

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

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 Spanish 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.

Albany Legals

Construction/ Service Bids

The Dougherty County School System Logistical Services Department, located at 601 Flint Ave., Albany, GA 31701, will receive sealed Bids/Proposals for 017-PUR-2026 for Cisco WAP (Wireless Access Points) on February 24, 2026 @ 11:00 AM.

Bid documents may be obtained from our website at www.docoschools.org. Minority business enterprises are encouraged to submit bids.

By: Sharonda Thompson, Director of Logistical Services

REQUEST FOR QUALIFICATIONS

Professional Aviation Real Estate Brokerage and Leasing Services BID REF. #26-036

Sealed proposals will be received, by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 5:00 PM EST, on March 9, 2026. A Pre-Proposal Conference will be held at 10:00 AM, February 16, in the Procurement division office. Proposal documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Joshua Williams,

Construction/ Service Bids

Procurement Manager, at jswilliams@albanyga.gov.

by/ Michael Eaton, Chief Financial Officer

INVITATION TO BID

Temporary Labor Services BID REF. #26-035

Sealed bids will be received by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM, on March 2, 2026. Bid documents can be obtained from the Procurement Division, the Georgia Procurement Registry, and at www.albanyga.gov. For additional information, contact Joshua Williams, Procurement Manager, at jswilliams@albanyga.gov.

by/ Michael Eaton, Chief Financial Officer

REQUEST FOR PROPOSALS

ON-Call Transit Planning Services PROPOSAL REF. #26-037

Sealed proposals will be received by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 5:00 PM, on March 11, 2026. A Pre-Proposal Conference will be held through Zoom, on February 12, at 10:00 AM. Zoom credentials are contained in the proposal documents. Proposal documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Ricky Gladney, Buyer, at rgladney@albanyga.gov.

by/ Michael Eaton, Chief Financial Officer

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

Debtors & Creditors

Debtors & Creditors

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-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-144

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY

All creditors of the Estate of WILLIE B. CORBETT, SR. 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 9th day of February, 2026.

Willie B. Corbett, Jr.,
Administrator of the Estate of Willie B. Corbett, Sr.
3209 Harvest Lane
Albany, GA 31721
February 14, 21, 28, 2026, March 7, 2026

A-145

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY

IN RE: ESTATE OF MARTIN JEREMY LYNCH, Deceased.

All creditors of the estate of MARTIN JEREMY LYNCH, Estate number 2025-ES-454 late of Dougherty County, deceased, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.

This 9th day of February, 2026.

John George Mansour, Esq.
Administrator
Ayoub, Mansour & Bryant, LLC
675 Seminole Ave, Suite 301
Atlanta, GA 30307
404.806.7384
mansour@ayoubmansour.com
February 14, 21, 28, 2026, March 7, 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
Sylvester, GA 31791
February 7, 14, 21, 28, 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 to us.

This 2 day of February, 2026.

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

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-093

GEORGIA, DOUGHERTY COUNTY

RE: ESTATE OF ELLIOTT L. GRAZIER, DECEASED

All creditors of said estate are notified to render their demands to the undersigned according to law, and persons indebted to said estate are required to make immediate payment to the undersigned.

Duncan Blake Grazier, Executor
c/o DIVINE FINNEY DAVIS, PC
600 N. Jackson St
Albany, GA 31701
January 31, 2026, February 7, 14, 21, 2026

A-069

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of VIVIAN LOUISE MOTE PORTER, deceased, late of Calhoun County, Georgia, are hereby notified to render an account of their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.

Dated This 21st day of January, 2026.

Debtors & Creditors

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

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 Complaint For Divorce.

This 28th day of January 2026.

Judge, Joseph W. Bent
Dougherty County Superior Court
State of Georgia
February 7, 14, 21, 28, 2026

A-064

Dougherty County Superior Court

STATE OF GEORGIA

Petitioner: Kevin Walker v.
Respondent: Tiffany Walker
Civil Action Case Number 25CV1264

NOTICE OF SUMMONS

TO: Tiffany Walker, Respondent Named Above:

This notice has been published to let you know that a Complaint for Divorce case was filed against you in Superior Court on December 19, 2025. The court issued an order for service of summons by publication on January 8, 2025. You must file an Answer to the Petition with the clerk of Superior Court and serve the Petitioner with a copy of the Answer. The Petitioner's address is 1503 10th Ave., Albany, GA 31707. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Petition for Divorce.

This 8th day of January, 2026.

Joseph W. Dent
JUDGE
Dougherty State of Georgia County Superior Court
January 24, 31, 2026, February 7, 14, 2026

Juvenile Court

A-131

PUBLICATION

DOUGHTERY COUNTY JUVENILE COURT

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

Juvenile Court

Dougherty County Juvenile Court
Dougherty Judicial Circuit
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

Miscellaneous

A-141

Municipal Communications, LLC is proposing to construct a 199-foot overall height monopole telecommunications structure near 7108 Newton Road, Albany, Dougherty County, Georgia (31° 27' 41.0"N, 84° 15' 0.5"W). Municipal Communications, LLC invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice. 26-000242/CLS
February 14, 2026

Name Changes

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-062

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY

STATE OF GEORGIA

In re the Name Change of the Child(ren)
Lincoln Ryan Edenfield
Civil Action File No. 26CV31

NOTICE OF PETITION TO CHANGE NAME

I, Drew Bailey Allen, filed this petition to the Superior Court of Dougherty County, Georgia on the 14 day of January, 2026, to change the name(s) of the minor child(ren) as follows:

Current Name of Child: Lincoln Ryan Edenfield
Date of Birth: 09/29/2021
Proposed New Name: Lincoln Drew Allen

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

This 14 day of January, 2026.

