

Classifieds

Albany Classifieds

SERVICE DIRECTORY

Home Repair/ Remodeling

PAINTING AND HOME REPAIR

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

MERCHANDISE

Garage Sale

YARD SALE FUNDRAISER

Sat., Feb. 7, 8 am - 2 pm Porterfield Church 2200 Dawson Rd. Proceeds benefit Porterfield Missions in El Salvador Early Bird Shopping (\$5 fee) Feb. 6, 5:30 pm 6:30 pm

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 in Leesburg, Georgia seeks High School Science Teacher to teach Spanish language courses to high school students in accordance with district curriculum standards, Georgia Standards of Excellence and other Georgia state requirements. Develop lesson plans, instructional materials, and assessments to support language acquisition and cultural understanding. Foster a classroom environment conducive to learning and appropriate to the maturity and interests of the students. Evaluate student performance and provide feedback. Participate in faculty meetings, parent conferences, and professional development. Ensure compliance with school policies and procedures. REQ: Bachelor’s degree (or foreign equivalent) in Spanish Education, Education or a related field. Valid Georgia teaching certification in Spanish or eligibility to obtain one. Proficiency in spoken and written Spanish. Apply online at (<https://www.applitrack.com/leecountysd/onlineapp/>). Search Job Title/Job ID 804.

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

Full-Time

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.

Albany Legals

Construction/ Service Bids

Public Notice

Request For Proposals (RFP) Workforce Innovation and Opportunity Act (WIOA) Youth Services Out of School Youth (ages 16-24)

In accordance with the Workforce Innovation and Opportunity Act (WIOA), a Request for Proposals is being issued by the City of Colquitt, Georgia, serving as Grant Administrator and Fiscal Agent for the Southwest Georgia Workforce Development Board to solicit proposals from experienced professional individuals, firms, organizations and/or companies to provide year-round services for out of school youth who are eligible to participate in training provided under the federally-funded WIOA.

This solicitation seeks proposals for out of school youth programs for the specific Southwest Georgia counties of Baker, Calhoun, Colquitt, Decatur, Dougherty, Early, Grady, Miller, Mitchell, Lee, Seminole, Terrell, Thomas and Worth. The approximate level of WIOA youth funding available for program year 2026 (June 15, 2026 – June 30, 2027) is \$400,000. This WIOA bid solicitation is fully supported by the Employment and Training Administration of the U.S. Department of Labor as part of an award totaling \$529,096.

Respondents should have experience working with out-of-school youth (ages 16-24) who are unemployed, underemployed, and need assistance with career planning leading to employment in a highdemand career at a high wage. WIOA youth year-round service is a comprehensive program to develop youth career pathway plans that include stackable credentials; secondary and postsecondary education; employer recruitment, job skills and leadership instruction, mentoring, and assisting participants in attaining and sustaining employment that will lead to long-term careers.

This RFP will be available to the public beginning Tuesday, February 10, 2026. The submission date is Monday, March 23, 2026 by 12:00 p.m Eastern Time. The tentative effective date of the contract is June 15, 2026.

A **Letter of Intent** must be submitted by all agencies interested in submitting a bid in response to this RFP; the letter may be submitted by e-mail to the Programs Manager. Such letter must be received by the Programs Manager by 4:00 PM Eastern Time on Friday, February 27, 2026. Bidders failing to submit a letter of intent by the stated deadline shall be disqualified.

To obtain additional information and/or request a copy of the RFP application packet, please contact:

Rebecca O’Neil, Programs Manager
WorkSource Southwest Georgia
75 West Broad Street
P. O. Box 647
Camilla, Georgia 31730
Phone: (229)336-2378
Fax: 229-336-8190
roneil@colquittga.gov
www.worksourcesouthwestgeorgia.org

INVITATION TO BID
Water Main Replacement
BID REF. #26-033

Sealed bids will be received by City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on March 4, 2026. A Pre-Bid Conference will be held at 10:00 AM on February 6, at the Procurement division office. A 5% Bid Bond is only required for divisions where the total bid amount exceeds \$250,000. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Ricky Gladney, Buyer I, at rgladney@albanyga.gov.

^\by Michael Eaton, Chief Financial Officer

Corporations

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

Corporations

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-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

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

Debtors & Creditors

A-118

NOTICE

GEORGIA DOUGHERTY COUNTY Notice is hereby given to all creditors of the Estate of George Dixon, 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. Queen Moses, Executrix of the Estate of George Dixon c/o Larry B. Owens, LLC P.O. Box 352 Albany, GA 31702 (229) 430-9989 February 7, 14, 21, 28, 2026

A-067

Notice to Debtors and Creditors

All creditors of the estate of Kennis Leroy Poole 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 20th day of January, 2026 Name: William Carter Title: Attorney for Personal Representative Address: 45 Technology Parkway S Suite 240 January 24, 31, 2026, February 7, 14, 2026

A-055

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY All creditors of the Estate of HAROLD EDWARD WALTON deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us. This 17th day of January, 2026. EDWARD CHARLES WALTON, Administrator of the Estate of HAROLD EDWARD WALTON 608 Henson Drive Albany, Georgia 31705 Hall & Williamson, P.C. 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 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. Bobbi Porto Administrator of the Estate of Claudia Hunt 1542 Piernmaj Lane Lutz, FL 33549-5744 January 17, 24, 31, 2026, February 7, 2026

A-034

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: MARTIN JEREMY LYNCH

ESTATE FILE NO: 2025-ES-454

Sydney Lynch and Flannery Lynch petitioned for John G. Mansour, Attorney at Law, to be appointed administrator of the estate MARTIN JEREMY LYNCH, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for such objections, and must be filed with the court on or before February 9, 2026. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Leisa G. Blount

Debtors & Creditors

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-120

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY All creditors of the Estate of ESTATE OF DARLENE WILBANKS MUSE 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 7th day of February, 2026. Carol Griffin Boyd, Administrator of the Estate of Darlene Wilbanks Muse 470 US Highway 82 Leesburg, Georgia 31763 Hall & Williamson, P.C. February 7, 14, 21, 28, 2026

A-124

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY All creditors of the Estate of Rhonda Vaughan Lambert 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 2 day of February, 2026. Artis Matthew Miller Administrator of the Estate of Rhonda Vaughan Lambert 730 Youngblood Road Sylvestre, GA 31791 February 7, 14, 21, 28, 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-123

NOTICE TO DEBTORS & CREDITORS

All creditors of the Estate of Gary Wayne Rogers, 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 2nd day of February 2026. Kelly Ann Rogers Executrix of the Estate of Gary Wayne Rogers DIVINE FINNEY DAVIS, PC 600 N. Jackson Street Albany, GA 31701 February 7, 14, 21, 28, 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-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

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

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

A-069

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of

Debtors & Creditors

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 Executor 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

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 th 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: 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

A-129

DOUGHTERY COUNTY SUPERIOR COURT

STATE OF GEORGIA

Petitioner: LaShona Kirk v. Respondent: Darrel Kirk Civil Action Case Number: 26-SU-CV-48 NOTICE OF SUMMONS TO: Darrel Kirk, 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 January 21, 2026. The court issued an order for service of summons by publication on January 28, 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 816 Northside Dr., Apt 1, Moultrie, GA 31768. 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 28th day of January 2026. Judge, Joseph W. Bent Dougherty County Superior Court State of Georgia February 7, 14, 21, 28, 2026

Juvenile Court

A-131

PUBLICATION

DOUGHTERY COUNTY JUVENILE COURT

IN THE MATTER OF: O.M. B/M

Juvenile Court

06/19/2024 To: all unknown biological fathers, putative fathers, legal fathers, or any other individuals alleging custody or any other individuals who might be the father of O.M. B/M 06/19/2024 born to mother Rhonique Myers on the aforementioned date To: Rhonique Myers, biological mother and any other individuals alleging custody or any other individuals who might be the mother of O.M. B/M 06/19/2024 born to mother Rhonique Myers on the aforementioned date A petition was filed in this Court by Social Services Manager on the 2nd day of February 2026. The Petition alleges the above-referenced child to be dependent according to Georgia law and seeks petition for guardianship. You may obtain a copy of the Petition, which sets forth the specific allegations in detail, from the Clerk of Juvenile Court of Dougherty County, 225 Pine Avenue, Room G-7, Ground Floor, Albany, Georgia, 31701, phone 229-431-2162. By authority of an Order for Service by Publication by the Judge of said Court on or about the 14th day of November, 2025, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, located at 225 Pine Avenue, Room G-7, Ground Floor, Albany, Georgia, 31701, within sixty (30) days of said Order for Service by Publication and on the 17th day of March, 2026, 8:30 a.m. to then and there make defense to allegations of the petition, and to show cause why the prayers of the petition should not be granted, and why the said child and all parties named herein should not be dealt with according to the provisions of the law. The hearing is for the purpose of terminating your parental rights. You or any other interested party may file a written objection or answer on or before the date and time for the hearing stated above by filing the same at the office of the Clerk of Juvenile Court of Dougherty County, Georgia, and the Petitioner’s Attorney, William Godfrey Be advised that any biological father who is not the legal father of this child shall lose all rights to this child and shall not be entitled to object to the termination of his rights unless within thirty (30) days of receipt of this notice, he files a petition to legitimate the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimate with the Dougherty County Juvenile Court. Witness the Honorable Herbie L. Solomon, Judge of said Court this 2nd day of February, 2026. Tequila B. Woods, Clerk Dougherty County Juvenile Court William Godfrey Special Assistant Attorney General Post Office Box 2321 Albany, Georgia 31702 Phone (229) 573-7225/wjgodfrey@wjgodfrey.com February 7, 14, 21, 28, 2026

A-043

IN THE JUVENILE COURT OF TIFT COUNTY

STATE OF GEORGIA

IN THE INTEREST OF:

A.R., CASE NUMBER: 137-25JT-025

a child DOB: 08/30/2023

SEX: M

H. R., CASE NUMBER: 137-25JT-026

a child D O B : 05/01/2022

SEX: M

R. R., CASE NUMBER: 137-25JT-027

a child C A S E DOB: 05/18/2021

SEX: M

M. R., CASE NUMBER: 137-25JT-028

a child C A S E DOB: 06/10/2019

SEX: M

E. R., CASE NUMBER: 137-25JT-029

a child C A S E DOB: 06/03/2018

SEX: M

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 Cantleberry Juvenile Court Center Courtroom, 225 Tift Ave. N., Suite C1, Tifton, Tift County, Georgia on the 31st day of March, 2026, at 1:00 p.m., to answer the allegations of the petition. The parent(s), guardian(s), legal custodian(s) or any other person(s) having physical custody or control of the above-named child(ren) are hereby commanded to bring the above-named child(ren) to the aforementioned hearing at the aforesaid time and place. If you are served with this summons by publication as provided by law, you are likewise required to appear before this court at the above-stated date, time, and place to answer the allegations of the petition. A copy of the petition seeking termination of the parental rights of the parents of the above-named child(ren) may be obtained at the office of the Clerk of the Tift County Juvenile Court located at 220 Chestnut Ave., Building C, Tifton, Tift County, Georgia 31794. TO ANY BIOLOGICAL FATHER REQUIRED TO BE SERVED PURSUANT TO O.C.G.A. §15-11-283: Please be advised

Juvenile Court

that any biological father who is not the legal father of the above-named child(ren) may lose all rights to the child(ren) named in the petition brought in the above-styled matter and will not be entitled to object to the termination of his rights to the child(ren) unless, within 30 days of receipt of this notice, he files a petition to legitimate the child(ren). AND a notice of the filing of the petition to legitimate with this court.

