.

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 31907
(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

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 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

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 Litterick 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

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
Venue 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 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 Annie Doris Holder
Judge of the Probate Court
P.O. Box 87
Morgan, GA 39866
(229) 849-2115
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
Oriando Saffold, Jr., has petitioned to be appointed **administrator** of the estate **CLARETHA L. SAFFOLD**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **February 2, 2026**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
January 10, 17, 24, 31, 2026

A-025
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: DEBORAH RILEY
ESTATE FILE NO: 2025-ES-298
Desmond J. Watson has petitioned to be appointed **administrator** of the estate **DEBORAH RILEY**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **February 2, 2026**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
January 10, 17, 24, 31, 2026

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-076
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: TERRY WATSON HANCOCK
ESTATE FILE NO: 2024-ES-395
TO WHOM IT MAY CONCERN:
Jennifer Leigh Horne has petitioned to be appointed **administrator** of the estate of **TERRY WATSON HANCOCK**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **February 2, 2026**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
January 10, 17, 24, 31, 2026

A-059
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: JUNIOR MCDANIEL
ESTATE FILE NO: 2025-ES-386
Latreal McDaniel has petitioned to be appointed **administrator** of the estate **JUNIOR MCDANIEL**, 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, 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 24, 31, 2026, February 7, 14, 2026

Probate Court 12 mth Support

A- 011
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: DAVID LEE BYARS
ESTATE FILE NO: 2025-ES-462
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of **Gloria Jean Byars** for a year's support from the estate of **DAVID LEE BYARS**, Deceased, for Decedent's surviving spouse having been duly filed, all interested

Probate Court 12 mth Support

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-012
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: MICHELLE J. OAKS MATTOCKS
ESTATE FILE NO: 2025-ES-431
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of **Charles Lewis Mattocks, Jr.**, for a year's support from the estate of **MICHELLE J. OAKS MATTOCKS**, Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before **February 2, 2026**, why said petition should not be granted.
All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed on or before the time stated in the preceding sentence. All pleading/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
January 10, 17, 24, 31, 2026

A-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, for 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, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before **February 9, 2026**, why said petition should not be granted.
All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed on or before the time stated in the preceding sentence. All pleading/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
January 17, 24, 31, 2026, February 7, 2026

A-041
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: JIMMY LEE RAMSEY, SR.
ESTATE FILE NO: 2025-ES-410
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of **Marietta Price Ramsey** for a year's support from the estate of **JIMMY LEE RAMSEY, SR.**, Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before **February 9, 2026**, why said petition should not be granted.
All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed on or before the time

Probate Court 12 mth Support

stated in the preceding sentence. All pleading/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
January 17, 24, 2026, February 7, 2026

Probate Court Discharge

A-023
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
CASE NAME: MARY JOYCE EIDSON HAMLETT
CASE NO: 2025-ES-171
CASE NAME: HENRY LOUIS HAMLETT
CASE NO: 2025-ES-172
TO: HEIRS OF THE ESTATE OF DONALD GLENN HAMLETT, MATTHEW HAMLETT, JESSICA HAMLETT, JASON HAMLETT, and ALL OTHER INTERESTED PARTIES
This is to notify you to file objection, if there is any, to the Petition for Discharge of Personal Representative, in this Court on or before **February 2, 2026**.
Be notified further: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Probate Judge
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
January 10, 17, 24, 31, 2026

Public Sales/ Auctions

A-066
Village Green Storage Units located at 2401 Dawson Rd. Albany, GA 31707 is holding a public auction starting 1/8/2026 12:00 PM EST and ending on 1/24/2026 12:00 PM EST. This auction will be located at www.storage treasures.com. Tenant Julia Bates will have their unit #002 auctioned. Contents appear to contain:
Clothing and household items.
Tenant Paul Bell will have their unit #074 auctioned. Contents appear to contain:
Household items.
Tenant Alicia Phillips will have their unit #109 auctioned. Contents appear to contain:
Household items
January 24, 31, 2026

