

THE ALBANY HERALD

Classifieds

TO PLACE A CLASSIFIED AD
CALL 229-888-9300
Hours: Monday-Friday
8:30 AM - 5:00 PM
(Publishes on Tuesday, Thursday & Saturday)

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

Memorial Hospital and Manor has immediate openings for full time Medical Technologist, BS MedTech, AMT or ASCP certified, with at least 12 months experience as a Medical Technologist. Located at 1500 East Shotwell St. Bainbridge, GA. 39819

Send resume to: Attn: Human Resource, 1500 East Shotwell St., Bainbridge, GA 39819

Industrial Engineer III needed by Heatcraft Refrigeration Products LLC in Tifton, GA. Responsible for complex planning activities related to equipment layouts in plant, office, & production facilities; & conduct studies to determine most efficient sequence of operations & workflow considering the maximum utilization of production facilities & personnel, while ensuring workplace safety. To apply, email resume to ron.wieland@lennox.com. Refer to job code APOR-N.

Albany Legals

Construction/ Service Bids

The City of Arlington, Georgia will accept sealed bids on the work below at Jimmie C. Harpe Community Center, 31 Martin Luther King Drive, Arlington, Georgia 39813 until 2:00 p.m. local time, March 24, 2026, at which time and place all bids will be publicly opened and read aloud.

Project Title:
Water Meter Replacement
CDBG No. 24p-x-019-2-6372
CITY OF ARLINGTON
ARLINGTON, CALHOUN AND
EARLY COUNTY, GEORGIA

The project consists of:
Replacement of approximately 512 - ¾" water meters, 4 - 1" water meters, 20 - 1 ½" water meters, 3 - 2 1/2" water meters and 1 - 4" water meters with AMI read water meters and data collection system for operation.

The specifications and other contract documents may be examined at:

SOWEGA Engineering, LLC
158 East Lee Street
Dawson, Georgia 39842

Copies may be obtained at the office of SOWEGA Engineering, LLC, P.O. Box 735, Dawson, Georgia 39842, upon payment of \$250.00 for each set. No refunds will be made.

The time of performance will be 150 days.

The City of Arlington is committed to Affirmatively Further Fair Housing. This project is funded in part by a Community Development Block Grant. The work to be performed under this contract is to be under a program providing direct Federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968 as amended, 12 U.S.C. 1701 U. Section 3 requires that to the greatest extent feasible, opportunities for employment and training be given to the lowincome residents of the project area, and contracts for work in connection with the project to be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project. Section 3 Residents and Business Concerns are encouraged to apply. Please contact City Clerk Mary King at 229-725-4276 for information on any employment, contracting and sub-contracting opportunities.

This agreement is for services related to the project that is subject to the Build America, Buy America Act (BABAA) requirements under

Construction/ Service Bids

Title IX of the Infrastructure Investment and Jobs Act ("IIJA"), Pub. L. 177-58. Absent an approved waiver, all iron, steel, manufactured products, and construction materials used in the project must be produced in the United States, as further outlined by the Office of Management and Budget's Memorandum M-22-11, Initial Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure, April 18, 2022.

The City of Arlington is committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age.

This project is expected to be funded all or in part by the City of Arlington and the Georgia Department of Community Affairs-U.S. HUD Community Development Block Grant program.

The City of Arlington reserves the right to reject all bids, including without limitation, the right to reject any or all nonconforming, nonresponsive, unbalanced, or conditional bids, and to make an award in the best interest of the City of Arlington.

Each bidder must deposit with his bid, security in the amount, form and subject to the conditions provided in the Instructions to Bidders. The bid security should be at least five (5%) of the bid.

All bids will remain subject to acceptance for 60 days after the actual date of the opening thereof.

City of Arlington
567 Pioneer Road N. E.
Arlington, Georgia 39813

Corporations

A-153 NOTICE OF INTENT TO INCORPORATE

Notice is given that Articles of Incorporation, which will incorporate ZIVA 0123 CORP have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 3126 Cane Mill Drive, Albany, Dougherty County, Georgia 31721. The initial registered agent of the corporation at such address is KRUPALI BODAR.