Bailey Allen
Petitioner pro se
410 A Kingswood Drive
Albany, GA 31707
229 815 5715
January 24, 31, 2026, February 7, 14, 2026

A-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 Eliyahou 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 Za'Tez 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 Za'Tez McKinley, DOB: 03/25/2025, Proposed New Name: Frederick Dandrea McKinley IV. Any interested or affected party has the right to appear in this case and file objections within 30 days as set forth in O.C.G.A. 19-12-1(f)(2) and (3).

This 28th day of August, 2025.

LaTasha Oats
Petitioner pro se

A-072

IN THE SUPERIOR COURT OF Dougherty County

STATE OF GEORGIA

In re the name change of: Anitria M Thomas
Civil Action File No 26CV50

NOTICE OF PETITION TO

Name Changes

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-139

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY

STATE OF GEORGIA

In Re: Penny Cooper Spence
Civil Action File No. 26-SUCV-121

NOTICE OF PETITION TO CHANGE NAME

GEORGIA, Dougherty County

Notice is hereby given that Penny Cooper Spence petition to the Superior Court of Dougherty County, Georgia on the 13th day of February, 2026, praying for a change in the name of petitioner from Penny Cooper Spence to Penny Velainea Cooper Spence. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.

This 13th day of February, 2026

Penny Cooper Spence
Petitioner
February 14, 21, 28, 2026, March 7, 2026

Forfeiture/Seizure

A-148

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY

STATE OF GEORGIA

STATE OF GEORGIA
ex rel
GREGORY W. EDWARDS
DISTRICT ATTORNEY
DOUGHERTY JUDICAL CIRCUIT
PLANTIFF
vs.
\$7,872.00 IN US CURRENCIES; \$263.00 IN US CURRENCIES; ONE BLOCK 23 40 CAL. S/N#BWM7818; ONE GLOCK 19 9MM HANDGUN, S/N#BXMY243; 355.4 GRAMS OF MARIJUANA; AND 2 DIGITAL SCALES, DEFENDANT IN REM
RE PROPERTY OF KENNEDY HURLEY AND BRANDON WILKES, CLAIMANTS
CIVIL ACTION NO. 25CV0485
NOTICE OF ASSET FORFEITURE
BY PUBLICATION

TO: KENNEDY HURLEY and All Persons with a Possible Interest in the Above-described Property.

You are hereby notified that the above-styled action seeking the forfeiture of said property was filed in this Court on the 2nd day of April, 2024, pursuant to the provisions of O.C.G.A 16-13-49 and O.C.G.A 9-16-12 because it was allegedly used to facilitate the violation of O.C.G.A 16-13-30 or is proceed derived from the violation of said Statute involving marijuana.

Said action alleges that you may have interest in said property. You are further notified that, by reason of an Order of publication by Notice of Proceedings entered by the Court on the 10th of February, 2026, you are hereby commanded and required to file with the Clerk of said Court and serve upon Gregory Edwards, District Attorney, 225 Pine Avenue, Albany, GA 31702, an Answer to the Complaint within 30 days of the date of the second publication of this Notice. If you fail to do so, judgment will be taken for relief demanded in the Complaint pursuant to O.C.G.A 9-16-12(e).

Witness the Honorable Chief Judge of said Court
Phyllis Johnson
Clerk of Superior Court
Dougherty County, Georgia
Dougherty Circuit
February 14, 21, 2026

A-146

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY

STATE OF GEORGIA

STATE OF GEORGIA
ex rel
GREGORY W. EDWARDS
DISTRICT ATTORNEY
DOUGHERTY JUDICAL CIRCUIT
PLANTIFF
vs.
\$13,420.00 IN UNITED STATES CURRENCIES; 537.7 GRAMS OF MARIJUANA; ON DIGITAL SCALE; AND DRUG PACKAGING BAGS
DEFENDANT IN REM
RE PROPERTY OF AKEEM SMITH AND TYKIERA CAMPBELL
CLAIMANTS/INTREST HOLDER
CIVIL ACTION NO. 25CV1204
NOTICE OF ASSET FORFEITURE
BY PUBLICATION

TO: AKEEM SMITH AND TYKIERA CAMPBELL and All Persons with a Possible Interest in the Above-described Property.

You are hereby notified that the above-styled action seeking the forfeiture of said property was filed in this Court on the 1st day of December, 2025, pursuant to the provisions of O.C.G.A 16-13-49 and O.C.G.A 9-16-12 because it was allegedly used to facilitate the violation of O.C.G.A 16-13-30 or is proceed derived from the violation of said Statute involving marijuana.

Said action alleges that you may have interest in said property. You are further notified that, by reason of an Order of publication by Notice of Proceedings entered by the Court on the 3rd of February, 2026, you are hereby commanded and required to file with the Clerk of said Court and serve upon Gregory Edwards, District Attorney, 225 Pine Avenue, Albany, GA 31702, an Answer to the Complaint within 30 days of the date of the second publication of this Notice. If you fail to do so, judgment will be taken for relief demanded in the Complaint pursuant to O.C.G.A 9-16-12(e).