A-085
Notice of Public Sale Ledo Self Storage 1661 Ledo Rd. Albany, GA 31707 (229) 490-4960. Property of the following tenant(s) will be sold to satisfy rental liens in accordance with the Georgia Code 10-4 -213 et seq for Georgia Lien Statutes. All items will be sold or otherwise disposed of. Sales will be conducted online at storageauctions.com February 19, 2026 at 10AM EST. All goods will be sold AS IS condition. All items or spaces may not be available at time of sale. All sales are final, and a \$100 refundable cleaning deposit is required for all sales. The following units will be auctioned.
Unit B44 Sekithia Austin-Household Goods.
Unit C16 Danny Paul- Household Goods. Unit C60 Lisa Reeves- Household Goods. Unit C114 Hannah Marchbanks- Household Goods.
Unit E60 Donye Rhea- Household Goods.
January 31, 2026, February 7, 2026

A-070
Auction February 11, 2026
Hickory Grove Storage
1159 Hwy 82 W
Leesburg, GA 31763
The following units at Hickory Grove Storage will be sold to the highest bidder on Feb 11, 2026 at 10:00am.
The auction will be whole bin absolute sale. Buyers will have until Saturday, Feb 11, 2026 at 4:00pm to remove all property. Units must be left in broom clean condition.
Units:
3102 Crystal McCoy Misc Household Goods
1173 Crystal McCoy Misc Household Goods
1168 Sheryl Pittman Misc Household Goods
7069 Elsy Ogise Misc Household Goods
2142 Zoe Cladd Misc Household Goods
15036 Nedra Dickson Misc Household Goods
5129 Ladeadra Mays Misc Household Goods
9022 Bret Mc Eachern Misc Household Goods
January 31, 2026, February 7, 2026

A-087
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE
VEHICLE: GMC 2016 SIERRA 2500
ID# 1GT12UE8XGF242127
VEHICLE LICENSE#:
Person who left vehicle at facility: DON TERRY BARNES
Any information relating to owner: ALBANY, GA 31721-8872
You are hereby notified, in accordance with OCGA 40-11-19(b)(2), that the above -referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at : 892 SALEM CHURCH RD TIFTON, GA, 31793
Anyone with an ownership interest in this vehicle should contact the following business immediately: PRINCE AUTOMOTIVE GROUP 892 SALEM CHURCH RD TIFTON, GA. 31793
229-402-9500
January 31, 2026, February 7, 2026

Public Sales/ Auctions

A-044
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE:
You are hereby, in accordance with OCGA 40-11-19 (A) 2, that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at: Strums Elite Towing & Recovery, 2800 Phillips Drive Albany Ga 31721. Anyone with an ownership interest in this vehicle should contact the business above.
VIN: ML32F3F7JKHF09750
Year: 2019
Make: MITS
Model: Mirage G4*
VIN: 5NPET4ACOAH614998
Year: 2010
Make: HYUN
Model: Sonata*
VIN: 1C4HJXEN1JW304448
Year: 2018
Make: JEEP
Model: All New Wrangler
VIN: 1HGCP36889A035689
Year: 2009
Make: HOND
Model: Accord*
VIN: 1FTWW33DR4AEA79499
Year: 2010
Make: FORD
Model: F350SD*
VIN: 1G11B5SA0GF123329
Year: 2016
Make: CHEV
Model: Malibu Limited*
Trim: LS*
Body: 4D Sedan*
Color: WHI

VIN: 2G61N5S30D9127100
Year: 2013
Make: CADi
Model: XTS*
Color: GRAY
VIN: 1FTFW1EV4AKA25413
Year: 2010
Make: FORD
Model: F150*
Trim: Harley Davidson*
Body: Supercrew 4WD*
Color: SIL

VIN: 2G1WB5EK5B1141996
Year: 2011
Make: CHEV
Model: Impala*
Trim: LT*

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: 1GKFC13J471138631
License: SDH2125
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: 1HGCG56S5WA084636
License: SAW3672
State: GA
Case #: 2026-27AV

Make: Lexus
Year: 2004
Model: RX330
Vin ID: 2T2GA31UX4C015580
License: SLG9340
State: GA
Case #: 2026-28AV