February 21, 28, 2026

Debtors & Creditors

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-118 NOTICE

GEORGIA DOUGHERTY COUNTY

Notice is hereby given to all creditors of the Estate of George Dixon, deceased, to present an account of their demands to the undersigned within the time prescribed by law, and all persons indebted to the said estate are hereby requested to make immediate payment to the undersigned.

Queen Moses, Executrix of the Estate of George Dixon c/o Larry B. Owens, LLC P.O. Box 352 Albany, GA 31702 (229) 430-9989

February 7, 14, 21, 28, 2026

A-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-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 Sylveste, GA 31791

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

Debtors & Creditors

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-152 NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY

All creditors of the Estate of Melvyn R. Cooper, late of said County, 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 to the undersigned.

This 2nd day of February, 2026.

Barbara Ann Cooper, Executor of the Estate of Melvyn R. Cooper, Deceased c/o Kathryn Fowler Moore Gatewood, Skipper, Rambo & Moore, P. C. Post Office Box 488 Americus, Georgia 31709

February 21, 28, 2026, March 7, 14, 2026

A-123 NOTICE TO DEBTORS & CREDITORS

All creditors of the Estate of Gary Wayne Rogers, late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.

This 2nd day of February 2026.

Kelly Ann Rogers Executrix of the Estate of Gary Wayne Rogers DIVINE FINNEY DAVIS, PC 600 N. Jackson Street Albany, GA 31701

February 7, 14, 21, 28, 2026

A-162 NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of Samuel Roy Swihart of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the estate are hereby requested to make immediate payment to the undersigned.

This 17th day of February, 2026.

Amy Jeanne Swihart, Executor of the Estate of Samuel Roy Swihart c/o William D. Moorhead III, Esq. 314 W. Residence Ave. Albany, GA 31701

February 21, 28, 2026, March 7, 14, 2026

A-161 NOTICE TO DEBTORS AND CREDITORS

State of Georgia, County of DOUGHERTY

Estate No. 2025-ES-078

All creditors of the Estate of Christine Crumley, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to the undersigned Administrator.

Carolyn Townsell Administrator of the Estate of Christine Crumley c/o Christopher A. Flowers. 504 N. Jefferson Street Albany, GA 31701

February 21, 28, 2026, March 7, 14, 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-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

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

Juvenile Court

A-131 PUBLICATION

DOUGHERTY 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 Dougherty County Juvenile Court Dougherty Judicial Circuit William Godfrey Special Assistant Attorney General Post Office Box 2321 Albany, Georgia 31702 Phone (229) 573-7225/wigodfrey@wigodfrey.com

February 7, 14, 21, 28, 2026

Name Changes

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-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-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

Name Changes

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

A-072 IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

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

NOTICE OF PETITION TO CHANGE NAME

I, Anitria M Thomas filed a petition in the Superior Court of Dougherty County, Georgia on the 22nd day of January, 2026 to change my name from Anitria Michelle Thomas to Anitria Michelle Killings.

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

Signed this 22 day of January, 2026.

Petitioner Anitria M. Thomas 3108 B Crepe Myrtle Ct. Albany, Georgia 31721 (229) 809-1716

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

Forfeiture/Seizure

A-146 IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

STATE OF GEORGIA

ex rel GREGORY W. EDWARDS DISTRICT ATTORNEY DOUGHERTY JUDICIAL CIRCUIT PLAINTIFF

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

February 14, 21, 2026

A-148 IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

STATE OF GEORGIA

ex rel GREGORY W. EDWARDS DISTRICT ATTORNEY DOUGHERTY JUDICIAL CIRCUIT PLAINTIFF

vs. \$7,872.00 IN US CURRENCIES; \$263.00 IN US CURRENCIES; ONE BLOCK 23 40 CAL. S/N#BWMT818; 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

Probate Court Administration

to be appointed administrator of the estate **GREGORY SCOTT CRIBB**, 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 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

February 21, 28, 2026, March 7, 14, 2026

A-155 GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: DELMAR MAURICE KENISON - FILE NO: 2025-ES-364

MARY ANN KENISON - FILE NO: 2025-ES-365

Jon Parish Parker has petitioned to be appointed administrator of both estates for the Deceased of said County, listed above. (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 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

February 21, 28, 2026, March 7, 14, 2026

A-078 IN THE PROBATE COURT OF Calhoun COUNTY STATE OF GEORGIA

IN RE: ESTATE OF Anna Williams, DECEASED

ESTATE NO. 2026P1

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

TO: WHOM IT MAY CONCERN

Venee William has petitioned for to be appointed administrator(s) of the estate of Anna Williams, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.)