Witness the Honorable Chief Judge of said Court
Phyllis Johnson
Clerk of Superior Court
Dougherty County, Georgia
Dougherty Circuit

Forfeiture/Seizure

February 14, 21, 2026

Probate Court Administration

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, 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-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-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

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

Probate Court Administration

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

Probate Court Discharge

A-140
NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2024-ES-413
PETITION OF MICHAEL C. HALL, ESQUIRE
FOR DISCHARGE AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF: THELMA LILLIAN WILLIAMS
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 24, 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 14, 2026

A-126
NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2024-ES-419
PETITION OF MICHAEL C. HALL, ESQUIRE
FOR DISCHARGE AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF: THELMA PERRY WILLIAMS
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 24, 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

Probate Court Discharge

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 14, 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-133
NOTICE
PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2025-ES-304
PETITION OF JOHN JACKSON GORDON
FOR DISCHARGE AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF: CLAIRE MOORE GORDON
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 24, 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 14, 2026

Public Hearings

A-143
The Southwest Georgia Regional Commission Council meeting will be held Thursday, February 26, 2026, at The Camilla Depot, 212 E. Broad Street, Camilla, Georgia. The business meeting will commence at 7:00 PM. Please check our website for updates.

A-130
NOTICE OF THE OPPORTUNITY FOR PUBLIC COMMENT
GEORGIA DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION
AIR PROTECTION BRANCH
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF DRAFT TITLE V OPERATING PERMIT
TO All Interested Parties:
The Georgia Environmental Protection Division announces its intent to issue a Title V Air Quality Operating Permit to Albany Green Energy, LLC. The facility is located at 508 Liberty Expressway Southeast, Georgia. The primary purpose of this permit is to identify and consolidate existing State and Federal air requirements applicable to Albany Green Energy, LLC and to provide practical methods for determining compliance with these requirements. The Georgia Environmental Protection Division (EPD) is preparing Title V Operating Permits in accordance with Title V of the Clean Air Act. This permit will be enforceable by the Georgia EPD, the U.S. Environmental Protection Agency, and other persons as otherwise authorized by law.

The operation of a 1,037 million British thermal unit per hour (MMBtu/hr) Circulating Fluidized Bed (CFB) Biomass Cogeneration Boiler (Boiler B004) to generate power for the electrical grid and supply steam to the Procter & Gamble paper products facility, including a biomass storage pile, a sorbent storage silo, a fly ash storage silo, and a cooling tower. The draft permit and all information used to develop the draft permit are available for review. This includes the application and all other relevant materials available to the permitting authority. This information is available for review at the office of the Air Protection Branch, 4244 International Parkway, Atlanta Tradeport - Suite 120, Atlanta, Georgia 30354. All visits to EPD's offices are by appointment only. To set an appointment, email askepd@dnr.ga.gov with your name, email and phone number and an associate will reach out to you. Copies of the draft permit, explanatory narrative, and associated permit application may also be requested by contacting Steve Allison, steve.allison2@dnr.ga.gov. Copies of the draft permit, narrative, and permit application will be available through our internet site https://epd.georgia.gov/draft-title-v-permitsamendments. (Please note that the Internet is generally accessible from most public libraries in Georgia.) You are hereby notified of the

Public Hearings

opportunity to submit written public comments concerning the draft Title V Air Quality Operating Permit. Persons wishing to comment on the draft Title V Operating Permit are required to submit their comments, in writing, to EPD at the above Atlanta Air Protection Branch address, or via email [preferred] to air-permits.comments@dnr.ga.gov (email comments must include the facility name and "Air Permit" in subject line). Comments must be received by the EPD no later than 30 days after the date on which this notice is published in the newspaper before close of business at 4:30 p.m. (Should the comment period end on a weekend or holiday, comments will be accepted up until the next working day.) The Division, in making its final decision to issue the Title V permit, will consider all comments received on or prior to that date.

Any requests for a public hearing must be made within the 30-day public comment period. A request for a hearing should be in writing and should specify, in as much detail as possible, the air quality related issues that constitute the basis for the request. Where possible, the individual making the request should also identify the portion(s) of the Georgia Rules for Air Quality Control and/or the Federal Rules that the individual making the request is concerned may not have been adequately incorporated into the draft permit. If a public hearing on the draft Title V Operating Permit is to be held, the date, time, and location of the hearing will be provided in a subsequent, separate public notice. At that hearing, anyone may present data, make a statement or comment, or offer a viewpoint or argument either orally or in writing concerning the draft Title V permit. During the Division's decision-making procedures to issue the Title V permit, any information received during a public hearing will be considered together with information received during the comment period.