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

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
SUCV2025001104
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

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-tank 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
F a x : 8 4 3 - 2 1 5 - 6 1 0 5 ,
brana@indigofamilylaw.com
January 24, 31, 2026, February 7,
2026

A-019

NOTICE OF SALE
GEORGIA, DOUGHERTY COUNTY.
By virtue of a power of sale
contained in that certain Security
Deed from BLAKE ANDREW
BURKERT to FLINT COMMUNITY
BANK ("FLINT"), dated April 8, 2022,
and recorded in Deed Book 4963,
Page 76, et seq., in the Office of the
Clerk of Superior Court of Dougherty
County, Georgia (the "Security
Deed"), said Security Deed having
originally been given to secure that
certain Promissory Note dated April
8, 2022, in the original principal
amount of TWO HUNDRED THREE
THOUSAND FIVE HUNDRED
THIRTY TWO AND 00/100
DOLLARS (\$203,532.00) of even
date therewith, as well as all
extensions, renewals and
modifications thereof, together with
any and all other indebtedness, of
any type or description, then or
hereafter 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

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
attorneys' fees.
The above-described property will
be sold as the property of BLAKE
ANDREW BURKERT and will be
sold subject to the following items
which may affect the title to said
property: all zoning and subdivision
ordinances and/or regulations;
matters which would be disclosed by
an accurate survey or an inspection
of the property; all real property ad
valorem taxes or assessments, which
may constitute liens upon said
property; all liens which, under
applicable law, would take priority
over the Security Deed described
above; and all easements,
restrictions, rights-of-way, security
deeds or other encumbrances of
record which have priority over the
referenced Security Deed.
To the best of the knowledge and
belief of the undersigned, the party
presently in possession of said
property is BLAKE ANDREW
BURKERT, and/or a tenant or
tenants.
Please be further advised that the
entity which has full authority to
negotiate, amend and modify all
terms of the Note, Security Deed,
and related documents, is:
FLINT COMMUNITY BANK
P.O. Box 70878
Albany, Georgia 31708
Tel: (229) 903-3372
ATTN: Windy Phillips
Please note, however, that such
entity or individual is not required by
law to negotiate, amend or modify
the terms of such loan.
THIS LAW FIRM IS
ATTEMPTING TO COLLECT A
DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR
THAT PURPOSE
FLINT COMMUNITY BANK, AS
ATTORNEY-IN-FACT FOR BLAKE
ANDREW BURKERT
MOORE, CLARKE, DUVALL &
RODGERS, P.C.
By: D. BRADLEY FOLSOM
Attorneys for FLINT COMMUNITY
BANK
Post Office Drawer 71727
Albany, Georgia 31708-1727
(229) 888-3338
January 10, 17, 24, 31, 2026