All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before February 23, 2026.

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

Contact probate court personnel for the required amount of filing fees. If any objections are filed, 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 21, 28, 2026, March 7, 14, 2026

A-083 GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: PATRICIA DIANNE BROOKINS

ESTATE FILE NO: 2026-ES-024

Susan Marie Ruckman has petitioned to be appointed administrator of the estate PATRICIA DIANNE BROOKINS, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.)

All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **March 2, 2026**.

All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party.

Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Leisa G. Blount Judge, Probate Court Dougherty County, GA P.O. Box 1827 Albany, GA 31702 (229) 431-2102

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

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

Probate Court Administration

Judge, Probate Court Dougherty County, GA P.O. Box 1827 Albany, GA 31702 (229) 431-2102

February 7, 14, 21, 28, 2026

Probate Court 12 mth Support

A-114 GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: PRICILLA LYNN TERRY

ESTATE FILE NO: 2025-ES-329

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of **Todd Evan Whitehead** for a year's support from the estate of **PRICILLA LYNN TERRY**, Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before **March 2, 2026**, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed on or before the time stated in the preceding sentence. All pleading/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party.

Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Leisa G. Blount Judge, Probate Court Dougherty County, GA P.O. Box 1827 Albany, GA 31702 (229) 431-2102

February 7, 14, 21, 28, 2026

A-154 GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: BILL SHEDD

ESTATE FILE NO: 2026-ES-055

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of **Kathleen Roberts Shedd** for a year's support from the estate of **BILL SHEDD**, 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 16, 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 21, 28, 2026, March 7, 14, 2026

A-073 GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: JAMES EDWARD JEFFERSON

ESTATE FILE NO: 2025-ES-425

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of **Dora Wilson-Jefferson** for a year's support from the estate of **JAMES EDWARD JEFFERSON**, Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before **February 23, 2026**, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed on or before the time stated in the preceding sentence. All pleading/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party.

Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Leisa G. Blount Judge, Probate Court Dougherty County, GA P.O. Box 1827 Albany, GA 31702 (229) 431-2102

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

A-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

Probate Court Discharge

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

Probate Court Discharge

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

Public Hearings

HISTORIC PRESERVATION COMMISSION NOTICE OF PUBLIC MEETING

The Albany-Dougherty Historic Preservation Commission will conduct a public meeting on **Wednesday, March 4, 2026, at 10:00 A.M.** (In-Person) Historic Preser- vation Commission meetings are open to the public. Please note, there is also a virtual option. The meeting will take place at the following location.

240 Pine Avenue, Room 380
Albany, GA 31701

Join Zoom Meeting
<https://zoom.us/j/95219225113?pwd=VU9uZzNpbGdtS2dMN04yUzI1YWx6UT09>
Meeting ID: 952 1922 5113
Passcode: 515128
One tap mobile
+16465588656,95219225113,,,*,51 5128# US (New York)

26-011 HISTORIC – 105 W Society Ave: COA request by Kevin Krueger for the construction of an additional Thermobond equipment shelter and fiber conduits.

26-012 HISTORIC – 314 W Ogletheorpe Blvd: COA request by Emily Ford for an illuminated monument sign and two wall signs at the Legacy Wellness Center.

Exact description of the property is on file at the Planning & Development Services Department, 240 Pine Avenue, Room 300, and may be reviewed along with any other information regarding this request between 8:00 a.m. and 5:00 p.m., Monday through Friday. Telephone number is (229) 438-3901

As set forth in the Americans with Disabilities Act of 1990, the City of Albany does not discriminate based on disability in the admission or access to or treatment or employment in its programs or activities. The Human Resources Department has been designated to coordinate compliance with the non-discrimination requirements contained in section 35.107 of the Department of Justice Regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided there, is available at the office of Human Resources.