NOTICE OF EFFECT OF TERMINATION JUDGMENT

TO THE MOTHER, BIOLOGICAL FATHER AND LEGAL FATHER OF THE CHILD(REN) (IF ANY):

Georgia law provides that you can permanently lose your rights as a parent. A petition to terminate parental rights has been filed requesting the court to terminate your parental rights to your children-. A copy of the petition to terminate parental rights is attached to this notice. A court hearing of your case has been scheduled for 1:00 p.m. on the 31st day of March, 2026, at the Michael Cantleberry Juvenile Court Center Courtroom, 225 Tift Ave. N., Suite C1, Tifton, Tift County, Georgia at the Court of Tift County.. If you fail to appear, the court can terminate your rights in your absence. If the court at the trial finds that the facts set out in the petition to terminate parental rights are true and that termination of your rights will serve the best interests of your children-, the court can enter a judgment ending your rights to your children-. If the judgment terminates your parental rights, you will no longer have any rights to your children-. This means that you will not have the right to visit, contact, or have custody of your children- or make any decisions affecting your children- or your children-’s earnings or property. Your children- will be legally freed to be adopted by someone else. Even if your parental rights are terminated:(1) You will still be responsible for providing financial support (children- support payments) for your children-’s care unless and until your children- are 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

A-116

PUBLIC NOTICE OF APPROVAL OF CAP

A Corrective Action Plan (CAP) for the following property(ies) that describes the corrective action the responsible party has determined is necessary to comply with the risk reduction standards of the Georgia Environmental Protection Division’s (EPD) Rules for Hazardous Site Response has been submitted to EPD. Notice is hereby given that EPD approves the CAP and is publishing notice of such to Section 391-3-19-.06 (5)(f) of the rules. After the corrective action is complete, the responsible party will submit a Compliance Status Report and certify compliance with risk reduction standards. Responsible Party: The City of Albany HSI Site No.: 10736 Tax Parcel ID : N/A Site Name: Albany MGP Street Address: West Society Avenue at North Front Street City, County, Zip Code: Albany, Dougherty County, Georgia 31702 EPD Compliance Officer: Antonia Beavers February 7, 2026

In accordance with the state of Georgia records retention policy 34 CFR 300.624, the Dougherty County Board of Education will be permanently destroying all special education records for students who graduated or transferred during the years 2019-2020. The destruction date is set for March 11, 2026. If anyone wishes to obtain their records before the destruction date, please stop by the Dougherty County School System Exceptional Students Program, located at the Albany High Complex at 801 West Residence Avenue, Suite 217 or call the ESP office at 229-431-1313.

Name Changes

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

Name Changes

A-062

**IN THE SUPERIOR COURT OF
Dougherty
COUNTY
STATE OF GEORGIA**
In re the Name Change of the
Child(ren)
Lincoln Ryan Edenfield
Civil Actcion 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-072

**IN THE SUPERIOR COURT OF
Dougherty County
STATE OF GEORGIA**
In re the name change of:
Anitria M Thomas
Civil Action File No 26CV50
**NOTICE OF PETITION TO
CHANGE NAME**

I, Anitria M Thomas filed a petition in
the Superior Court of Dougherty
County, Georgia on the 22nd day of
January, 2026 to change my name
from Anitria Michelle Thomas to
Anitria Michelle Killings.
Any interested party has the right to
appear in this case and file
objections within 30 days after the
Petition was filed.
Signed this 22 day of Janaury, 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-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

**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

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

Election Notices

https://www.gaswcc.org/ or from the
Election Superintendent of Calhoun
County.

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

**NOTICE OF ELECTION OF
FLINT RIVERSOIL AND WATER
CONSERVATION DISTRICT
SUPERVISOR**
February 1, 2026

To all qualified voters in Calhoun
County:

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

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

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

Probate Court Administration

**A-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

**A-083
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT**

**IN RE: ESTATE OF: PATRICIA
DIANNE BROOKINS**
ESTATE FILE NO: 2026-ES-024
Susan Marie Ruckman has
petitioned to be appointed
administrator of the estate
PATRICIA DIANNE BROOKINS,
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 **March 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
February 7, 14, 21, 28, 2026

**A-078
IN THE PROBATE COURT OF
Calhoun County
STATE OF GEORGIA**

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

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

BE NOTIFIED FURTHER: All
objections to the petition must be in
writing, setting forth the grounds of
any such objections. All objections
should be sworn to before a notary
public or before a probate court
clerk, and filing fees must be
tendered with your objections, unless
you qualify to file as an indigent
party. Contact probate court
personnel for the required amount of
filing fees. If any objections are filed,

Probate Court Administration

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-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
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-048
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT**

**IN RE: ESTATE OF: SALLIE MAE
WILLIAMS**
ESTATE FILE NO: 2025-ES-201
Jeremy Miles has petitioned to be
appointed **administrator** of the
estate **SALLIE MAE WILLIAMS**,
Deceased, of said County. (The
Petitioner has also applied for certain
powers contained in O.C.G.A.
53-12-261, and waiver of
bond/reports/statements.) All
interested parties are hereby notified
to show cause why said petition
should not be granted. All objections
to the petition must be in writing,
setting forth the grounds for any
such objections, and must be filed
with the court on or before **February
9, 2026**.

All pleadings/objections must be
signed before a notary public or
before a probate court clerk, and
filing fees must be tendered with
your pleadings/objections, unless
you qualify to file as an indigent
party. Contact probate court
personnel at the following
address/telephone number for the
required amount of filing fees. If any
objections are filed, a hearing will
be scheduled at a later date. If no
objections are filed, the petition may
be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
January 17, 24, 31, 2026, February
7, 2026

**GEORGIA, DOUGHERTY COUNTY
PROBATE COURT**

IN RE: ESTATE OF: JUDITH HISE
ESTATE FILE NO: 2025-ES-450
Travis 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
January 17, 24, 31, 2026, February
7, 2026

**GEORGIA, DOUGHERTY COUNTY
PROBATE COURT**

**IN RE: ESTATE OF: JIMMY LEE
RAMSEY, SR.**
ESTATE FILE NO: 2025-ES-410
**NOTICE OF PETITION TO FILE
FOR YEAR'S SUPPORT**
The Petition of **Marietta Price
Ramsey** for a year's support from
the estate of **JIMMY LEE RAMSEY,
SR.**, Deceased, for Decedent's
surviving spouse having been duly
filed, all interested persons are
hereby notified to show cause, if any,
on or before **February 9, 2026**, why
said petition should not be granted.
All objections to the petition must
be in writing, setting forth the
grounds for any such objections, and
must be filed on or before the time
stated in the preceding sentence. All
pleading/objections must be signed
before a notary public or before a
probate court clerk, and filing fees
must be tendered with your
pleadings/objections, unless you
qualify to file as an indigent party.
Contact probate court personnel at
the following address/telephone
number for the required amount of
filing fees. If any objections are
filed, a hearing will be scheduled at
a later date. If no objections are
filed, the petition may be granted
without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102

**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 24, 31, 2026, February 7,
14, 2026

Probate Court 12 mth Support

**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-114
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT**

**IN RE: ESTATE OF: PRICILLA
LYNN TERRY**
ESTATE FILE NO: 2025-ES-329
**NOTICE OF PETITION TO FILE
FOR YEAR'S SUPPORT**

The Petition of **Todd Evan
Whitehead** for a year's support from
the estate of **PRICILLA LYNN
TERRY**, Deceased, for Decedent's
surviving spouse having been duly
filed, all interested persons are
hereby notified to show cause, if any,
on or before **March 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
February 7, 14, 21, 28, 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
February 7, 14, 21, 28, 2026

**A-041
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT**

**IN RE: ESTATE OF: JIMMY LEE
RAMSEY, SR.**
ESTATE FILE NO: 2025-ES-410
**NOTICE OF PETITION TO FILE
FOR YEAR'S SUPPORT**

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

Probate Court Discharge

A-080

NOTICE
PROBATE COURT OF
DOUGHERTY COUNTY
ESTATE NO: 2025-ES-014

Probate Court Discharge

**PETITION OF DAVID LYLE
BLAND**
**FOR DISCHARGE AS PERSONAL
REPRESENTATIVE**
OF THE ESTATE OF:
MARGUERITE BENDAVID BLAND
TO: ALL INTERESTED PARTIES

This is to notify you to file
objection, if there is any, to the
above referenced petition, in this
Court on or before February 17,
2026. BE NOTIFIED FURTHER: All
objections to the petition must be in
writing, setting forth the grounds for
any such objections. All
pleadings/objections must be signed
before a notary public or before a
probate court clerk, and filing fees
must be tendered with your
pleadings/objections, unless you
qualify to file as an indigent party.
Contact probate court personnel at
the following address/telephone
number for the required amount of
filing fees. If any objections are
filed, a hearing will be scheduled at a
later date. If no objections are filed,
the petition may be granted without a
hearing.
LEISA G. BLOUNT, PROBATE
JUDGE
Dougherty County Probate Court
Albany, GA 31702-1827
(229) 431-2102
February 7, 2026

A-082

NOTICE
(For Discharge from Office and all
Liability)
PROBATE COURT OF
DOUGHERTY COUNTY
ESTATE NO: 2024-ES-385
PETITION OF WILLIAM HARVEY
ELLIS
FOR DISCHARGE AS PERSONAL
REPRESENTATIVE
OF THE ESTATE OF: VIRGINIA
ANNE GARDNER

TO: MACAYLA GRACE GARDNER
AND ALL INTERESTED PARTIES
This is to notify you to file
objection, if there is any, to the
above referenced petition, in this
Court on or before March 2, 2026.
BE NOTIFIED FURTHER: All
objections to the petition must be in
writing, setting forth the grounds for
any such objections. All
pleadings/objections must be signed
before a notary public or before a
probate court clerk, and filing fees
must be tendered with your
pleadings/objections, unless you
qualify to file as an indigent party.
Contact probate court personnel at
the following address/telephone
number for the required amount of
filing fees. If any objections are
filed, a hearing will be scheduled at a
later date. If no objections are filed,
the petition may be granted without a
hearing.
LEISA G. BLOUNT, PROBATE
JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102
February 7, 14, 21, 28, 2026

A-081

NOTICE
PROBATE COURT OF
DOUGHERTY COUNTY
ESTATE NO: 2024-ES-015
PETITION OF JOHN FLANDERS
KENNEDY
FOR DISCHARGE AS PERSONAL
REPRESENTATIVE
OF THE ESTATE OF: RONALD
BUFORD

TO: ALL INTERESTED PARTIES
This is to notify you to file
objection, if there is any, to the
above referenced petition, in this
Court on or before February 17,
2026. BE NOTIFIED FURTHER: All
objections to the petition must be in
writing, setting forth the grounds for
any such objections. All
pleadings/objections must be signed
before a notary public or before a
probate court clerk, and filing fees
must be tendered with your
pleadings/objections, unless you
qualify to file as an indigent party.
Contact probate court personnel at
the following address/telephone
number for the required amount of
filing fees. If any objections are
filed, a hearing will be scheduled at a
later date. If no objections are filed,
the petition may be granted without a
hearing.
LEISA G. BLOUNT, PROBATE
JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102
February 7, 2026

Public Hearings

A-095
STATE BOARD MEMBER TO
HOLD PUBLIC HEARINGS
February 24, 2026
Frank Griffin to Host
State Board of Education Second
District Public Hearing

The State

Service by Publication

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 Glens 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 29575.

Respectfully submitted,
BRANA J. WILLIAMS,
Attorney for Plaintiff

Indigo Family Law, LLC,
2055 Glens 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

A-117

TRADE NAME REGISTRATION

STATE OF GEORGIA
COUNTY OF DOUGHERTY

The undersigned does hereby certify that Burlington Coat Factory Warehouse Corporation in the city of Albany, county of Dougherty in the state of Georgia, under the name of DJKT and located at 832 N. Westover Blvd, Albany GA 31707. The nature of the business is retail merchandise.