A-006

NOTICE OF SALE UNDER POWER,
DOUGHERTY COUNTY Pursuant to
the Power of Sale contained in a
Security Deed given by Nicole C.
Mallory and Elvin J. Mallory to
Mortgage Electronic Registration
Systems, Inc., as grantee, as
nominee for IndyMac Bank, F.S.B.,
its successors and assigns dated
10/13/2005 and recorded in Deed
Book 3056 Page 251 Dougherty
County, Georgia records; as last
transferred to or acquired by
DEUTSCHE BANK NATIONAL
TRUST COMPANY, as Trustee for
HOME EQUITY MORTGAGE LOAN
ASSETBACKED TRUST SERIES
INABS 2005-D, HOME EQUITY
MORTGAGE LOAN ASSETBACKED
CERTIFICATES Series INABS
2005-D, conveying the
after-described property to secure a
Note in the original principal amount
of \$68,000.00, with interest at the
rate specified therein, there will be
sold by the undersigned at public
outcry to the highest bidder for cash
before the Courthouse door of
Dougherty County, Georgia (or such
other area as designated by Order of
the Superior Court of said county),
within the legal hours of sale on
February 3, 2026 (being the first
Tuesday of said month unless said
date falls on a Federal Holiday, in
which case being the first
Wednesday of said month), the
following described property: All that
tract or parcel of land lying and being
part of Land Lot 366, First Land
District, Albany, Dougherty County,
Georgia and being the South 75 feet
of Lots 1 and 2, Block 37 of part
Rawson Circle, according to a map
or plat of said subdivision as same is
recorded in Plat Book 2 page 17
(Plat Cabinet 1, Slide A39) in the
office of the Clerk of Superior Court,
Dougherty County, Georgia and
being particularly described as
follows Commence at the point
where the north right of way of Tenth
Avenue (an 80 foot right of way)
intersects with the west right of way
of Cleveland Street (an 80 foot right
of way) and use this as the point of
beginning (iron pin found); run
thence south 89 degrees 50 minutes
50 seconds west along the said right
of way of Tenth Avenue a distance of
140.00 feet to a point (iron pin
found); run thence north 00 degrees
00 minutes 00 seconds east a
distance of 75.00 feet to a point (iron
pin found); run thence north 89
degrees 50 minutes 50 seconds east
a distance of 140.00 feet to a point
(iron pin found); run thence south 00
degrees 00 minutes 00 seconds
west a distance of 75.00 feet to the
point of beginning (iron pin found).
Said property contains 0.241 acre
and is depicted on plat entitled "
Property of Georgia G. Pritchard"
prepared by Wm. David McCrary,
Georgia Registered Land Surveyor
2594, dated August 4, 1995. The
debt secured by said Security Deed
has been and is hereby declared due
because of, among other possible
events of default, failure to pay the
indebtedness as and when due and
in the manner provided in the Note
and Security Deed. The debt
remaining in default, this sale will be
made for the purpose of paying the
same and all expenses of this sale,
as provided in the Security Deed and
by law, including attorney's fees
(notice of intent to collect attorney's
fees having been given). Said
property is commonly known as
**1701 N Cleveland Street, Albany,
GA 31701** together with all fixtures
and personal property attached to
and constituting a part of said
property, if any. To the best
knowledge and belief of the
undersigned, the party (or parties) in
possession of the subject property is
(are): Nicole Mallory and Elvin J.
Mallory or tenant or tenants. PHH
Mortgage Corporation is the entity or
individual designated, who shall have
full authority to negotiate, amend and
modify all terms of the mortgage.
PHH Mortgage Corporation 1661
Worthington Rd Suite 100 West Palm
Beach, FL 33409 (800) 750-2518