The City of Albany will assist citizens with special needs given proper notice (7 working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of the City of Albany, Georgia should be directed to Paul Forgey, AICP, Director, Planning and Development Services, 240 Pine Avenue, Suite 300, Albany, Georgia, 31701, (229) 438-3901.

Public Sales/ Auctions

A-158
Abandoned Motor Vehicle
Advertisement Notice

Vehicle Make - Chevy
Year 2019
model- sonic
Vehicle ID# - 1G / JG 6 SB 7K 4 1 1 8794
Vehicle License # - CZG8368
State - Ga

You are hereby notified in accordance with OCGA 40-11-19.1 (B) (2) that the above referenced vehicle are subject to a lien and a petition has been 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 dept. The Vehicle is currently located at 313 N Jefferson St, Albany GA 31701.

Anyone with an ownership interest in this Vehicle should contact the following business immediate at Miles Towing & Recovery 313 N Jefferson St, Albany GA 31701 or Call 899-431-2949. Thanks

February 21, 28, 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.

1.)2014 Chevy Malibu
(Vin # 1G11B5SL3F243866)
Case # 2025-307AV

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

3.) 2003 GMC Yukon
(Vin # 1GKEK13Z1J3197893)
Case # 2025-299AV

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

5.) 2017 Cadillac XT5
(Vin # 1GYKNCR59HZ119201)
Case # 2025-265AV

6.) 2012 Ford Focus
(Vin # 1FAHP3F2XCL381017)
Case # 2025-264AV

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

February 14, 21, 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:

Public Sales/ Auctions

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 # 1N4L3AP0JC143643
Case # 2026-30AV
February 14, 21, 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 #/ 1J4PJ68505669190)
Liberty/Blaylock

2.)Suburu Forester
picked up Private Property Tow 1/29/26
1806 Regalwood Drive
Vin # JF1SG67685H743974
UNKNOWN OWNERS
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: 1HCGM56755A178511
Year: 2005
Make: HOND
Model: Accord*

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

VIN: 1HGCP2F73AA009703
Year: 2010
Make: HOND
Model:Accord *
February 14, 21, 2026

A-163
PUBLIC AUTO AUCTION
3-8-2026 10:00 AM
LOCATION: Strums Elite Towing & Recovery 2800 Phillips Dr ALBANY, GA 31721
229-319-5924
IN ACCORDANCE WITH O.C.G.A. SECTION 40-11-02, FIFTY-FOUR (54) ABANDONED, WRECKED AND STOLEN VEHICLES ARE TO BE AUCTIONED TO THE HIGHEST BIDDER. TERMS OF PAYMENT: CASH, CASHIERS CHECK OR PERSONAL CHECK WITH LETTER OF CREDIT FROM YOUR BANK. 7% CAR PREMIUM CHARGE ON EACH PURCHASE.
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE:
You are hereby, in accordance with OCGA 40-11-19 (A) 2, that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at: Strums Elite Towing & Recovery, 2800 Phillips Drive Albany Ga 31721. Anyone with an ownership interest in this vehicle should contact the business above.

1.Vin: 1HGCRR2F34GA112290
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: ML32F3FJ7KHFO9750
Year:2019
Make: Mitsubishi
Model: Mirage G4

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

7. Vin: 2GC4YPEY0N1221353
Year:2022
Make:Chevrolet
Model: Silverado 2500

9. Vin: 3GNFC16J57G121899
Year:2007
Make:Chevrolet
Model:Suburban

10. Vin: 1HGCVF1F11MA109119
Year:2021
Make:Honda
Model:Accord

11. Vin: 3CZRE3H37BG705654
Year:2011
Make:Honda
Model:CR-V

12.Vin: 3GNFC16J57G121899
Year:2007
Make:Chevrolet
Model:Suburban

February 21, 28, 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

Public Sales/ Auctions

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: 1HGCRR2F34GA112290
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: ML32F3FJ7KHFO9750
Year:2019
Make: Mitsubishi
Model: Mirage G4