The names and addresses of the persons, firms, or partnerships owning and carrying on said trade or business are:

Burlington Coat Factory Warehouse Corporation
1830 Route 130N
Burlington, NJ 08016

February 7, 14, 2026

A-084

The undersigned hereby certify that SASCO Chemical Group, LLC a Georgia limited liability company is conducting a business at 827 Pine Ave. in the City of Albany, County of Dougherty, State of Georgia under the name of Arclin Elastomers, and that the nature of the business is a manufacturer of anti-tack systems and formulations for the rubber industry, wood release products, and 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-125

NOTICE OF FORECLOSURE SALE UNDER POWER OF SALE NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF DOUGHERTY Pursuant to a power of sale contained in a certain security deed executed by EDRIANNA WILLIAMS, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Finance of America Mortgage LLC its successors and assigns, dated May 30, 2017, and recorded on May 30, 2017 in Deed Book 4419, beginning at page 9, of the deed records of the Clerk of the Superior Court of Dougherty County, Georgia, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at public outcry before the door of the courthouse in Dougherty County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale, for cash, to the highest bidder on the first Tuesday in March, 2026, all property described in said security deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA

Foreclosures

AND BEING ALL OF LOT 105 OF ADDITION TO BRIERWOOD SUBDIVISION ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 3, PAGE 67, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. Said property may more commonly be known as **513 JOHNSON ROAD, ALBANY, GA 31705** Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. 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. LoanCare, LLC is the entity with full authority to negotiate, amend and modify the terms of the Note and Security Deed, and it may be contacted at: Address: 3637 Sentara Way, Suite 303, Virginia Beach, VA 23452 Phone: 757-893-1300 To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be EDRIANNA WILLIAMS, or tenant(s). Lakeview Loan Servicing, LLC, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Please note that if any borrower or obligor has received a discharge in a bankruptcy case filed under Title 11 of the United States Code, no personal liability will arise from this foreclosure action against that individual. This foreclosure action is being pursued solely against the real property to enforce the lien created by the Security Instrument. Respectfully, Marinosci Law Group, P.C. 16415 Addison Road, Suite 725 Addison, TX 75001 (401) 234-9200 (401) 398-2594 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.A-4863735

February 7, 14, 21, 28, 2026

A-097

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827 ALBANY, GA 31702 229-431-2130, Petitioner, vs.

LOT 12, BANKS SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 112 EAST ROAD, ALBANY, GEORGIA, GREENLEO RESIDENTIAL RENTAL, LLC, ITS SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.

CIVIL ACTION FILE NUMBER SUCV2026000078

NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on January 27, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2023 through 2024 in the amount of \$1,559.16 (amount includes principal amount of taxes owed and any accrued interest and penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 0001I/00005/007.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 29th day of January, 2026.

PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.

By: S/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212

Attorneys for Dougherty County Tax Director

P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com

EXHIBIT "A"

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being all of Lot 12 of Banks Subdivision, according to plat of same as recorded in Plat Book 1, Page 247 in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

February 7, 14, 2026

A-102

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827 ALBANY, GA 31702 229-431-2130, Petitioner, vs.

PART OF TRACT 13, SOUTHERN NUT AND FRUIT COMPANY, SUBDIVISION "B", DOUGHERTY COUNTY, GEORGIA, 2117 WILLINGHAM DRIVE, ALBANY, GEORGIA, LEONARD G. KING, OR HIS ESTATE AND ANY OF HIS RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.

CIVIL ACTION FILE NUMBER SUCV2026000073

NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f),

Foreclosures

that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on January 27, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2010 through 2024 in the amount of \$4,677.09 (amount includes principal amount of taxes owed and any accrued interest and penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 00208/00001/42F.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 29th day of January, 2026.

PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.

By: S/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212

Attorneys for Dougherty County Tax Director

P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com

EXHIBIT "A"

All that tract or parcel of land lying and being in Dougherty County, Georgia, and being the south 187 feet of Tract 13 of the Southern Nut and Fruit Company Subdivision "B" according to a map or plat of said subdivision as same is recorded in Deed Book 18, Page 371, in the office of the Clerk of Superior Court of Dougherty County, Georgia and more particularly described as follows:

Begin at the southwest corner of said Tract 13 and run thence northerly along the west line of said tract a distance of 187 feet to a point; run thence easterly on a line parallel to the south line of said Tract 13 to the east line of said tract; run thence southerly along the east line of said Tract 13 a distance of 187 feet to the south line of said tract; run thence westerly along the south line of said Tract 13 to the point of beginning.

Said property is the subject of an Order of Possession entered by the Superior Court of Dougherty County, Georgia on April 17, 1990 recorded in Deed Book 1046, Page 52.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

February 7, 14, 2026

A-100

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827 ALBANY, GA 31702 229-431-2130, Petitioner, vs.

LOT 1, BLOCK C, ISABELLA HEIGHTS SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 113 COLLINS STREET, ALBANY, GEORGIA, GREENLEO RESIDENTIAL RENTAL, LLC, ITS SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.

CIVIL ACTION FILE NUMBER SUCV2026000076

NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f),

Foreclosures

58 & 59, DOUGHERTY COUNTY, GEORGIA, 629 FIRST AVENUE, ALBANY, GEORGIA, RICARDO * BANNISTER AND SARAH BANNISTER, OR THEIR ESTATE AND ANY OF THEIR RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.

CIVIL ACTION FILE NUMBER SUCV2026000075

NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on January 27, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2023 through 2024 in the amount of \$1,590.78 (amount includes principal amount of taxes owed and any accrued interest and penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 0000D/00001/006.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 29th day of January, 2026.

PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.

By: S/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212

Attorneys for Dougherty County Tax Director

P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com

EXHIBIT "A"

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being more particularly described as follows: After running a line east 182 1/2 feet from the northeast corner of the intersection of Davis and First Streets, the description of the land to be conveyed begins. Run thence east 50.0 feet; thence north 200.0 feet to an alley; thence west 50.0 feet; thence south 200.0 feet to the beginning point, the same being known as 629 First Avenue in said City.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

February 7, 14, 2026

A-106

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827 ALBANY, GA 31702 229-431-2130, Petitioner, vs.

LOT 2A, SURVEY OF CITY LOT 44 & PART OF LOT 42, BLOCK 67, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, 426 SOCIETY AVENUE AKA W. SOCIETY AVENUE, ALBANY, GEORGIA, GREENLEO RESIDENTIAL RENTAL, LLC, ITS SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.

CIVIL ACTION FILE NUMBER SUCV2026000069

NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on January 27, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2023 through 2024 in the amount of \$8,539.35 (amount includes principal amount of taxes owed and any accrued interest and penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 0000C/00021/021.

Foreclosures

229-431-2130, Petitioner, vs. LOT 8, BLOCK 20, RAGSDALE ADDITION, DOUGHERTY COUNTY, GEORGIA, 514 CEDAR AVENUE, ALBANY, GEORGIA, LATOYA BARNEY, OR HER ESTATE AND ANY OF HER RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.

CIVIL ACTION FILE NUMBER SUCV2026000068

NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on January 27, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2023 through 2024 in the amount of \$2,311.34 (amount includes principal amount of taxes owed and any accrued interest and penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 000HH/00046/029.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 29th day of January, 2026.

PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.

By: S/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212

Attorneys for Dougherty County Tax Director

P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com

EXHIBIT "A"

All that tract or parcel of land situate, lying and being in the City of Albany, Dougherty County, Georgia and being ALL of Lot 8 in Block 20 in the Ragsdale Addition to the City of Albany, plat of which is recorded in Deed Book 15, Page 344 in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

February 7, 14, 2026

A-127

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
COUNTY OF DOUGHERTY

Under and by virtue of the power of sale contained in that certain Commercial Deed to Secure Debt, Security Agreement and Fixture Filing and Assignment of Leases and Rents from WIL 1401 Whispering Pines LLC, a Georgia limited liability company ("Grantor"), to and in favor of Pacific Private Money, Inc., a California corporation, dated May 11, 2022, and recorded May 16, 2022 in Deed Book 4976, Page 210, Dougherty County, Georgia records (the "Security Deed"), securing that certain Commercial Promissory Note dated May 11, 2022 in the original principal amount of \$2,500,000.00 (the "Note"); as assigned to Saluda Grade Mortgage Funding LLC, pursuant to that certain Assignment of Commercial Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents, dated as of May 24, 2022, recorded November 22, 2023, in Deed Book 5145, Page 278, aforesaid records; and as assigned to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2021-RLT1 ("Lender") pursuant to that certain Assignment of Security Deed/Mortgage, recorded January 16, 2024, in Deed Book 5157, Page 1, aforesaid records (the "Last Assignment"); which Last Assignment as affected by that certain Scrivener's Error Affidavit, indicating the assignee originally and incorrectly identified in the Last Assignment, Saluda Grade Alternative Mortgage Trust 2021-RLT1, should have instead been Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2021-RLT1, recorded February 8, 2024, in Deed Book 5163, Page 161, aforesaid records; there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash before the Courthouse door in Dougherty County, Georgia, on the first Tuesday in March 2026, the following described property (the "Premises") to wit:

ALL OF LOTS 51, 53, 55, 57, 59, 61, 63 AND 65 OF WHISPERING PINES SUBDIVISION WHICH IS MORE PARTICULARLY DESCRIBED BY PLAT RECORDED IN PLAT BOOK 2, PAGE 23 IN THE OFFICE OF CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, BEING IMPROVED PROPERTY HAVING LOCATED THEREON A MULTIPLE APARTMENT COMPLEX KNOWN AS WHISPERING PINES APARTMENTS; TOGETHER WITH ALL GAS AND ELECTRIC FIXTURES, HEATING, PLUMBING AND MR CONDITIONING EQUIPMENT, STATIONARY EQUIPMENT, TREES AND SHRUBBERY, SWIMMING POOL AND SWIMMING POOL EQUIPMENT.

Property commonly known as: **1401 WHISPERING PINES ROAD, ALBANY, GA 31707.**

The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed.

The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto.

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to

Foreclosures

collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Saluda Grade Alternative Mortgage Trust 2021-RLT1, as agent for Lender, 8180 E. Keiser Boulevard, Anaheim, California 92808; (914) 261-1349. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument.

To the best knowledge and belief of the undersigned, the party in possession of the Premises is Grantor, WIL 1401 Whispering Pines LLC, or a tenant or tenants and said property is more commonly known as **1401 WHISPERING PINES ROAD, ALBANY, GA 31707.**

Wilmington Savings Fund Society, FSB,

not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2021-RLT1 as Attorney-in-Fact for **WIL 1401 Whispering Pines LLC**

William. O Tate

McCalla Raymer Leibert, Pierce, LLP
1544 Old Alabama Road
Roswell, Georgia 30076
(678) 281-6473
william.tate@mccalla.com

February 7, 14, 21, 28, 2026

A-121

GA2500293552

Notice Of Foreclosure Sale Under Power

Dougherty County, Georgia Under and by virtue of the Power of Sale contained in a Security Deed given by Josh Hopewell, Sole Ownership to Mortgage Electronic Registration Systems, Inc., As Grantee, AS Nominee For Colony Bank, dated 09/30/2024 and recorded 10/04/2024 in D2024005670, in Book 5233, Page 293-306, Dougherty County, Georgia Records, as last transferred to Amerihome Mortgage Company, LLC by assignment recorded on 09/22/2025 BK: 5336 PG: 219 DOC#: D2025-005355 in the Office of the Clerk of Superior Court of Dougherty Georgia Records, conveying the after-described property to secure a Note in the original principal amount of \$ 216,015.00, 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, within the legal hours of sale on 03/03/2026, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lots 34 And 35 In The Second Land District, Dougherty County, Georgia, And Being All Of Lot 24 Of Byron Lake Estates, Section II, According To A Map Or Plat Of Said Subdivision As Same Is Recorded In Plat Book 3, Page 230, (Plat Cabinet 1, Slide B-3), In The Office Of The Clerk Of Superior Court Of Dougherty County, Georgia. This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fee having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Amerihome Mortgage Company, LLC they can be contacted at 866-978-2622 for Loss Mitigation Dept, or by writing to Amerihome Mortgage Company, LLC 9726 Old Bailes Rd Ste 200, Fort Mill, SC 29707 to discuss possible alternatives to avoid foreclosure. Said property will be sold on "as-is" basis and subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Josh Hopewell, Sole Ownership or tenant(s); and said property is more commonly known as **4805 Millbrook Road, Albany, GA 31721.** The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Amerihome Mortgage Company, LLC as Attorney in Fact for Josh Hopewell, Sole Ownership. First American Title Insurance Company of 4795 Regent Blvd, Mail Code 1011-F Irving TX 75063 866-429-5179 GA2500293552

February 7, 14, 21, 28, 2026

A-104

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827 ALBANY, GA 31702 229-431-2130, Petitioner, vs.

LOT 18, BLOCK 3, CLEVELAND HEIGHTS SUBDIVISION "A", DOUGHERTY COUNTY, GEORGIA, 1012 FIRST AVENUE, ALBANY, GEORGIA, GREENLEO RESIDENTIAL RENTAL, LLC, ITS SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.