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
hereafter owing by BLAKE
BURKERT to FLINT here will be sold
by the undersigned, at public outcry,
to the highest bidder for cash, before
the courthouse door at Albany,
Dougherty County, Georgia, within
the legal hours of sale on the first
Tuesday in February, 2026, the
following described property:
ALL THAT TRACT OR PARCEL OF
LAND LYING AND BEING IN LAND
LOT 72 IN THE SECOND LAND
DISTRICT OF DOUGHERTY
COUNTY, GEORGIA, AND BEING
LOT 2 AS SHOWN AND
DELINEATED ON THAT CERTAIN
PLAT PREPARED BY LANIER
ENGINEERING, INC. ENTITLED
"FINAL PLAT HIDDEN LAKES
ESTATES" DATED JULY 18, 2018
AND RECORDED JULY 23, 2018 IN
PLAT BOOK 7, PAGE 69, IN THE
OFFICE OF THE CLERK OF
SUPERIOR COURT OF
DOUGHERTY COUNTY, GEORGIA.
The indebtedness secured by the
aforementioned Security Deed has
been and is hereby declared
immediately due and payable in full
because of the failure of BLAKE
BURKERT to maintain payments
upon said indebtedness owing to
FLINT in accordance with its terms.
Said indebtedness remaining in
default, this sale shall be made for
the purpose of paying such
indebtedness, as well as all
expenses of this sale, including
attorneys' fees.
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
hereafter owing by KALEIGH
BROWN AND BLAKE BURKERT to
FLINT here will be sold by the
undersigned, at public outcry, to the
highest bidder for cash, before the
courthouse door at Albany,
Dougherty County, Georgia, within
the legal hours of sale on the first
Tuesday in February, 2026, the
following described property:
ALL THAT TRACT OR PARCEL OF
LAND LYING AND BEING IN LAND
LOT 72 IN THE SECOND LAND
DISTRICT OF DOUGHERTY
COUNTY, GEORGIA, AND BEING
LOT 3 AS SHOWN AND
DELINEATED ON THAT CERTAIN
PLAT PREPARED BY LANIER
ENGINEERING, INC. ENTITLED
"FINAL PLAT HIDDEN LAKES
ESTATES" DATED JULY 18, 2018
AND RECORDED JULY 23, 2018 IN
PLAT BOOK 7, PAGE 69, IN THE
OFFICE OF THE CLERK OF
SUPERIOR COURT OF
DOUGHERTY COUNTY, GEORGIA.
The indebtedness secured by the
aforementioned Security Deed has
been and is hereby declared
immediately due and payable in full
because of the failure of KALEIGH
BROWN AND BLAKE BURKERT to
maintain payments upon said
indebtedness owing to FLINT in
accordance with its terms. Said
indebtedness remaining in default,
this sale shall be made for the
purpose of paying such
indebtedness, as well as all
expenses of this sale, including
attorneys' fees.
The above-described property will
be sold as the property of KALEIGH
BROWN AND BLAKE BURKERT and
will be sold subject to the following
items which may affect the title to
said property: all zoning and
subdivision ordinances and/or
regulations; matters which would be
disclosed by an accurate survey or
an inspection of the property; all real
property ad valorem taxes or
assessments, which may constitute
liens upon said property; all liens
which, under applicable law, would
take priority over the Security Deed
described above; and all easements,
restrictions, rights-of-way, security
deeds or other encumbrances of
record which have priority over the
referenced Security Deed.
To the best of the knowledge and
belief of the undersigned, the party
presently in possession of said
property is KALEIGH BROWN AND
BLAKE BURKERT, and/or a tenant
or tenants.
Please be further advised that the
entity which has full authority to
negotiate, amend and modify all
terms of the Note, Security Deed,
and related documents, is:
FLINT COMMUNITY BANK
P.O. Box 70878
Albany, Georgia 31708
Tel: (229) 903-3372
ATTN: Windy Phillips
Please note, however, that such
entity or individual is not required by
law to negotiate, amend or modify
the terms of such loan.
THIS LAW FIRM IS
ATTEMPTING TO COLLECT A
DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR
THAT PURPOSE
FLINT COMMUNITY BANK, AS
ATTORNEY-IN-FACT FOR
KALEIGH BROWN AND BLAKE
BURKERT
MOORE, CLARKE, DUVALL &
RODGERS, P.C.
By: D. BRADLEY FOLSOM
Attorneys for FLINT COMMUNITY
BANK
Post Office Drawer 71727
Albany, Georgia 31708-1727
(229) 888-3338
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