The Division conducts public hearings in "virtual" format using Zoom meeting applications. Following this 30-day public comment period, the draft permit will undergo a 45 day review by U.S. EPA in accordance with 40 CFR 70.8. Information pertaining to U.S. EPA's review period can be found on their website at http://www.epa.gov/caa-permitting/georgia-proposed-title-v-permits. After the comment period has expired, the EPD will consider all comments, make any necessary changes, and issue the Title V Operating Permit. Copies of the final Title V Operating Permit, comments received, EPD's responses to comments, and any other relevant information will then be made available for public review at the office of the Air Protection Branch by appointment only. A summary of comments and any changes made to the final permit will be found in an addendum to the narrative. A copy of this narrative and the final Title V permit will be added to the information already available at the internet address given above. For additional information, contact the manager of the Stationary Source Permitting Program, at the Atlanta address, or by phone at 404/363-7000. Please refer to this notice when requesting information. You can sign up to receive weekly emails regarding Air Public Notices at https://epd.georgia.gov/subscribe-air-protection-branch-updates.

February 14, 2026

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 Board of Education will hold a public hearing for citizens in the Second Congressional District on Tuesday, February 24, 2026. The meeting will be held from 7:00 p.m. – 8:00 p.m. at Sumter County Schools, 100 Learning Lane, Americus, GA 31719. The purpose of the hearing is to hear comments from interested citizens and educators within the congressional district regarding the performance and problems of public education. People wishing to speak should sign in upon arrival. The Georgia Department of Education does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services, or activities. Individuals who need assistance or auxiliary aids for participation in this public forum are invited to make their needs known to Geraldine Price at gprice@doe.k12.ga.us no later than 72 hours before the scheduled event.

February 14, 2026

A-137
Paint Pro Towing, LLC
2804 Wilmar Lane
Albany, Ga. 31707
229-434-9800
Wednesday, February 25, 2026
10:00 A.M.-2:00 P.M.

Public Sales/ Auctions

A-137
Paint Pro Towing, LLC
2804 Wilmar Lane
Albany, Ga. 31707
229-434-9800
Wednesday, February 25, 2026
10:00 A.M.-2:00 P.M.

1.)2014 Chevy Malibu
(Vin # 1G11B5L3EF243866)
Case # 2025-307AV

2.) 2003 Chevy S-10 Truck
(Vin # 1GCCS19X638173024)
Case # 2025-300AV

3.) 2003 GMC Yukon
(Vin # 1GKEK13Z13J197893)
Case # 2025-299AV

4.) 2009 Honda Accord
9 Vin # 1HGCP26399A055531)
Case # 2025-236AV

5.) 2017 Cadillac XT5
(Vin # 1GYKNCRS9H129201)
Case # 2025-265AV

6.) 2012 Ford Focus
(Vin # 1FAHP3F2XC1381017)
Case # 2025-264AV

7.) 2013 Chrysler 200LX
(Vin # 1C3CCBAG1DN736941)
Case # 2025-263AV

February 14, 21, 2026

A-147
For the public sale to the highest bidder of the contents of the following storage units at Air Safe Self Storage, 2711 Gillionville Rd Albany, GA 31721

Unit # Name

149 Delvin Scales Miscellaneous

519 Rhe Stallings Miscellaneous

Public Sales/ Auctions

105 Tangela Brunson Miscellaneous

95 Kim Justiss Miscellaneous

170 Thesso Banister Miscellaneous

390 Tina M Ingram Miscellaneous

107 Abner Stephens Miscellaneous

397 Ivory Williams Miscellaneous

320 Bobby Mosley Miscellaneous

380 Pamela Blocker Miscellaneous

176 Joan Johnson Miscellaneous

368 Anna Sapp Miscellaneous

140 Rori Jackson Miscellaneous

Auction is 9:00 Monday, March 2nd
Air Safe Storage at 2711 Gillionville Albany, GA

February 14, 2026

A-135
ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT
You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: **PAINT PRO TOWING, LLC**
Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before:

Answer forms may be found in the Magistrate Court Clerk's Office or online at: www.georgiamagistratecouncil.com.

1.) 2018 Nissan Altima
Vin # 1N4AL3APQJC143643
Case # 2026-30AV

February 14, 21, 2026

A-138
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE:
You are hereby, in accordance with OCGA 40-11-19 (A) 2, that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at: Strums Elite Towing & Recovery, 2800 Phillips Drive Albany Ga 31721. Anyone with an ownership interest in this vehicle should contact the business above.

VIN: 1HGCM56755A178511
Year: 2005
Make: HOND
Model: Accord*

VIN: 5XXG64J22NG164635
Year: 2022
Make: KIA
Model: K5*

VIN: 1HGPC2F73AA009703
Year: 2010
Make: HOND
Model: Accord *

February 14, 21, 2026

A-150
PUBLIC AUTO AUCTION
3-2-2026 9:00 AM
LOCATION: Strums Elite Towing & Recovery 2800 Phillips Dr ALBANY, GA 31721
229-319-5924
IN ACCORDANCE WITH O.C.G.A. SECTION 40-11-02, FIFTY-FOUR (54) ABANDONED, WRECKED AND STOLEN VEHICLES ARE TO BE AUCTIONED TO THE HIGHEST BIDDER. TERMS OF PAYMENT: CASH, CASHIERS CHECK OR PERSONAL CHECK WITH LETTER OF CREDIT FROM YOUR BANK. 7% CAR PREMIUM CHARGE ON EACH PURCHASE. ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE: You are hereby, in accordance with OCGA 40-11-19 (A) 2, that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at: Strums Elite Towing & Recovery, 2800 Phillips Drive Albany Ga 31721. Anyone with an ownership interest in this vehicle should contact the business above.