CIVIL ACTION FILE NUMBER SUCV2026000071

NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f),

Foreclosures

that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on January 27, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2023 through 2024 in the amount of \$3,616.69 (amount includes principal amount of taxes owed and any accrued interest and penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 0000D/00007/015.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 29th day of January, 2026.

PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.

By: S/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212

Attorneys for Dougherty County Tax Director

P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com

EXHIBIT "A"

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia and being more particularly described as follows: All of Lot 18 in Block 3 of Cleveland Heights Subdivision "A" according to a map or plat of said subdivision as recorded in Plat Book 1, Page 204, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

February 7, 14, 2026

A-112

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
COUNTY OF DOUGHERTY

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt, Security Agreement and Assignment of Rents (Facility A) from The Gables Residential, LLC, a Florida limited liability company (the "Grantor") to and in favor of Merchants Bank of Indiana (the "Holder") dated July 29, 2022, and recorded in Deed Book 5005, Page 11 and re-recorded in Deed Book 5030, Page 242, Dougherty County, Georgia records, as transferred and assigned (as assigned, amended and/or modified, the "Security Deed"), securing that certain Promissory Note (Facility A) dated July 29, 2022 in the original principal amount of \$8,391,000.00 executed by Grantor payable to Holder (as amended and/or modified, the "Note"), there will be sold at public outcry by Holder, as attorney-in-fact for Grantor, to the highest bidder for cash between the legal hours for sale before the Courthouse door in Dougherty County, Georgia, on March 3, 2026, the following described land, improvements and appurtenances (hereinafter collectively referred to as the "Premises") to wit:

Property Address: **2224 Habersham Road, Albany, GA 31701**

All that tract or parcel of land and being in Land Lot 360, First Land District, Dougherty County, Georgia and being more particularly described as follows: BEGIN at the intersection of the south right of way of Randolph Avenue and the east right of way of Habersham Road; from this point go south 89 degrees 50 minutes 00 seconds east, a distance of 990.72 feet to a point; thence go north 00 degrees 21 minutes 10 seconds west a distance of 368.88 feet to a point; thence go north 41 degrees 36 minutes 05 seconds east a distance of 54.71 feet to a point; thence go north 01 degrees 19 minutes 00 seconds east a distance of 540.60 feet to a point; thence go north 88 degrees 40 minutes 56 seconds west a distance of 874.93 feet to a point on the east right of way of Habersham Road; thence go south 40 degrees 56 minutes 00 seconds west a distance of 157.66 feet to the P.C. of a curve; thence continue along the east right of way of Habersham Road along a curved right of way, the chord being south 20 degrees 33 minutes 00 seconds west to the P.T. of the curve (the chord distance being 163.10 feet, and the arc distance of the curved right of way being 166.59 feet and the curve having a radius of 234.13 feet); thence continue along the east right of way of Habersham Road south 00 degrees 10 minutes 00 seconds west a distance of 699.45 feet to the POINT OF BEGINNING. Said tract contains 22.062 acres.

ALSO BEING DESCRIBED AS:

All that tract or parcel of land and being in Land Lot 360, First Land District, Dougherty County, Georgia and being more particularly described as follows:

BEGIN at the intersection of the south right of way of Randolph Avenue and the east right of way of Habersham Road; from this point go south 89 degrees 50 minutes 00 seconds east, a distance of 990.80 feet to a point; thence go north 00 degrees 21 minutes 10 seconds west a distance of 368.88 feet to a point; thence go north 41 degrees 36 minutes 05 seconds east a distance of 54.71 feet to a point; then go north 01 degrees 19 minutes 00 seconds east a distance of 540.60 feet to a point; thence go north 88 degrees 40 minutes 56 seconds west a distance of 874.98 feet to a point on the east right of way of Habersham Road; thence go south 40 degrees 56 minutes 00 seconds west a distance of 157.66 feet to the P.C. of a curve; thence continue along the east right of way of Habersham Road south 00 degrees 10 minutes 00 seconds west a distance of 698.65 feet to the POINT OF BEGINNING. Said tract contains 21.97 acres.

TOGETHER WITH, All of the present and future estates, interests and rights of Grantor in and to (i) the Real Estate, (ii) all real estate in which Grantor may now or hereafter acquire an interest by reason of any

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accession or accretion with respect to the Real Estate and (iii) all real estate situated within the rights-of-way of any streets, alleys and roads adjoining the Real Estate; All buildings, structures, improvements and fixtures (including but not limited to all lighting fixtures and mechanical equipment) now or hereafter erected or placed in or upon the Real Estate or now or hereafter attached to or used in connection with the Real Estate to the extent such items may be considered part of the Real Estate under applicable law; All tenements, hereditaments, easements, appurtenances and other rights and privileges thereunto now or hereafter attaching and belonging, or in any way appertaining to the Real Estate, including without limitation (i) all surface and subsurface soils, (ii) all minerals, elements, oil, gas, and other commercially valuable substances which may be in, under or produced from any part of the Real Estate, (iii) all air rights, and (iv) all water and water rights; All rents, issues, profits, income, cash, proceeds, accounts, accounts receivable, instruments, letter of credit rights, insurance proceeds, deposit and other accounts, contract rights and general intangibles arising of or from the Real Estate or the improvements from time to time located thereon, including but not limited to the rents, income and profits arising from the operation of any business and all fees, charges, accounts or other payments for the use or occupancy of rooms and other public facilities in any hotel, motel, or other lodging properties located on the Real Estate (funds obtained as such rents, income, profits, fees, charges, accounts or other payments and all interests, estates or other rights and claims, arising in law or in equity, which Grantor now has or may hereafter acquire in any of the foregoing, including without limitation any greater estate Granter may hereafter acquire in the Real Estate or improvements located thereon (the interests, estates and other rights and claims described in paragraphs A through F are hereinafter collectively referred to as the "Premises"); All leases, subleases, subtenancies, licenses, occupancy agreements and other agreements for the leasing, use, occupancy or enjoyment of any portion or all of the Premises now or hereafter existing, and all amendments, renewals and extensions thereof (hereinafter collectively referred to as the "Leases"); All present and future guaranties of the performance of any lessee under any of the Leases and all letters of credit issued, and all other collateral granted, as security for the obligations of any tenant arising under or in connection with any of the Leases; All monies, deposit accounts, furniture, equipment, inventory, fixtures, accounts, accounts receivable, chattel paper, documents, investment property, trademarks and all trade name agreements, logos, licenses, instruments, contract rights, insurance proceeds, commercial tort claims, franchise agreements, software, letter of credit rights, and general intangibles (including payment intangibles) in which Grantor now or hereafter has an interest, individually or with others, and which are located upon, used in connection with, related to or arising out of the Premises, and all additions, accessions and accretions to, replacements and substitutions for, products of and proceeds from any of the foregoing, and any and all types of personal property in which a security interest may be perfected by filing in the Office of the Recorder of Dougherty County, Georgia; All insurance policies relating to the Premises and all claims and rights to payment of proceeds and other sums payable thereunder or in connection therewith; All awards, compensation and settlements in lieu thereof made as a result of the taking by power of eminent domain of the whole or any part of the Premises, including any awards for damages sustained to the Premises, for a temporary taking, change of grade of streets or taking of access; All present and future deposits and revenues relating to the Premises, including without limitation security deposits, replacement revenue escrows, tax and insurance escrows and working capital reserves or escrows, and all funds of Grantor from time to time on deposit with Lender; All present and future building permits, operating permits, variances, licenses, governmental permits and approvals, utility permits, certificates of occupancy, and other permits, approvals and authorizations now or hereafter issued in connection with and the development, construction, equipping, maintenance or operation of the Premises; All present and future contracts or agreements relating to the design, development, construction, furnishing, equipping, operation, use or maintenance of the Premises, including without limitation all construction contracts and subcontract, architectural contracts, engineering contracts and other design contracts and purchase agreements; All present and future contractor's, subcontractor's and supplier's warranties, guarantees of performance and undertakings with respect to services or materials furnished in connection with the design, development, construction, equipping, operation, use or maintenance of the Premises; All present and future service and other agreements relating to the operation, management, maintenance and repair of the Premises or the buildings and improvements thereon, whether now owned by Granter or hereafter acquired or arising, including without limitation any present or future management agreement relating to the management or operation of the Premises; All present and future plans and specifications, surveys, site plans, soil reports, drawings and papers relating to the Premises and the development, design, construction and equipping of the improvements on the Premises, whether now owned by Granter or hereafter acquired or arising; All present and future contracts and

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agreements providing for financial incentives, grants, tax credits, loans, infrastructure development by third parties or other financial support in connection with the design, development, construction, equipping, operation, use or maintenance of the Premises, including without limitation all tax increment financing agreements, bond financing agreements, tax credit allocations and awards, agreements for payment in lieu of taxes and other governmental project agreements; All building supplies and materials ordered or purchased for use in connection with the construction and equipping of the improvements on the Premises, whether now owned by Granter or hereafter acquired or arising; All proceeds and contract rights and payments payable to Granter under any loan commitment for financing of the Premises; Any contract or agreement previously or hereafter entered into by Granter (but specifically excluding any of Granter's obligations or liabilities arising in connection with in any such contract or agreement) which is an interest rate protection agreement, foreign currency exchange agreement, commodity price protection agreement, or other interest or currency exchange rate or commodity price hedging arrangement, including without limitation any contract or agreement relating to a rate swap, basis swap, forward rate transaction, commodity swap, commodity option, equity or equity index swap, equity or equity index option, bond option, interest rate option, foreign exchange transaction, cap transaction, floor transaction, collar transaction, forward transaction, currency swap transaction, cross-currency rate swap transaction, currency option or any other similar hedging arrangement or transaction; All present and future purchase and sale agreements for the purchase of any portion of the Premises or other property located on the Premises, including without limitation, security deposits, earnest money deposits, association fees or assessments, and related escrows; and All additions, accessions and accretions to, replacements and substitutions for, products of and any and all cash and non-cash proceeds from any of the property described above. The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed. The Premises will be sold on an "as is, where is" basis without recourse against Holder and without representation or warranty of any kind or nature whatsoever by Holder with respect thereto. The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Security Deed. The Premises shall be sold as the property of Granter, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises. To the best of the undersigned's knowledge and belief, the owner of the Premises is the Granter and the party or parties in possession of the Premises is the Granter or tenants of the Granter. **MERCHANT'S BANK OF INDIANA** As Attorney-in-Fact for **THE GABLES RESIDENTIAL, LLC.** Lisa Wolgast, Esq. Barnes & Thornburg LLP 3340 Peachtree Rd NE Suite 2900 Atlanta, GA 30326 (470) 832-7535 February 7, 14, 21, 28, 2026

A-103
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA
SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA,
P.O. BOX 1827
ALBANY, GA 31702
229-431-2130, Petitioner,
vs.
PART OF TRACT 313, ALBANY GEORGIA PECAN COMPANY SUBDIVISION "C", DOUGHERTY COUNTY, GEORGIA, 1507 BROACH AVENUE, ALBANY, GEORGIA, STELLA H. NEW, SCOTT SENN, OR THEIR ESTATE AND ANY OF THEIR RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.
CIVIL ACTION FILE NUMBER SUCV2026000072
NOTICE OF PETITION FOR IN REM FORECLOSURE
To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on January 27, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2012 through 2024 in the amount of \$2,705.03 (amount includes principal amount of taxes owed and any accrued interest and penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 00174/0001/06A. A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein. This 29th day of January, 2026, PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C. By: S/Stephen G. Gunby Stephen G. Gunby Ga. Bar No.: 315212 Attorneys for Dougherty County Tax Director 1111 Bay Avenue, Third Floor Columbus, Georgia 31901

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(706) 243-5630 sgunby@pagescrantom.com EXHIBIT "A" All that tract or parcel of land lying and being in the First Land District of Dougherty County, Georgia, and being a part of Tract 313 of Albany Georgia Pecan Company Subdivision "C", according to the plat of that subdivision as recorded in Contract Book 2, Page 44, in the office of the Clerk of the Superior Court of Dougherty County, Georgia, and being more particularly described as a tract 90 feet wide by 100 feet deep off of the northeastern corner of the eastern 1.00 acre of tract 313 of Albany Georgia Pecan Company Subdivision "C". The described tract is the same as that conveyed by Della S. New to Joseph Ross New, by deeds recorded in Deed Book 312, Page 236, and Deed Book 315, Page 129, respectively, in the office of the Clerk of the Superior Court of Dougherty County, Georgia. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. February 7, 14, 2026