Security Deed to the property in
accordance with OCGA §
44-14-162.2.
The entity that has full authority to
negotiate, amend, and modify all
terms of the mortgage with the
debtor is: Trust Bank, 1001 Semmes
Avenue, Richmond, VA 23224,
800-827-3722.
Note, however, that such entity is
not required by law to negotiate,
amend or modify the terms of the
loan.
To the best knowledge and belief
of the undersigned, the party in
possession of the property is
Amanda Johnston and Ryan
Johnston or a tenant or tenants and
said property is more commonly
known as **219 Pinson Rd, Albany,
GA 31705**. Should a conflict arise
between the property address and
the legal description the legal
description will control.
The sale will be conducted
subject (1) to confirmation that the
sale is not prohibited under the U.S.
Bankruptcy Code and (2) to final
confirmation and audit of the status
of the loan with the holder of the
security deed.
Trust Bank
as Attorney in Fact for
Amanda Johnston, Ryan Johnston
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
All that tract or parcel of land lying
and being in Land Lot 153, First Land
District, Dougherty County, Georgia,
being more particularly described as
all of Lot 1 of Pinson Road
Subdivision, according to a map or
plat of said subdivision as same is
recorded in Plat Book 3, Page 147
(Plat Cabinet 1, Slide A-92), in the
office of the Clerk of Superior Court
of Dougherty County, Georgia. The
debt secured by said Security Deed
has been and is hereby declared due
because of, among other possible
events of default, failure to pay the
indebtedness as and when due and
in the manner provided in the Note
and Security Deed. The debt
remaining in default, this sale will be
made for the purpose of paying the
same and all expenses of this sale,
as provided in the Security Deed and
by law, including attorney's fees
(notice of intent to collect attorney's
fees having been given). Said
property is commonly known as **522
N Audubon Dr, Albany, GA 31707**
together with all fixtures and
personal property attached to and
constituting a part of said property, if
any. To the best knowledge and
belief of the undersigned, the party
(or parties) in possession of the
subject property is (are): Anthony
Pfeiffer and Amanda Pfeiffer or
tenant or tenants. PHH Mortgage
Corporation is the entity or individual
designated, who shall have full
authority to negotiate, amend and
modify all terms of the mortgage.
PHH Mortgage Corporation 1661
Worthington Rd Suite 100 West Palm
Beach, FL 33409 (800) 750-2518
Note, however, that such entity or
individual is not required by law to
negotiate, amend or modify the
terms of the loan. Said property will
be sold subject to: (a) any
outstanding ad valorem taxes
(including taxes which are a lien, but
not yet due and payable), (b) unpaid
water or sewage bills that constitute
a lien against the property whether
due and payable or not yet due and
payable and which may not be of
record, (c) the right of redemption of
any taxing authority, (d) any matters
which might be disclosed by an
accurate survey and inspection of
the property, and (e) any
assessments, liens, encumbrances,
zoning ordinances, restrictions,
covenants, and matters of record
superior to the Security Deed first set
out above. The sale will be
conducted subject to (1) confirmation
that the sale is not prohibited under
the U.S. Bankruptcy Code; and (2)
final confirmation and audit of the
status of the loan with the holder of
the Security Deed. Pursuant to
O.C.G.A. Section 9-13-172.1, which
allows for certain procedures
regarding the rescission of judicial
and non-judicial sales in the State
of Georgia, the Deed Under Power
and other foreclosure documents may
not be provided until final
confirmation and audit of the status
of the loan as provided immediately
above. The Secretary of Veterans
Affairs, an Officer of the United
States as agent and Attorney in Fact
for Anthony Pfeiffer and Amanda
Pfeiffer Aldridge Pite, LLP, Six
Piedmont Center, 3525 Piedmont
Road, N.E., Suite 700, Atlanta,
Georgia 30305, (404) 994-7400,
1017-7790A THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL
BE USED FOR THAT PURPOSE.
1017-7790A.
January 10, 17, 24, 31, 2026