1.Vin: 1HGCR2F34GA112290
Year:2016
Make: Honda
Model: Accord

2.Vin: WDDGF8AB8DR261363
Year:2013
Make: Mercedes Benz
Model: C-Class

3. Vin: 2G61N5S30D9127100
Year:2013
Make: Cadillac
Model: XTS

4. Vin: 1GNEC16Z04J290899
Year:2004
Make:Chevrolet
Model: Suburban

5. Vin: ML32F3F7JKHF09750
Year:2019
Make: Mitsubishi
Model: Mirage G4

6. Vin: 1HGCP2F73AA009703
Year:2010
Make:Honda
Model:Accord

7. Vin: 2G4C4YPE0N1221353
Year:2022
Make:Chevrolet
Model: Silverado 2500

February 14, 21, 2026

A-132
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE:
You are hereby notified, in accordance with OCGA 40-11-19 (A) (2), that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at: A-1 Wrecker Service, 213 7th Ave, Albany, GA.

Make: Oldsmobile
Year: 2001
Model: Alero
Vin ID: 1G3NL52E61C262415
License: SLE2686
State: GA
Case #: 2025-272AV

Make: Nissan
Year: 2006
Model: Sentra
Vin ID: 3N1CB51D86L466201
License: SKB5041
State: GA
Case #: 2025-273AV

Public Sales/ Auctions

Make: Nissan
Year: 2016
Model: Rogue
Vin #: jn8at2mv8gw148437
License: CKF9445
State: GA
Case: 2026-274AV

Make: Chevrolet
Year: 2007
Model: Cobalt
Vin ID: 1G1AK55F67323441
License: SKD1336
State: GA
Case #: 2025-275AV

Make: Ford
Year: 2011
Model: Fusion
Vin ID: 3FAHP0HA3BR112246
License: SKB8182
State: GA
Case #: 2025-276AV

Make: Mitsubishi
Year: 2024
Model: Outlander
Vin ID: JA4FARU4U4RU015085
License: DAS4522
State: GA
Case#: 2025-278AV

Make: Chevrolet
Year: 2004
Model: Monte Carlo
Vin ID: 2G1JWW12E749219243
License: NONE
State: GA
Case #: 20258-279AV

February 7, 14, 2026

A-060
Public Auction
Location:
Royal Storage
2801 Palmyra Road
Albany, GA 31707
229-446-2038
Date & Time:
Tuesday, February 17, 2026
Bids due by 12:00 PM Sharp
Auction by Sealed Bid Only
Viewing:
Monday, February 16, 2026
9:00 am – 5:00 pm
228/235 Sherrie Beale: Furniture & misc.
440 Tommie Bailey: boxes & misc.
January 31, 2026, February 7, 14, 2026

A-136
UNKNOWN VEHICLES PAINT PRO TOWING, LLC
You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: **PAINT PRO TOWING, LLC**
Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before:

1.) 1998 Jeep Cherokee
Picked up 1/8/2026
Burnt Vehicle
Vin # 1J4PJ685056669190)
Liberty/Blaylock

2.)Suburu Forester
picked up Private Property Tow 1/29/26
1806 Regalwood Drive
Vin # JF1JS6G7685SH743974
UNKNOWN OWNERS

February 14, 21, 2026

A-122
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE
You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. Vehicles are currently located at: A1 Wrecker Service
The vehicles subject to liens as stated above are identified as:

Make: BMW
Model: 328i
Year: 2011
Vin #: WBAPH7C57BE130710
Tag: NONE
State: GA

Make: Great Dane
Model: Trailer
Year: 1987
Vin #: 1GRAA0622HW108581
Tag: 6142STX
State: MN

Make: Dodge
Model: Ram
Year: 2023
Vin #: 3C6UR5L1PG637356
Tag: NONE
State:

Make: Gator
Model: Mopad
Year: ?
Vin #: None
Tag: None
State:

Anyone with an ownership interest in any of these vehicles should contact the following business immediately: A1 Wrecker
213 7th Ave
Albany, GA 31701
Phone: (229)-436-3990

February 7, 14, 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

Foreclosures

A-115
NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Amanda

Foreclosures

Drake to United States of America acting through the Rural Housing Service or successor agency United States Department of Agriculture dated 5/11/2020 and recorded in Deed Book 4704 Page 308 and re-recorded at Deed Book 4894 Page 102, Dougherty County, Georgia records; as last transferred to or acquired by United States of America acting through the Rural Housing Service or successor agency United States Department of Agriculture, conveying the after-described property to secure a Note in the original principal amount of \$77,000.00, 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 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-149
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
TO: ALL PERSONS HAVING OF RECORD IN THE COUNTY OM WHICH THE LAND IS LOCATED ANY RIGHT TITLE OR INTEREST IN OR LIEN UPON THE BELOW DESCRIBED PROPERTY: TAKE NOTICE: The right to redeem the following described property, to-wit: All and only that parcel of land designated as Tax Parcel 15-19, lying and being in the Third Land District, City of Leary, Calhoun County, Georgia described in Deed Book 36, Page 372, Calhoun County, Georgia Deed Records, the description contained therein being incorporated herein by this reference, known as 71 Old Newton Road. will expire and be foreclosed and barred on and after **March 30, 2026**. The tax deed to which this notice relates is dated November 5, 2024 and is recorded in Deed book 227, Page 187 in the Office of Clerk of Superior Court of Calhoun County, Georgia. The property may be redeemed at any time before **March 30, 2026** by payment of the redemption price as fixed and provided by law to the undersigned at the following address 4015 West Main St., Leary, GA 39862. Eula Richardson
February 14, 21, 28, 2026, March 7, 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

Foreclosures

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
SUCV2026000077
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

Foreclosures

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 foreclose 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 0000O/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 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 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-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), 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 foreclose 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.