A-105
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA
SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA,
P.O. BOX 1827
ALBANY, GA 31702
229-431-2130, Petitioner,
vs.
LOT 29 & PART OF LOT 28, GROVELAND SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 1905 QUEENS ROAD, ALBANY, GEORGIA, SHERRY LEMOYNE BRENTON DIRKSEN, OR HER ESTATE AND ANY OF HER RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.
CIVIL ACTION FILE NUMBER SUCV2026000070
NOTICE OF PETITION FOR IN REM FORECLOSURE
To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on January 27, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2023 through 2024 in the amount of \$6,877.15 (amount includes principal amount of taxes owed and any accrued interest and penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 00000/00008/010. A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein. This 29th day of January, 2026, PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C. By: S/Stephen G. Gunby Stephen G. Gunby Ga. Bar No.: 315212 Attorneys for Dougherty County Tax Director 1111 Bay Avenue, Third Floor Columbus, Georgia 31901 (706) 243-5630 sgunby@pagescrantom.com EXHIBIT "A" All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being all of Lot 29 and North 58 feet of Lot 28 of Groveland Subdivision, according to a map or plat of same, recorded in Plat Book 2, Page 111, in the office of the Clerk of Superior Court of Dougherty County, Georgia. Subject to easements and restrictions of record, including any subdivision records. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. February 7, 14, 2026

A-077
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 SYLVIA MOFFETT to CONSECO FIANCE SERVICING CORP., dated 06/20/2000, and Recorded on 07/10/2000 as Book No. 2109 and Page No. 042 048, DOUGHERTY COUNTY, GA records, as last assigned to WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF THE LAKE COUNTRY MORTGAGE LOAN TRUST 2005 HE1 (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$52,250.00, 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 March, 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 225, EAST TOWN SUBDIVISION, SECTION 2 ACCORDING TO A PLAT OF SAME AS RECORDED IN PLAT BOOK 4, PAGE 33, IN THE OFFICE OF THE CLERK OF DOUGHERTY COUNTY, GEORGIA; BEING 1019 INVERNESS ROAD ACCORDING TO THE CURRENT NUMBERING SYSTEM OF ALBANY, 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).

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WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF THE LAKE COUNTRY MORTGAGE LOAN TRUST 2005 HE1 holds the duly endorsed Note and is the current assignee of the Security Deed to the property, NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF THE LAKE COUNTRY MORTGAGE LOAN TRUST 2005 HE1 (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, NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING may be contacted at: NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, 601 OFFICE CENTER DRIVE, SUITE 100, FORT WASHINGTON, PA 19034, 868 825 2174. 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 1019 INVERNESS RD, ALBANY, GEORGIA 31705 is/are: SYLVIA MOFFETT 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. WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF THE LAKE COUNTRY MORTGAGE LOAN TRUST 2005 HE1 as Attorney in Fact for SYLVIA MOFFETT. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010691285 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. February 7, 14, 21, 28, 2026

A-111
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF DOUGHERTY
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt, Security Agreement and Assignment of Rents (Facility A) from The Gables North, LLC, a Florida limited liability company (the "Grantor") to and in favor of Merchants Bank of Indiana (the "Holder") dated July 29, 2022, and recorded in Deed Book 5005, Page 58 and re-recorded in Deed Book 5030, Page 289, Dougherty County, Georgia records, as transferred and assigned (as assigned, amended and/or modified, the "Security Deed"), securing that certain Promissory Note (Facility A) dated July 29, 2022 in the original principal amount of \$8,391,000.00 executed by Grantor payable to Holder (as amended and/or modified, the "Note"), there will be sold at public outcry by Holder, as attorney-in-fact for Grantor, to the highest bidder for cash between the legal hours for sale before the Courthouse door in Dougherty County, Georgia, on March 3, 2026, the following described land, improvements and appurtenances (hereinafter collectively referred to as the "Premises") to wit: Property Address: **926 Lippitt Drive, Albany, GA 31701** All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia and being more particularly described as follows: Begin at the northeast corner of the intersection of Slappey Drive and Lowe Road and go north 0 degrees 30 minutes west a distance of 1167.9 feet to a point; thence run north 87 degrees 30 minutes east a distance of 774.2 feet to a point and the point of beginning; from this point of beginning run north 87 degrees 30 minutes east a distance of 340 feet; thence run north 2 degrees 30 minutes west a distance of 427.9 feet to a point; thence run south 87 degrees 30 minutes west a distance of 340 feet to appoint; thence run south 2 degrees 30 minutes east a distance of 427.9 feet to the point of beginning. Said property being a part of Land Lot 361 in the First Land District of Dougherty County, Georgia. ALSO BEING DESCRIBED AS: All that tract or parcel of land and being in the County of Dougherty, State of Georgia and being more particularly described as follows: Begin at the northeast corner of the intersection of Slappey Drive and Lowe Road and go north 01 degrees 32 minutes 37 seconds east a distance of 1187.90 feet to a point; thence run north 89 degrees 38 minutes 37 seconds east a distance of 774.20 feet to a point and the point of beginning; from this point of beginning run north 89 degrees 38 minutes 37 seconds east a distance of 340.00 feet; thence run north 00 degrees 21 minutes 23 seconds west a distance of 427.90 feet to a point; thence run south 89 degrees 38 minutes 37 seconds west a distance of 340.00 feet to a point; thence run south 00 degrees 21 minutes 23 seconds east a distance of 427.90 feet to the point of beginning. Said property being part of Land Lot 361 in the First Land District of Dougherty County, Georgia. TOGETHER WITH, All of the present and future estates, interests and rights of Grantor in and to (i) the

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Real Estate, (ii) all real estate in which Grantor may now or hereafter acquire an interest by reason of any accession or accretion with respect to the Real Estate and (iii) all real estate situated within the rights-of-way of any streets, alleys and roads adjoining the Real Estate; All buildings, structures, improvements and fixtures (including but not limited to all lighting fixtures and mechanical equipment) now or hereafter erected or placed in or upon the Real Estate or now or hereafter attached to or used in connection with the Real Estate to the extent such items may be considered part of the Real Estate under applicable law; All tenements, hereditaments, easements, appurtenances and other rights and privileges thereunto now or hereafter attaching and belonging, or in any way appertaining to the Real Estate, including without limitation (i) all surface and subsurface soils, (ii) all minerals, elements, oil, gas, and other commercially valuable substances which may be in, under or produced from any part of the Real Estate, (iii) all air rights, and (iv) all water and water rights; All rents, issues, profits, income, cash, proceeds, accounts, accounts receivable, instruments, letter of credit rights, insurance proceeds, deposit and other accounts, contract rights and general intangibles arising of or from the Real Estate or the improvements from time to time located thereon, including but not limited to the rents, income and profits arising from the operation of any business and all fees, charges, accounts or other payments for the use or occupancy of rooms and other public facilities in any hotel, motel, or other lodging properties located on the Real Estate (funds obtained as such rents, income, profits, fees, charges, accounts or other payments and held in any reserve, account or credit balance shall retain the character of such rents, income, profits, fees, charges, accounts or other payments); All interests, estates or other rights and claims, arising in law or in equity, which Grantor now has or may hereafter acquire in any of the foregoing, including without limitation any greater estate Granter may hereafter acquire in the Real Estate or improvements located thereon (the interests, estates and other rights and claims described in paragraphs A through F are hereinafter collectively referred to as the "Premises"); All leases, subleases, subtenancies, licenses, occupancy agreements and other agreements for the leasing, use, occupancy or enjoyment of any portion or all of the Premises now or hereafter existing, and all amendments, renewals and extensions thereof (hereinafter collectively referred to as the "Leases"); All present and future guaranties of the performance of any lessee under any of the Leases and all letters of credit issued, and all other collateral granted, as security for the obligations of any tenant arising under or in connection with any of the Leases; All monies, deposit accounts, furniture, equipment, inventory, fixtures, accounts, accounts receivable, chattel paper, documents, investment property, trademarks and all trade name agreements, logos, licenses, instruments, contract rights, insurance proceeds, commercial tort claims, franchise agreements, software, letter of credit rights, and general intangibles (including payment intangibles) in which Grantor now or hereafter has an interest, individually or with others, and which are located upon, used in connection with, related to or arising out of the Premises, and all additions, accessions and accretions to, replacements and substitutions for, products of and proceeds from any of the foregoing, and any and all types of personal property in which a security interest may be perfected by filing in the Office of the Recorder of Dougherty County, Georgia; All insurance policies relating to the Premises and all claims and rights to payment of proceeds and other sums payable thereunder or in connection therewith; All awards, compensation and settlements in lieu thereof made as a result of the taking by power of eminent domain of the whole or any part of the Premises, including any awards for damages sustained to the Premises, for a temporary taking, change of grade of streets or taking of access; All present and future deposits and revenues relating to the Premises, including without limitation security deposits, replacement revenue escrows, tax and insurance escrows and working capital reserves or escrows, and all funds of Grantor from time to time on deposit with Lender; All present and future building permits, operating permits, variances, licenses, governmental permits and approvals, utility permits, certificates of occupancy, and other permits, approvals and authorizations now or hereafter issued in connection with and the development, construction, equipping, maintenance or operation of the Premises; All present and future contracts or agreements relating to the design, development, construction, furnishing, equipping, operation, use or maintenance of the Premises, including without limitation all construction contracts and subcontract, architectural contracts, engineering contracts and other design contracts and purchase agreements; All present and future contractor's, subcontractor's and supplier's warranties, guarantees of performance and undertakings with respect to services or materials furnished in connection with the design, development, construction, equipping, operation, use or maintenance of the Premises; All present and future service and other agreements relating to the operation, management, maintenance and repair of the Premises or the buildings and improvements thereon, whether now owned by Granter or hereafter acquired or arising, including without limitation any present or future management agreement relating to the management or operation of the Premises; All present and future plans and specifications, surveys, site plans, soil reports, drawings and papers relating to the Premises and the development, design, construction and equipping of the improvements on the Premises, whether now

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owned by Granter or hereafter acquired or arising; All present and future contracts and agreements providing for financial incentives, grants, tax credits, loans, infrastructure development by third parties or other financial support in connection with the design, development, construction, equipping, operation, use or maintenance of the Premises, including without limitation all tax increment financing agreements, bond financing agreements, tax credit allocations and awards, agreements for payment in lieu of taxes and other governmental project agreements; All building supplies and materials ordered or purchased for use in connection with the construction and equipping of the improvements on the Premises, whether now owned by Granter or hereafter acquired or arising; All proceeds and contract rights and payments payable to Granter under any loan commitment for financing of the Premises; Any contract or agreement previously or hereafter entered into by Granter (but specifically excluding any of Granter's obligations or liabilities arising in connection with in any such contract or agreement) which is an interest rate protection agreement, foreign currency exchange agreement, commodity price protection agreement, or other interest or currency exchange rate or commodity price hedging arrangement, including without limitation any contract or agreement relating to a rate swap, basis swap, forward rate transaction, commodity swap, commodity option, equity or equity index swap, equity or equity index option, bond option, interest rate option, foreign exchange transaction, cap transaction, floor transaction, collar transaction, forward transaction, currency swap transaction, cross-currency rate swap transaction, currency option or any other similar hedging arrangement or transaction; All present and future purchase and sale agreements for the purchase of any portion of the Premises or other property located on the Premises, including without limitation, security deposits, earnest money deposits, association fees or assessments, and related escrows; and All additions, accessions and accretions to, replacements and substitutions for, products of and any and all cash and non-cash proceeds from any of the property described above. The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed. The Premises will be sold on an "as is, where is" basis without recourse against Holder and without representation or warranty of any kind or nature whatsoever by Holder with respect thereto. The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Security Deed. The Premises shall be sold as the property of Granter, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises. To the best of the undersigned's knowledge and belief, the owner of the Premises is the Granter and the party or parties in possession of the Premises is the Granter or tenants of the Granter. **MERCHANT'S BANK OF INDIANA** As Attorney-in-Fact for **THE GABLES NORTH, LLC.** Lisa Wolgast, Esq. Barnes & Thornburg LLP 3340 Peachtree Rd NE Suite 2900 Atlanta, GA 30326 (470) 832-7535 February 7, 14, 21, 28, 2026