A-008

STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale
contained in the Security Deed
executed by ERVENTZ FENELUS to
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.,
AS GRANTEE, AS NOMINEE FOR
MORTGAGE SOLUTIONS OF
GEORGIA, LLC in the original
principal amount of \$160,047.00
dated February 9, 2024, and
recorded in Deed Book 5176, Page
226, Dougherty County records, said
Security Deed being last transferred
to LAKEVIEW LOAN SERVICING,
LLC in Deed Book 5358, Page 440,
Dougherty County records, the
undersigned will sell at public outcry
to the highest bidder for cash, before
the Courthouse door in said County,
or at such other place as lawfully
designated, within the legal hours of
sale, on 2/3/2026, the property in
said Security Deed and described as
follows:
ALL THAT TRACT OR PARCEL OF
LAND LYING AND BEING IN
DOUGHERTY COUNTY, GEORGIA
AND ALL OF LOT 3 IN BLOCK 79
OF GAIISHAR GARDENS
SUBDIVISION, ACCORDING TO A
PLAT OF SAID SUBDIVISION AS
SAME IS RECORDED IN PLAT
BOOK 2, PAGE 142 (PLAT
CABINET 1, SLIDE A-55), IN THE
OFFICE OF THE CLERK OF THE
SUPERIOR COURT OF
DOUGHERTY COUNTY, GEORGIA.
000NN/00015/006
Said property being known as: **1804
ACKER DR, ALBANY, GA 31707**
To the best of the undersigned's
knowledge, the party or parties in
possession of said property is/are
ERVENTZ FENELUS or tenant(s).
The debt secured by said Security
Deed has been and is hereby
declared due and payable because
of, among other possible events of
default, failure to pay the
indebtedness as provided for in the
Note and said Security Deed. The
debt remaining in default, this sale
will be made for the purpose of
paying the same and all expenses
of sale, including attorney's fees (notice
of intent to collect attorney's fees
having been given).
Said property will be sold subject to
the following: (1) any outstanding
ad valorem taxes (including taxes which
are a lien, whether or not yet due
and payable); (2) the right of
redemption of any taxing authority;
(3) any matters which might be
disclosed by an accurate survey and
inspection of the property; and (4)
any assessments, liens,
encumbrances, zoning ordinances,
restrictions, covenants, and matters
of record superior to the Security
Deed first set out above.
Said sale will be conducted subject
to the following: (1) confirmation that
the sale is not prohibited under the
U.S. Bankruptcy Code; and (2) final
confirmation and audit of the status
of the loan with the holder of the
Security Deed.
The name, address, and telephone
number of the individual or entity who
has full authority to negotiate,
amend, and modify all terms of the
mortgage is as follows:
Nationstar Mortgage LLC d/b/a Mr.
Cooper
8950 Cypress Waters Blvd.
Coppell, TX 75019
1-888-480-2432
Note that pursuant to O.C.G.A. §
44-14-162.2, the above individual or
entity is not required by law to
negotiate, amend, or modify the
terms of the mortgage.
THIS LAW FIRM IS ACTING

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 O.C.G.A. § 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 Exceture Park South, Atlanta, GA 30329, 404-679-4908/3133.

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

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

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

Georgia Housing and Finance Authority

as Attorney in Fact for Ashley Henderson McCalla Raymer Leibert Pierce, LLP 1544 Old Alabama Rd Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT "A"

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

January 10, 17, 24, 31, 2026

A-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. T h e sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. MEMBER FIRST MORTGAGE, LLC as Attorney in Fact for KIMBERLEY CHASTANG MACON AND ELIJAH JAMAAL MACON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010571222 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

January 10, 17, 24, 31, 2026

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. T h e sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. MEMBER FIRST MORTGAGE, LLC as Attorney in Fact for KIMBERLEY CHASTANG MACON AND ELIJAH JAMAAL MACON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010571222 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

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

Foreclosures

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

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-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. T h e sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. as Attorney in Fact for RONALD J. BREEDLOVE, AN UNMARRIED MAN. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010578482 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

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,

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, under applicable law, would take priority over the Security Deed described above; and all easements, restrictions, rights-of-way, security deeds or other encumbrances of record which have priority over the referenced Security Deed.

To the best of the knowledge and belief of the undersigned, the party presently in possession of said property is ANGELA CALDWELL, her heirs, successors or assigns and/or a tenant or tenants.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. AARON DEVELOPMENT, LLC, as Attorney-In-Fact for ANGELA CALDWELL

By: TIMOTHY O. DAVIS Georgia Bar No. 213025 Attorney for AARON DEVELOPMENT, LLC 600 N. Jackson Street Albany, GA 31701 (229) 883-1610

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,

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 might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

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

The property is or may be in the possession of **Maurice W. Jones, Jr. and LaToya L. Jones, successor in interest or tenant(s).**

Planet Home Lending, LLC as Attorney-in-Fact for Maurice W. Jones, Jr.

File no. 25-083549 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535 https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. January 3, 10, 17, 24, 31, 2026

A-007

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA

DOUGHERTY COUNTY

By virtue of a power of sale contained in a certain security deed from Patricia A Baskins and Spencer L Baskins to KLV, INC. D/B/A Northside Mortgage and recorded in Deed Book 1767, Page 001, Dougherty County, Georgia records given to secure a note in the original amount of \$55,200.00 with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of DOUGHERTY COUNTY, Georgia, or at such place as has or may be lawfully designated as an alternative location within the legal hours