Foreclosures

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-099 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 CITY OF ALBANY LOTS 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 foreclose 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-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), 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 foreclose 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 the 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.

Foreclosures

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 foreclose 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 000CC/00001/021.

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 in Land Lot 333 of the 1st Land District of Dougherty County, Georgia and being more particularly described as all of Lot 2A containing 0.406 acres according to that certain plat of survey entitled "Subdivision of City Lot 44 & Part of Lot 42, Block 67, City of Albany, Ga." Dated June 26, 2014, prepared by Larry Burnsed, Georgia Registered Land Surveyor and recorded in Plat Cabinet 1D, Slide 76D in the Dougherty County, Georgia Superior Court Clerk's Office which plat is incorporated herein by this express reference thereto.

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-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 foreclose 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 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

Foreclosures

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-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 foreclose 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-107 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 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 foreclose 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)

Foreclosures

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 UNKNOWN, 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 foreclose for failure of the payment of ad valorem taxes due for the years 2023 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 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 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-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), 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 foreclose for failure of the payment of ad valorem taxes due for the years 2023 through 2024 in the amount of \$2,649.70 (amount includes principal amount of taxes owed and any accrued interest and penalties as of December 20, 2024) for real property located at the address identified above. The applicable parcel identification number is 000EE/00037/005.

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 Lot 1 in Block "C", Isabella Heights Subdivision, as per revised plat thereof recorded in Plat Book 1, Page 218, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, dated April. 1941, and being more particularly described as follows:

Beginning at the northwest corner of First Avenue and Collins Street and running north along the west side of Collins Street a distance of 80 feet to the southeast corner of Lot 2; thence run west along the south line

Foreclosures

of said Lot 2, a distance of 150 feet to a 15 foot alley; thence south along the west side of said alley a distance of 80 feet to First Avenue; thence run east along the north side of First Avenue a distance of 150 feet to Collins Street and 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-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 foreclose 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 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 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-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 AND BEING ALL OF LOT 105 OF ADDITION TO BRIERWOOD 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

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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

Foreclosures

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 Rayment Leibert, Pierce, LLP
1544 Old Alabama Road
Roswell, Georgia 30076
(678) 281-6473
william.tate@mccalla.com
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, 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, successors or assigns and will be sold subject to the following items which may affect the title to said property: all zoning and subdivision ordinances and/or regulations; matters which would be disclosed by an accurate survey or an inspection of the property; all liens for solid waste and the like; all real property ad valorem taxes or assessments, which may constitute liens upon said property; all liens which, under applicable law, would take priority over the Security Deed described above; and all easements, restrictions, rights-of-way, security deeds or other encumbrances of record which have priority over the referenced Security Deed.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Flint River Habitat for Humanity, as Attorney-in-Fact for Willene Ford and Lashonda Ford
DREW, ECKL & FARNHAM, LLP
By: DAVID W. ORLOWSKI
Georgia Bar No. 554325
Attorneys for Flint River Habitat for Humanity
Post Office Box 607
Albany, Georgia 31702-0607
(229) 431-3036
February 7, 14, 21, 28, 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 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

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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 A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-137A.

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 a point; 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

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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 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 Grantor 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 the design, development, construction, equipping, operation, use or maintenance of the Premises; All present and future service and other agreements relating to the design, development, construction, furnishing, equipping, operation, use or maintenance of the Premises, including without limitation all construction contracts and subcontractors' 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 contracts or agreements relating to the design, development, construction, furnishing, equipping, operation, use or maintenance of the buildings and improvements thereon, whether now owned by Grantor or hereafter acquired or arising, including without limitation any present or future management agreement relating to the management or operation of the

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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 Grantor 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 Grantor or hereafter acquired or arising; All proceeds and contract rights and payments payable to Grantor under any loan commitment for financing of the Premises; Any contract or agreement previously or hereafter entered into by Grantor (but specifically excluding any of Grantor'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 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 forecloseable 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 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. To the best of the undersigned's knowledge and belief, the owner of the Premises is the Grantor and the party or parties in possession of the Premises is the Grantor or tenants of the Grantor. **MERCHANTS 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-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 Eighty 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

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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, 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. Snead, Esq. Davis, Pickren, Seydel & Snead, LLP 285 Peachtree Center Avenue NE 2300 Marquis Two Tower Atlanta, Georgia 30303 Telephone: (404) 588-0505 Facsimile: (404) 582-8823 psnead@dpsllegal.com February 7, 14, 21, 28, 2026

CITY OF ALBANY MUNICIPAL COURT

CIVIL DOCKET NO. 26-NA-08 LEGAL NOTICE

CITY OF ALBANY, Petitioner,

vs.