A-098
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA
SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA,
P.O. BOX 1827
ALBANY, GA 31702
229-431-2130, Petitioner,
vs.
EAST ½ OF THE SOUTH 187 FEET OF TRACT 13, SOUTHERN NUT AND FRUIT COMPANY, SUBDIVISION "B", DOUGHERTY COUNTY, GEORGIA, 2115 WILLINGHAM DRIVE, ALBANY, GEORGIA, DOROTHY E. JOINER, OR HER ESTATE AND ANY OF HER RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.
CIVIL ACTION FILE NUMBER SUCV2026000074
NOTICE OF PETITION FOR IN REM FORECLOSURE
To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on January 27, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2020 through 2024 in the amount of \$4,734.54 (amount includes principal amount of taxes owed and any accrued interest and penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 00208/00001/42G. A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein. This 29th day of January, 2026, PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C. By: S/Stephen G. Gunby Stephen G. Gunby Ga. Bar No.: 315212 Attorneys for Dougherty County Tax

Foreclosures

Director P.O. Box 1199 1111 Bay Avenue, Third Floor Columbus, Georgia 31901 (706) 243-5630 sgunby@pagescrantom.com EXHIBIT "A" All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia and being the east one-half (1/2) of the south 187 feet of Tract 13 of the Southern Nut and Fruit Company Subdivision "B" according to a map or plat of said subdivision as same is recorded in Deed Book 18, Page 371, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia and being more particularly described as follows: Beginning at the southeast corner of said Tract 13 and run thence west along the south line of said Tract 13 same being the centerline of a twenty (20) foot roadway a distance of 233.3 feet to a point; run thence north on a line parallel to the east line of said Tract 13 a distance of 187.3 feet to a point; run thence east on a line parallel to the south line of said Tract 13 a distance of 233.3 feet to a point on the east line of said Tract 13; run thence south along the east line of said Tract 13 a distance of 187.3 feet to the point of beginning. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. February 7, 14, 2026

A-108
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA
SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA,
P.O. BOX 1827
ALBANY, GA 31702
229-431-2130, Petitioner,
vs.
PART OF LOT 18, BLOCK G, SECTION II, RADIUM SPRINGS SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 106 SKYWATER BLVD, ALBANY, PATRICIA SINGLETON, OR HER ESTATE AND ANY OF HER RESPECTIVE HEIRS AT LAW, EXECUTORS, A D M I N I S T R A T O R S , SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR U N K N O W N , Respondents.
CIVIL ACTION FILE NUMBER SUCV2026000067
NOTICE OF PETITION FOR IN REM FORECLOSURE
To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on January 27, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2020 through 2024 in the amount of \$2,281.64 (amount includes principal amount of taxes owed and any accrued interest and penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 00010/00001/007. A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein. This 29th day of January, 2026, PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C. By: S/Stephen G. Gunby Stephen G. Gunby Ga. Bar No.: 315212 Attorneys for Dougherty County Tax Director 1111 Bay Avenue, Third Floor Columbus, Georgia 31901 (706) 243-5630 sgunby@pagescrantom.com EXHIBIT "A" All that tract or parcel of land lying and being in Dougherty County, Georgia, and being more particularly described as all of the east 110 feet of Lot 18 in Block G of Section II of Radium Springs Subdivision, according to the plat of the subdivision recorded in Plat Book 2, Page 16, in the office of the Clerk of Superior Court, Dougherty County, Georgia. The described property is known as 106 Skywater Boulevard according to the present system of numbering of roads in Dougherty County, Georgia. LESS & EXCEPT that certain 0.03 acres described in that certain Quitclaim Deed dated April 23, 2018, recorded in Deed Book 4551, Page 66, Dougherty County, Georgia records. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. February 7, 14, 2026

A-110
NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Margaret Ann Headden to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Suntrust Mortgage, Inc., its successors and assigns, dated 11/18/2010 and recorded in Deed Book 3761 Page 98 Dougherty County, Georgia records; as last transferred to or acquired by Trust Bank, conveying the after-described property to secure a Note in the original principal amount of \$35,000.00, 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 March 3, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF DOUGHERTY, STATE OF GEORGIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF TRACT 79 IN SUBDIVISION 1 OF THE ORIGINAL FLINT RIVER ORCHARDS COMPANY'S PLAT AS RECORDED IN PLAT BOOK 1, PAGE 7, OFFICE OF THE CLERK OF SUPERIOR COURT OF

Foreclosures

DOUGHERTY COUNTY, GEORGIA, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 79 AND GOING THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 291 FEET TO A POINT; GO THENCE NORTH, PARALLEL TO THE WEST LINE OF SAID TRACT FOR A DISTANCE OF 150 FEET TO A POINT; GO THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID TRACT FOR A DISTANCE OF 291 FEET TO THE WEST LINE OF SAID TRACT; GO THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING. THE ABOVE PROPERTY BEING THE SAME PROPERTY CONVEYED TO ROBERT G. HEADDEN AND MARGARET C. HEADDEN BY DEED CREATING A JOINT INTEREST WITH RIGHT OF SURVIVORSHIP RECORDED IN DEED BOOK 372, PAGES 554-555, SAID CLERK'S OFFICE, ROBERT C. HEADDEN DIED IN DOUGHERTY COUNTY, GEORGIA ON DECEMBER 17, 2000, AND MARGARET C. HEADDEN IS THE SOLE OWNER OF SAID PROPERTY AS SURVIVOR OF SAID JOINT TENANCY. 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 **624 Barstow Dr, Albany, GA 31705** 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): Margaret Ann Headden or tenant or tenants. Trust Bank is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Trust Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467 1-800-827-3722 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. Trust Bank as agent and Attorney in Fact for Margaret Ann Headden, Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400, 1207-137A THIS LAW FIRM MAY BE ACTING AS DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. February 7, 14, 21, 28, 2026

A-119 NOTICE OF SALE UNDER POWER

Under and by virtue of the Power of Sale contained in that certain Security Deed dated December 28, 2017, given by Mikes Properties, LLC (hereinafter, "Grantor") to Georgia's Own Credit Union, successor by merger to DOCO Credit Union, as recorded on December 29, 2017 in Deed Book 4473, Page 124-128, Superior Court of Dougherty County, Georgia records (hereinafter the "Security Deed"), with said Security Deed having been given to secure that certain Promissory Note dated December 28, 2017, made by Grantor in favor of DOCO Credit Union in the original principal amount of One Million Three Hundred Eighty Thousand Four Hundred and 00/100 Dollars (\$1,380,400.00) with interest thereon as provided therein (hereinafter, the "Note"). There will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Dougherty County, Georgia within the legal hours of sale on Tuesday, March 3, 2026, the following described property (hereinafter, the "Property"): All that tract or parcel of land lying and being in Dougherty County, Georgia, being a portion of Lot 27 and 49F of Albany Georgia Pecan Company Subdivision "A" and more particularly described as follows: COMMENCE at a point where the South right-of-way of Dorrough Avenue intersects the West right-of-way of U.S. Route 19, and with this as the POINT OF BEGINNING, run thence in a southerly direction along the West right-of-way of U.S. Route 19 a distance of 800.96 feet; run thence due West 228.98 feet to a point; run thence due North 799.08 feet to the South right-of-way of Dorrough Avenue, run thence due East 283.25 feet to the West right-of-way of U.S. Route 19 and the POINT OF BEGINNING. Said tract contains 4.656 acres, more or less according to a survey of plat of same made by John H. Sperry and same is hereby incorporated herein by reference. Together with all fixtures and personal property attached to and constituting a part of said Property as referred to in the Security Deed and any exhibits thereto. Being improved property known as **2305 Liberty Expressway SE, Albany, Georgia 31705**. The debt secured by the above Security Deed has been and is hereby declared due because of,

Foreclosures

among other possible events of defaults, failure to pay the indebtedness as and when due in the manner provided in the Note and Security Deed. The debt described herein remaining in default, this sale will be made for the purpose of paying said debt and all expenses of this sale, as provided in the Security Deed and by law, including reasonable attorney's fees, as provided for therein. The above-described Property will be sold subject to outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable), matters which might be disclosed by an accurate survey and inspection of the property, assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the above-referenced Security Deed. To the best of the undersigned's knowledge, information, and belief, equitable title to the Property is held by Grantor and Grantor has possession of the Property. The entity that has full authority to negotiate, amend, and modify all terms of the Note and Security Deed is: Georgia's Own Credit Union, Attn: Allison Kretovic, P.O. Box 105205, Atlanta, Georgia 30348, telephone number: (470) 337-7286. 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 by the holder of the Security Deed. Georgia's Own Credit Union, successor by merger to DOCO Credit Union, as Agent and Attorney in Fact for Mikes Properties, LLC Patrick M. Sneed, Esq. Davis, Pickren, Seydel & Sneed, LLP 285 Peachtree Center Avenue NE 2300 Marquis Two Tower Atlanta, Georgia 30303 Telephone: (404) 588-0505 Facsimile: (404) 582-8823 psneed@dpsllegal.com February 7, 14, 21, 28, 2026

A-101
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA
SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA,
P.O. BOX 1827
ALBANY, GA 31702
229-431-2130, Petitioner,
vs.
LOT 3, BLOCK Q, ISABELLA HEIGHTS ADDITION SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 608 S. MAPLE STREET, ALBANY, GEORGIA, KENNETH C. THOMAS, OR HIS ESTATE AND ANY OF HIS RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.
CIVIL ACTION FILE NUMBER SUGCV202600077
NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on January 27, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2022 through 2024 in the amount of \$2,849.47 (amount includes principal amount of taxes owed and any accrued interest and penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 000QQ/00013/005. A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein. This 29th day of January, 2026, PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C. By: S/Stephen G. Gunby Stephen G. Gunby Ga. Bar No.: 315212 Attorneys for Dougherty County Tax Director P.O. Box 1199 1111 Bay Avenue, Third Floor Columbus, Georgia 31901 (706) 243-5630 sgunby@pagescrantom.com EXHIBIT "A" All that tract or parcel of land lying and being in the City of Albany, Dougherty County Georgia, and being more particularly described as all of Lot 3, Block "Q" of Isabella Heights Addition Subdivision according to a map or plat of said subdivision recorded in Plat book 2, page 84 in the office of Clerk of Superior Court of Dougherty County, Georgia Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. February 7, 14, 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.**

By virtue of a Power of Sale contained in that certain Security Deed from CORRINE E. APONTE-WALKER and ROHAN WALKER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR COLONY BANK, dated April 26, 2024, recorded April 30, 2024, in Deed Book 5185, Page 125, and re-recorded September 18, 2025, in Deed Book 5336, Page 16, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Twenty-One Thousand Nine Hundred Six and 00/100 dollars (\$221,906.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and

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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, 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-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
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(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-128
NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from CORRINE E. APONTE-WALKER and ROHAN WALKER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR COLONY BANK, dated April 26, 2024, recorded April 30, 2024, in Deed Book 5185, Page 125, and re-recorded September 18, 2025, in Deed Book 5336, Page 16, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Twenty-One Thousand Nine Hundred Six and 00/100 dollars (\$221,906.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and

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transferred to Lakeview Loan Servicing, LLC, there will be sold 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**, all property described in said Security Deed including but not limited to 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 11 IN BLOCK "A", DESIGNATED AS A-11 IN THE SUBDIVISION PLAT OF SECTION NO. 1 OF RADIUM SPRINGS, INC., ACCORDING TO A PLAT OF SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 282, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.** Said legal description being controlling, however the property is more commonly known as **121 REDBUD RD, ALBANY, GA 31705**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: 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; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is CORRINE E. APONTE-WALKER, ROHAN WALKER, or tenant(s).

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. The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: LoanCare, LLC, Loss Mitigation Dept., 3637 Sentara Way, Virginia Beach, VA 23452, Telephone Number: 800-909-9525. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. **LAKEVIEW LOAN SERVICING, LLC** as Attorney in Fact for **CORRINE E. APONTE-WALKER, ROHAN WALKER** THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (677) 813-0992 Case No. LNC-25-03715-2 riselaw.com/property-listing February 7, 2026, March 14, 21, 28, 2026, April 4, 2026

A-068 NOTICE OF FORECLOSURE SALE UNDER POWER

DOUGHERTY COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by blvck bvllvd investments limited liability company to Angel Oak Prime Bridge LLC, dated April 13, 2018, and recorded in Deed Book 4504, Page 252, Dougherty County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded on April 14, 2023 in Book 5080 Page 159 in the Office of the Clerk of Superior Court of Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Ninety Thousand Four Hundred and 01/100 dollars (\$90,400.00), 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, within the legal hours of sale on March 3, 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 85 OF PLANTATION HILLS SUBDIVISION, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 5, PAGE 80 (PLAT CABINET 1, SLIDE B-56), 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance, L.P. they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the

Foreclosures

Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Blvck Bvllvd Investments LLC or tenant(s); and said property is more commonly known as **3413 Plantation Dr, Albany, GA 31721**. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for blvck bvllvd investments limited liability company. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2861 B&S file no.: 25-00147 February 7, 14, 21, 28, 2026

A-095
Notice of Sale Under Power
State of Georgia, County of Dougherty
Under and by virtue of the Power of Sale contained in a Security Deed given by Kyra J. Waldron to Mortgage Electronic Registration Systems, Inc., as nominee for Rocket Mortgage, LLC (the Secured Creditor), dated February 21, 2025, and Recorded on February 27, 2025 as Book No. 5273 and Page No. 111, Dougherty County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$50,875.00, with interest at the rate specified therein, as last assigned to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC by assignment that is or to be recorded in the Dougherty County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Dougherty County Courthouse within the legal hours of sale on the first Tuesday in APRIL, 2026, the following described property: **All that tract or parcel of land lying and being in Land Lot 46 in the First Land District of Dougherty County, Georgia, and being all of Lot 3 of Hill Estates, according to a map or plat of said subdivision as same is recorded in Plat Book 5, Page 175 (Plat Cabinet 1, Slide B-65), in the office of the Clerk of the Superior Court of Dougherty County, Georgia.**

Tax ID: 00124/00001/14F
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of 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 sale.

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-076
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 GERRY WHEARRY AND REGINA WHEARRY to WELLS FARGO BANK, N.A., dated 06/06/2013, and Recorded on 06/07/2013 as Book No. 4027 and Page No. 146 165, DOUGHERTY County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$311,950.00, 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 March, 2026, the following described property: **ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 114 OF THE SECOND LAND DISTRICT, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 31 OF STONEBRIDGE SUBDIVISION,**

Foreclosures

SECTION ONE, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION RECORDED IN PLAT CABINET 1, SLIDE C 36C, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY, VISIBLE AND/OR OF RECORD, IF ANY. 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). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. (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, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD., FORT MILL, SC 29715, 800 288 3212. 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 **4412 LACOSTA DR, ALBANY, GEORGIA 31721** is/are: GERRY WHEARRY AND REGINA WHEARRY 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. WELLS FARGO BANK, N.A. as Attorney in Fact for GERRY WHEARRY AND REGINA WHEARRY. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010703742 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. February 7, 14, 21, 28, 2026

A-075

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 DENNIS DAVID GRAF AND PANDA GRAF to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AB&T , dated 09/01/2017, and Recorded on 09/07/2017 as Book No. 4444 and Page No. 284 299, AS AFFECTED BY MODIFICATION AGREEMENTS BOOK 5040, PAGE 227 235 AND BOOK 5111, PAGE 245 254, 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 \$89,381.00, 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 March, 2026, the following described property: **ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 223 OF THE FIRST LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 17 OF LORETTA HEIGHTS, ACCORDING TO A PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 4, PAGE 127 (PLAT CABINET 1, SLIDE B 35), IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.** The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **931 BARBRAGGE AVE, ALBANY, GEORGIA 31705** is/are: DENNIS DAVID GRAF AND PANDA GRAF or tenant/tenants. Said property will be sold subject to (a)

Foreclosures

any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. T h e sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DENNIS DAVID GRAF AND PANDA GRAF. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010652436 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. February 7, 14, 21, 28, 2026

A-109

NOTICE OF SALE
GEORGIA, DOUGHERTY COUNTY. By virtue of a power of sale contained in that certain Security Deed from Willene Ford and Lashonda Ford to Flint River Habitat for Humanity dated December 13, 2012, recorded on December 20, 2012 in Deed Book 3970, Pages 106-113, and re-recorded on April 1, 2013 in Deed Book 4003, Pages 220-227 in the Office of the Clerk of Superior Court of Dougherty County, Georgia, said Security Deed had been given to secure that certain Promissory Note dated December 13, 2012 between Willene Ford and Lashonda Ford and Flint River Habitat for Humanity in the original principal amount of Seventy-Five Thousand and 00/100 Dollars (\$75,000.00), 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 Willene Ford and Lashonda Ford, there will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door in Albany, Dougherty County, Georgia, within the legal hours of sale on the first Tuesday in March, 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 more particularly described as all of Lot 2, Woodland Oaks Subdivision, Section one according to a map or plat of said subdivision as recorded in Plat Cabinet 1, Slide C-51B in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This property is known as **904 Ashland Court, Albany, Georgia** by the current numbering system of the City of Albany.

Notice is given that Flint River Habitat for Humanity, ATTN: Teresa Stanfield, 2815 Old Dawson Road, Albany, Georgia 31707, telephone number (229) 446-8199, is the entity with authority to negotiate, amend, and modify the terms of the above-referenced Security Deed.

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 Willene Ford and Lashonda Ford to preserve and maintain the property in accordance with its terms. Willene Ford and Lashonda Ford 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 Willene Ford and Lashonda Ford, their heirs

Foreclosures

date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 249, 1ST DISTRICT, DOUGHERTY COUNTY, GEORGIA, BEING ALL OF LOT 29, MITCHELL ACRES SUBDIVISION, AS PER MAP OR PLAT RECORDED IN PLAT BOOK 4, PAGE 154 (PLAT CABINET 1, SLIDE B-38), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT CLERK'S OFFICE OF DOUGHERTY COUNTY, WHICH MAP OR PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. 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 **805 Shelton Court, Albany, GA 31705** 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): Amanda Drake or tenant or tenants. Dawson's Management - USDA is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Dawson's Management - USDA US Department of Agriculture P.O. Box 790170 St. Louis, MO 63179-0170 (800) 414-1226 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. United States of America acting through the Rural Housing Service or successor agency United States Department of Agriculture as agent and Attorney in Fact for Amanda Drake Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1000-734A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-734A

February 7, 14, 21, 28, 2026

A-113 NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from JERALD B HALL to NATIONSBANC MORTGAGE CORPORATION, dated September 18, 1998, recorded September 22, 1998, in Deed Book 1867, Page 223, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Thirty-Five Thousand Seven Hundred and 00/100 dollars (\$35,700.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Lakeview Loan Servicing, LLC, there will be sold 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 March, 2026**, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 199 IN THE FIRST LAND DISTRICT, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 126 OF SYLVANDALE SUBDIVISION, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 2, PAGE 159, (PLAT CABINET 1, SLIDE A-57), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

Said legal description being controlling, however the property is more commonly known as **1402 ESTELLE ST, ALBANY, GA 31705**.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: 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; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

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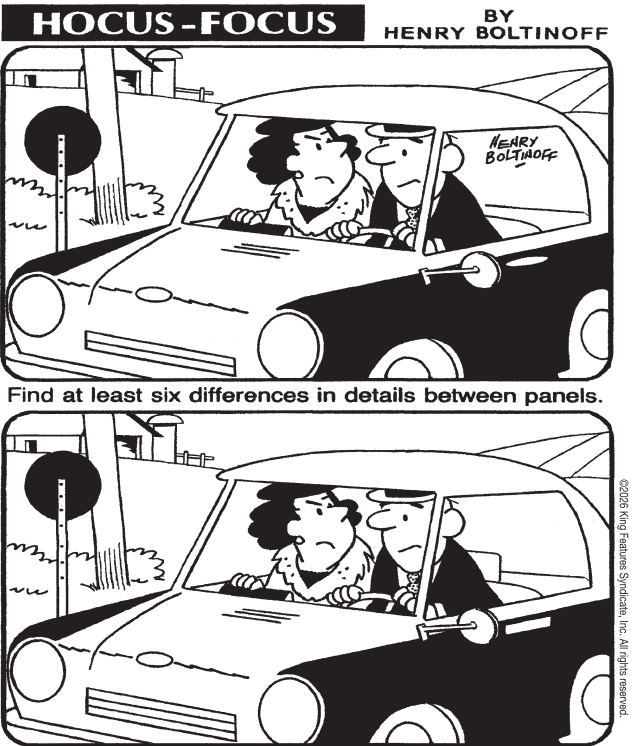
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JERALD B HALL, ESTATE AND/OR HEIRS-AT-LAW OF JERALD B HALL, or tenants(s).

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.

The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: M & T Bank, Loss Mitigation Dept., 1100 WEHRLE DRIVE, WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

LAKEVIEW LOAN SERVICING, LLC as Attorney in Fact for JERALD B HALL
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992
Case No. MTB-25-01293-5
Ad Run Dates 02/07/2026, 02/14/2026, 02/21/2026, 02/28/2026
riselaw.com/property-listing
February 7, 14, 21, 28, 2026


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Find at least six differences in details between panels.

Differences: 1. Side mirror is moved. 2. Cntle is different. 3. Sign is taller. 4. Door handle is different. 5. Fence is different. 6. Headrest is added.

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

“ J T N D N P H N J J Z K T K W W B S K H G K C N ?
O Z M T K J N Y N H B Z R H M G E N J N A A D B Z R .
‘ B N D , O N K H . ’ K L O U H N K J T N . ”
— O N L I N A M K D T G L C J Z L

Previous Solution: “The two most important days in your life are the day you are born and the day you find out why.” — Mark Twain
TODAY'S CLUE: J a e n i s b e
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CELEBRITY CIPHER
by Luis Campos
Celebrity Cipher cryptograms are created from quotations by famous people, past and present. Each letter in the cipher stands for another.

“ L M R L K R W E D A O H X Y R L Y X
S A X L M L M R W E R K ! ”
— V R P G A V E B R D D A A W R B B G R E K Y C
H I E L R X E D L K R W E L R D C Y V G R L R

Previous Solution: “The secret to a happy marriage? Do whatever your wife tells you. ‘Yes, dear.’ And breathe.” — Denzel Washington
TODAY'S CLUE: J a e n i s b e g
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7 LITTLE WORDS

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

CLUES	SOLUTIONS
1 taking a big step (8)	_____
2 beetle larva (4)	_____
3 Sydney's has an Opera House (6)	_____
4 egg layer (7)	_____
5 the “Gem State” (5)	_____
6 first Roman emperor (8)	_____
7 beneath a snake's belly, say (6)	_____

ST	KEN	UB	DI	RB
GR	AU	ST	ID	LO
AHO	TUS	CH	HA	NG
OR	WE	RI	GUS	IC

Thursday's Answers: 1. CLASSMATE 2. SLUGGISH 3. DRESS 4. WOODSTOVE 5. TODDLE 6. AUNTS 7. PROBOSCISES 2/6

7 LITTLE WORDS

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

CLUES	SOLUTIONS
1 blanketed (7)	_____
2 quick kiss (4)	_____
3 Captain Hook's enemy (5)	_____
4 time zone in Austin (7)	_____
5 the “A” in FIFA (11)	_____
6 Tigers of the Ivy League (9)	_____
7 musical theater star Paige (6)	_____

CE	CO	AS	CK	ATI
ON	SO	RED	INE	NT
VE	TON	PRI	RAL	PET
NCE	PE	CI	ER	ELA

Friday's Answers: 1. STRIDING 2. GRUB 3. HARBOR 4. CHICKEN 5. IDAHO 6. AUGUSTUS 7. LOWEST 2/7