This property is known as 408 Bobbitt Dr., Albany, Georgia, bearing Tax ID#0001/00023/005; and

DARLENE MAYGER, EXECUTRIX OF THE LAST WILL AND TESTAMENT OF CLYDE WESLEY BUTLER, DECEASED, Property Owner; and

Interested Persons as Defined in O.C.G.A. § 41-2-8(b): EVELYN D. WADDELL, BARBARA SIMMONS AND THE DOUGHERTY COUNTY TAX DEPARTMENT, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 408 BOBBITT DR., Albany, Georgia, Respondent(s).

TO: ANY AND ALL HEIRS AT LAW OF CLYDE WESLEY BUTLER, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 408 BOBBITT DR., ALBANY, DOUGHERTY COUNTY, GEORGIA:

You, and each of you, are notified that Petition To Remedy Code and Ordinance Violations existing at the property located at 408 Bobbitt Dr., in the City of Albany, Dougherty County, Georgia, and more particularly described as follows:

All that tract or parcel of land lying and being in Dougherty County, Georgia, and being all of Lot No. 5 in Subdivision B of Dixie Heights according to a map or plat of said subdivision recorded in Plat Book 1, Page 119 in the Office of the Clerk of Superior Court, Dougherty County, Georgia, ALSO, all that tract or parcel of land lying and being in Dougherty County, Georgia, and more particularly described as ALL of Lot No. 6 of Columbia Acres according to plat of said subdivision recorded in Plat Book 1, Page 254, Office aforesaid.

seeks to abate the conditions existing on said property which constitute a nuisance in violation of codes and ordinances of the City of Albany, Georgia. You are ordered to show cause before the undersigned on the 27th day of February, 2026, at 9:00 a.m. and from time to time thereafter as the same may be called at the Community Room located at the Law Enforcement Center, 201 W. Ogleshorpe Blvd., Albany, Georgia, why the relief requested in said Petition should not be granted and the Code violations remedied and the nuisance abated at your expense. Let this notice be published and posted as required by law.

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

Michael M. Custer
Ga. Bar No. 525350
Attorney for Petitioner

222 Pine Ave., Suite 560
Albany, Georgia 31701
(229) 431-2805 (office)
mcuster@albanyga.gov
February 14 and February 21, 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

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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 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 234.15 feet and having a central angle of 40°55'56"); 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 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 Grantor 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

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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 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 subcontractors' 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 Grantor 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 Grantor 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 Grantor or hereafter acquired or arising; All proceeds and contract rights and payments payable to Grantor under any loan commitment for financing of the Premises; Any contract or agreement previously or hereafter entered into by Grantor (but specifically excluding any of Grantor'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 forecloseable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided

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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 attorney's 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 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.
To the best of the undersigned's knowledge and belief, the owner of the Premises is the Grantor and the party or parties in possession of the Premises is the Grantor or tenants of the Grantor.
MERCHANTS 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
CITY OF ALBANY
MUNICIPAL COURT

CIVIL DOCKET NO. 26-NA-06
LEGAL NOTICE

CITY OF ALBANY,
Petitioner,

vs.

This property is known as 802 Road Ave., Albany, Georgia, bearing Tax ID# 00001/00005/002; and

ANY AND ALL HEIRS AT LAW OF GLEN DIETZEL, Property Owner; and

Interested Persons as Defined in O.C.G.A. § 41-2-8(8): DOUGHERTY COUNTY TAX DEPARTMENT, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 802 Road Ave., Respondent(s).

TO: ANY AND ALL HEIRS AT LAW OF GLEN DIETZEL, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 802 ROOD AVE., ALBANY, DOUGHERTY COUNTY, GEORGIA:

You are notified that the City of Albany is seeking to abatement the conditions existing at the property located at 802 Road Ave., in the City of Albany, Dougherty County, Georgia, more particularly described as follows:

All of LOTS 3 & 4 in BLOCK L, in the Road Pecan Park Subdivision, according to a map or plat of same recorded in Plat Book 1, pages 102-103, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, Tax ID #00001/00005/002.

seeking to abate the conditions existing on said property which constitute a nuisance in violation of codes and ordinances of the City of Albany, Georgia. You are ordered to show cause before the undersigned on the 27th day of February, 2026, at 9:00 a.m. and from time to time thereafter as the same may be called, in the Community Room at the Law Enforcement Center, 201 W. Oglethorpe Blvd., Albany, Georgia, why the relief requested in said Petition should not be granted and the Code violations remedied and the nuisance abated at your expense. Let this notice be published and posted as required by law.

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

Michael M. Custer
Ga. Bar No. 525350
Attorney for Petitioner

222 Pine Ave., Suite 560
Albany, Georgia 31701
(229) 431-2805 (office)
mcuster@albanyga.gov
February 14 and February 21, 2026

CITY OF ALBANY
MUNICIPAL COURT

CIVIL DOCKET NO. 26-NA-07
LEGAL NOTICE

CITY OF ALBANY,
Petitioner,

vs.