2/8/26

P	N	O	S	B	S	E	L	S	V	A	P	S	N	I	O	N	V		
S	D	E	O	N	I	N	H	E	L	S	V	L	O	V	A	D	W	O	
S	D	R	V	O	B	G	N	I	N	N	N	U	R	H	E	D	V	H	S
I	V	O	W	O	I	H	O	A	E	R	O	T	I	V					
H	E	N	N	I	D	S	W	H	E	D	G	E	O						
E	T	V	R	I	V	S	E	O	H	O	E	X	O	T					
S	E	O	D	E	M	O	N	I	H	O	L	I	E	B	R	N	O	T	L
O	D	E	D	S	I	S	O												
T	V	R	N	O	B	E	O	V	I	S	A	E	O	R	V	H			
E	E	L	I	N	O	R	I	S	O	W	T	E	S	V	T	V			
W	R	V	E	N	O	L													
N	N	S	L	V	O														
O	D	T	V																
S	D	O	V	E	N	I	O	O	R	S	L	V	I	S	V				
M	E	O	E	N	V	O													
E	N	N	E	A	V	I													
L	N	O	N	O	H	I													
S	L	R	E	B	O	R													

ANSWER TO TODAY'S PUZZLE

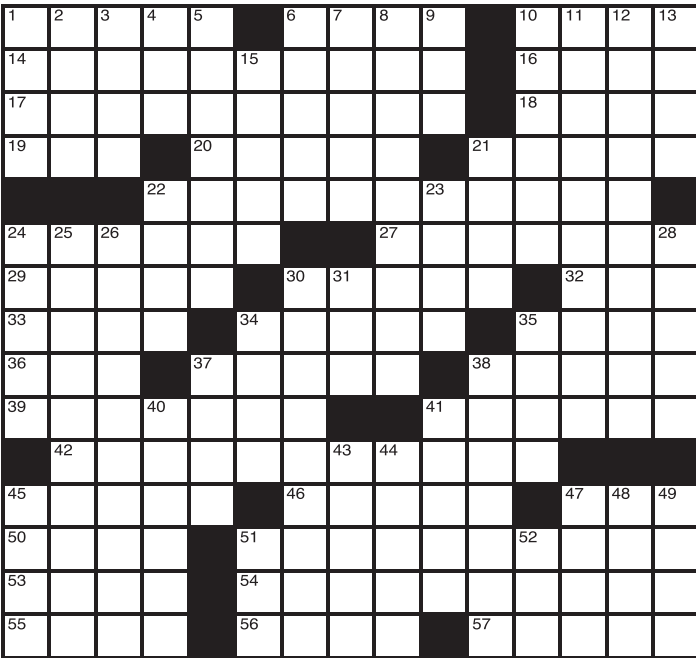
CROSSWORD

- ACROSS**
- Franciscan philosopher who inspired the main character in “The Name of the Rose”
 - Nap spot
 - Bands that stabilize knees, for short
 - “Care to explain?”
 - Grand
 - Squeals
 - Stubbs of the Four Tops
 - Nurse
 - Utter
 - Pointer from a proofreader
 - Possible start of a folktale
 - Volga __: Turkic people in western Russia
 - Body work?
 - Celebrity gossip show
 - High kicks
 - Howe'er
 - Director Coogler
 - Ninny
 - Jalopy
 - “Newhart” production co.
 - Guy who made one helluva deal?
 - Western Australian port
 - Like things?
 - Lofty nests
 - Get drinks on tap, say?
 - Be worthy of
 - Swear off?
 - Young dog
 - Some, in Spanish
 - Challenges for some gamers
 - Some flatfish
 - Takeout deliveries?
 - Meadow moms
 - Volcano seen on “The White Lotus”
 - Fender guitar, for short
- DOWN**
- __ up to
 - Masala __
 - Stay out for the night
 - Grabbed a bite
 - Welcome patio features on a hot day
 - Washington, but not Jefferson
 - “Sheesh!”
 - Real-world experiment
 - Burro
 - “Took you long enough”
 - “SNL” alum who played a Spartan
 - Relish a paradoxical passion
 - __ yourself”
 - Smooches in a lorry, say
 - Animals with righting reflexes
 - Pink flamingo spot
 - “Veep” Emmy winner Tony
 - Stretch-y things
 - “We don’t have all day”
 - Magic spirit, say?
 - Some on the JV squad
 - Home on the water
 - Lip balm brand
 - “Coco” voice actor __ Garcia Bernal
 - Title for Beethoven
 - Move like a hummingbird
 - Eyes
 - Nile birds with curved bills
 - Writer __ Rogers St. Johns
 - Actress Elizabeth
 - Journalist Maria who won the Nobel Peace Prize in 2021
 - Ponder
 - Cider choice
 - Radius neighbor
 - “C’mere!”
 - Dating letters
 - Lab doc

ANSWER TO TODAY'S PUZZLE:

S	T	R	A	S	N	A	E	T	N	A	S	T	R	A	S
N	S	V	E	R	V	S	E	V	O	E	T	O	S		
S	T	E	A	E	T	S	O	C	S	V	N	N			
d	n	d		d	e	e	t	b		L	I	E	W		
			H	E	D	H	O	E	T	I	B	O	W		
S	E	I	H	E	V		S	E	T	I	W	I	S		
H	L	E	R	E	d		L	S	N	V		W	L	W	
d	v	E	H			S	O	O	G		N	V	A	R	
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	L	I	S	V	H	O	N	E	G	E	T				
L	E	R	V	O		T	V	L	O	L	d	I	S		
I	A	E	T		S	E	W	N	N	S	E	W	V	N	
N	O	H	L		S	I	H	L	S	I	L	V	H	M	
S	T	O	V		V	F	O	S		W	V	O	C	O	

02/07/26



By Amie Walker
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Local Journalism Protects Our Communities

RELEASE DATE—Sunday, February 8, 2026

Los Angeles Times Sunday Crossword Puzzle

Edited by Patti Varol

“DOING BUSINESS” BY GARY LARSON & AMY ENSZ

ACROSS

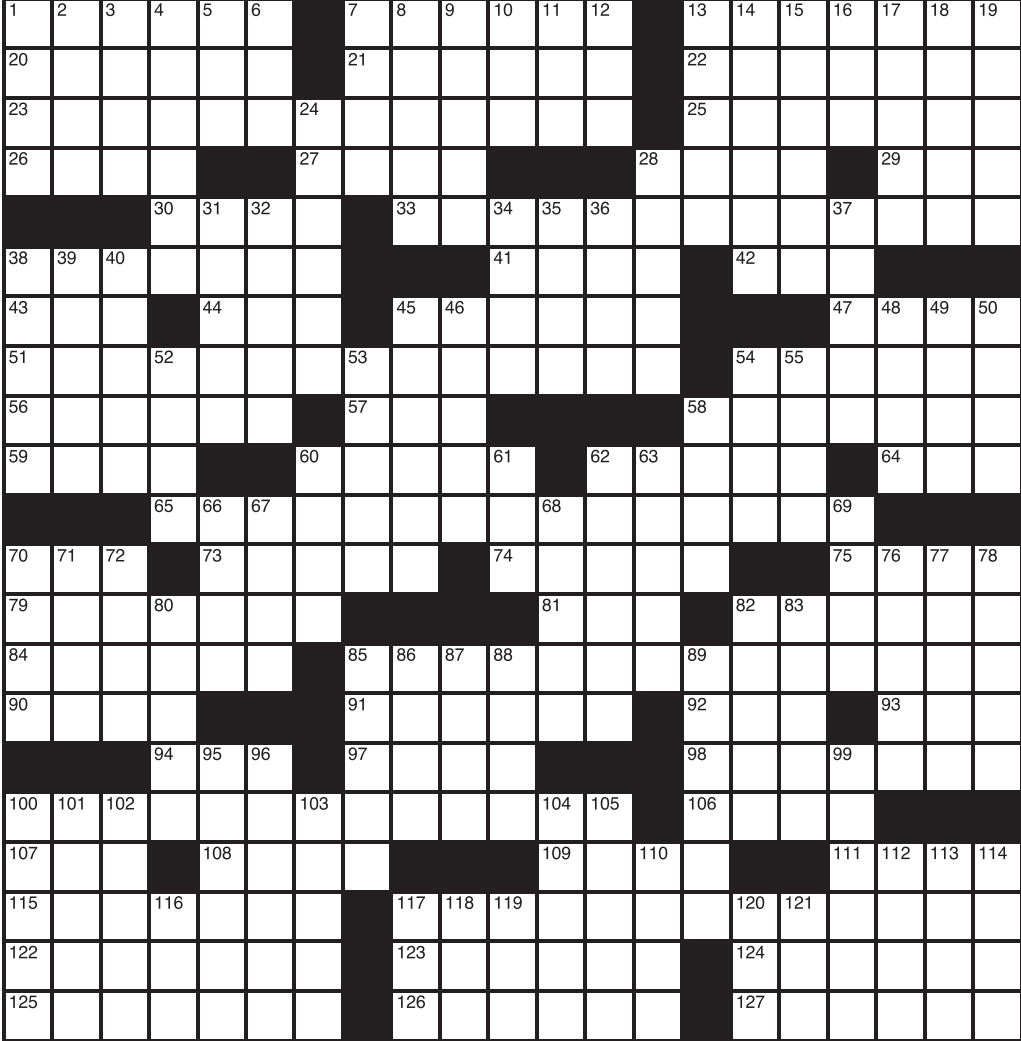
- Screenwriter's output
- Confined
- Emma of “Madame Web”
- “Gotcha”
- Excalibur, notably
- Resolve
- Job for an elephant caretaker?
- Hot pepper
- “Double-quick!”
- Eggs __ easy
- Sugar source
- Mountain __
- Dangerous biters
- Job for a department store model?
- Pop singer Ora
- Heavily panned 1987 Beatty/Hoffman comedy
- Rock & Roll Hall of Fame architect
- Breaks down in tears
- Online help option
- Pop singer Ora
- Heavily panned 1987 Beatty/Hoffman comedy
- Rock & Roll Hall of Fame architect
- Ribbon of fabric

- Whirlybird
- Feel poorly
- __ Goose vodka
- Cedar Point state
- Wall alternative
- More clear, as a photo
- Job for a corporate VIP?
- Small
- Back, on a boat
- Completely committed
- Rubs with oil
- Affixes in a scrapbook
- Subatomic particles
- Mark of perfection, at times
- Sketch show that once starred John Candy, for short
- Animals that can run up to 50 mph
- Appropriate, as power
- Pewter metal
- Tats
- Discouraging words
- Puerto __
- Anaheim's county
- “Star Wars: The Force Awakens” actor John
- Compass reading
- Repetitive musical composition
- Properly pitched
- Hearty dishes
- Show up solo
- Mentions in a footnote
- Ribbon of fabric

- “Common Sense” pamphleteer
- Assayers' stuff
- “The Joy of Painting” host
- Bob
- Carry
- Take the floor
- Kingdom in what is now Yemen
- “On the Beach” author Shute
- Alpha's opposite
- Friend of d'Artagnan
- Evil fiend
- Exam with an argumentative Writing section
- 100%
- “Put your wallet away”
- Poet Ogden
- Humdinger
- Punderson who coached the Eagles to their first Super Bowl win
- Penny-__
- Tuna tartare cut
- Locale in a Steinbeck title

- Certain NCO
- Core argument
- 1990s Israeli prime minister
- Open a bit
- __ the wiser
- Secret store
- Sought damages
- Part of a Latin 101 conjugation
- __ Top Creamery
- “The Good Dinosaur” dinosaur
- 76 Lear daughter
- “Easy on Me” singer
- Last one to cross the finish line
- Klondike Gold Rush site
- Rush off with
- Risk
- “Mad Men” role for Elisabeth Moss
- “Happy Birthday” writer
- “Comin' __ the Rye”
- Singer Perry

- Fuel guzzler
- Omelet maker
- Work behind the camera
- Wanderers
- Brutus co-conspirator
- Casual lead-in to “I'm home”
- Memorable Texas mission
- “Botheration”
- “Haystacks” painter
- English county
- Quaint hotels
- Black-and-white treat
- Arabian port
- Cough syrup amts.
- Upstate NY school
- 50 Cent piece?
- Letters on Megan Rapinoe's jersey
- Some Windows systems
- Chest protector
- “Painting To Be Stepped On” artist Yoko



2/8/26

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