This property is known as 500 Vick St., Albany, Georgia, bearing Tax ID#00007/00012/018; and

NOE BENITO SOLA QUIJADA AND JESUS ISAIS SOLA, Property Owner; and

Interested Persons as Defined in O.C.G.A. § 41-2-8(8): AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 500 VICK ST., ALBANY, DOUGHERTY COUNTY, GEORGIA:

You are notified that the City of Albany is seeking to abatement the conditions existing at the property located at 500 Vick St., in the City of Albany, Dougherty County, Georgia, more particularly described as follows:

All of Lot 316, Kalmon and Malone Subdivision, Section III, according to the plat of said subdivision recorded in Plat Book 3, Page 30 (Plat Cabinet "A", Slide 78), in the office of the Clerk of Superior Court, Dougherty County, Georgia. Tax ID #00007/00012/018.

seeking to abate the conditions existing on said property which constitute a nuisance in violation of codes and ordinances of the City of Albany, Georgia. You are ordered to

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show cause before the undersigned on the 27th day of February, 2026, at 9:00 a.m. and from time to time thereafter as the same may be called, in the Community Room located at the Law Enforcement Center, 201 W. Oglethorpe Blvd., Albany, Georgia, why the relief requested in said Petition should not be granted and the Code violations remedied and the nuisance abated at your expense. Let this notice be published and posted as required by law.

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

Michael M. Custer
Ga. Bar No. 525350
Attorney for Petitioner

222 Pine Ave., Suite 560
Albany, Georgia 31701
(229) 431-2805 (office)
mcuster@albanyga.gov
February 14 and February 21, 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 duty 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 BARBRAGALE AVE, ALBANY, GEORGIA 31705 is/are: DENNIS DAVID GRAF AND PANDA GRAF** 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-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

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outury 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). 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 duty 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, 866 825 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-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

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Security Deed to the property. Rocket Mortgage, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan.
Pursuant to O.C.G.A. §44-14-162.2, Rocket Mortgage, LLC may be contacted at: 800-508-0944 or by writing to 1050 Woodward Avenue, Detroit, MI 48226.
Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **4911 HILL ROAD, ALBANY, GA 31705 is/are: Kyra J. Waldron** or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed.
Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.
Funds used at sale shall be in certified funds and payable to "Bell Carrington Price & Gregg, LLC".
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC as Attorney in Fact for Kyra J. Waldron.
Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 25-47077 January 31, 2026, February 7, 14, 21, 28, 2026, March 7, 14, 21, 28, 2026, April 4, 2026

A-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.
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

Foreclosures

Ad Run Dates 02/07/2026, 02/14/2026, 02/21/2026, 02/28/2026
rslsaw.com/property-listing
February 7, 14, 21, 28, 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 0/100 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 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
404-789-2661
B&S file no.: 25-00147
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.

Calhoun Co. Legals

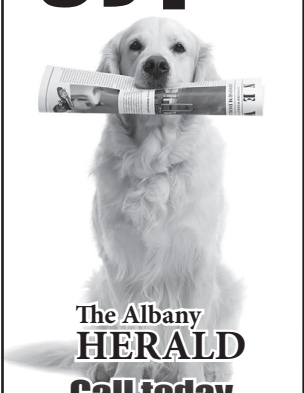
Morgan, GA 39866
229-849-2115
February 14, 21, 28, 2026, March 7, 2026

NOTICE OF APPLICATION
FOR RETAIL LICENSE TO SELL
BEER & WINE

The undersigned has made application to the Mayor and Council of Edison, Georgia, for retail license to sell malt beverages for off premises consumption at Hartford Express, 19276 Hartford St., Edison, GA 39846.
This application will be heard by the Mayor and Council at its regular meeting to be held at 7 o'clock p.m. on the 3rd day of March, 2026

Mit Patel
109 Grove Ave.
Lindale, GA 30147





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Foreclosures

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 Inc, as Attorney-in-Fact for Mattie Frost**
File no. 25-083256
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 130
Atlanta, GA 30346
(770) 220-2535
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
January 24, 31 2026, February 7, 14, 21, 28, 2026

A-057
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Leon E Modeste and Cornelia Modeste to Mortgage Electronic Registration Systems, Inc. as nominee for Carrington Mortgage Services, Inc. dated July 17, 2017, and recorded in Deed Book 4434, Page 102, Dougherty County Records, said Security Deed having been last sold, assigned, transferred and conveyed to BankUnited N.A. securing a Note in the original principal amount of \$78,992.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, March 3, 2026, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 9, DUNBARTON PLACE SECTION II, ACCORDING TO THE PLAT OF THE PROPERTY AS RECORDED IN PLAT CABINET 1, SLIDE B-97, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.
BEING THE SAME WHICH LEON E. MODESTE BY DEED DATED SEPTEMBER 21, 2015 AND RECORDED OCTOBER 23, 2015 IN THE COUNTY OF DOUGHERTY, STATE OF GEORGIA IN BOOK 4264, PAGE 253 CONVEYED UNDER CORNELIA MOORE MODESTE.
Said property is known as **3037 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

Calhoun Co. Legals

A-134
IN THE PROBATE COURT OF
CALHOUN COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
EDDIE JAMES HAYNES,
DECEASED
ESTATE NO. 2025P22
PETITION FOR LETTERS OF
ADMINISTRATION
NOTICE
TO: Roderick Haynes and Tiffany Haynes and to whom it may concern: VIRGINIA ANN HAYNES has petitioned for Virginia Ann Haynes to be appointed administrator(s) of the estate of EDDIE JAMES HAYNES 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 March 9 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Annie Doris Holder
Judge of the Probate Court
By: Clerk of the Probate Court
PO Box 87/31 Court St., Suite C

Calhoun Co. Legals