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

7. Vin: 2GC4YPEY0N1221353
Year:2022
Make:Chevrolet
Model: Silverado 2500
February 14, 21, 2026

Trade Names

A-164
APPLICATION TO REGISTER A BUSINESS
TO BE CONDUCTED UNDER A TRADE NAME
STATE OF GEORGIA
COUNTY OF DOUGHERTY
The undersigned hereby certifies that it is conducting a business in the City of Albany, County of Dougherty, State of Georgia under the name of: Colony Financial Advisors and that the nature of the business is Financial Advisors and that said business is composed of the following:
(Limited Liability) Business address: Ameriprise Financial Services, LLC 901 3rd Avenue South Minneapolis, MN 55402
This affidavit is made in compliance with Georgia Code Annotated Title 10 Chapter 1 Section 490.
February 21, 28, 2026

Foreclosures

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 \$499,990.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, **March 3, 2026**, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

Land situated in the County of Dougherty in the State of GA
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 32 OF EVERGREEN SUBDIVISION, SECTION 1, ACCORDING TO A MAP OF PLAT OF SAID SUBDIVISION AS THE SAME IS RECORDED IN PLAT BOOK 3, PAGE 251, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.
Said property is known as **1700 Spruce Lane, Albany, GA 31721**, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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

January 24, 31 2026, February 7, 14, 21, 28, 2026

A-121
GA2500293552
Notice Of Foreclosure Sale Under Power
Dougherty County, Georgia Under and by virtue of the Power of Sale

Foreclosures

contained in a Security Deed given by Josh Hopewell, Sole Ownership to Mortgage Electronic Registration Systems, Inc., As Grantee, As Nominee For Colony Bank, dated 09/30/2024 and recorded 10/04/2024 in D2024005670, in Book 5233, Page 293-306, Dougherty County, Georgia Records, as last transferred to Amerihome Mortgage Company, LLC by assignment recorded on 09/22/2025 BK: 5336 PG: 219 DOC# D2025-005355 in the Office of the Clerk of Superior Court of Dougherty Georgia Records, conveying the after-described property to secure a Note in the original principal amount of \$ 216,015.00, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, within the legal hours of sale on 03/03/2026, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lots 34 And 35 In The Second Land District, Dougherty County, Georgia, And Being All Of Lot 24 Of Byron Lake Estates, Section III, According To A Map Or Plat Of Said Subdivision As Same Is Recorded In Plat Book 3, Page 230, (Plat Cabinet 1, Slide B-3), In The Office Of The Clerk Of Superior Court Of Dougherty County, Georgia. This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fee having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Amerihome Mortgage Company, LLC they can be contacted at 866-978-2622 for Loss Mitigation Dept, or by writing to Amerihome Mortgage Company, LLC 9726 Old Bailes Rd Ste 200, Fort Mill, SC 29707 to discuss possible alternatives to avoid foreclosure. Said property will be sold on "as-is" basis and subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Josh Hopewell, Sole Ownership or tenant(s); and said property is more commonly known as **4805 Millbrook Road, Albany, GA 31721**. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) a final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Amerihome Mortgage Company, LLC as Attorney in Fact for Josh Hopewell, Sole Ownership, First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving TX 75063 866-429-5179 GA2500293552
February 7, 14, 21, 28, 2026

A-127
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF DOUGHERTY
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt, Security Agreement and Assignment of Rents (Facility A) from The Gables Residential, LLC, a Florida limited liability company (the "Grantor") to and in favor of Merchants Bank of Indiana (the "Holder") dated July 29, 2022, and recorded in Deed Book 5005, Page 11 and re-recorded in Deed Book 5030, Page 242, Dougherty County, Georgia records, as transferred and assigned (as assigned, amended and/or modified, the "Security Deed"), securing that certain Promissory Note (Facility A) dated July 29, 2022 in the original principal amount of \$8,391,000.00 executed by Grantor payable to Holder (as amended and/or modified, the "Note"), there will be sold at public outcry by Holder, as attorney-in-fact for Grantor, to the highest bidder for cash between the legal hours for sale before the Courthouse door in Dougherty County, Georgia, on March 3, 2026, the following described land, improvements and appurtenances (hereinafter collectively referred to as the "Premises") to wit:
Property Address: **2224 Habersham Road, Albany, GA 31701**
All that tract or parcel of land and being in Land Lot 360, First Land District, Dougherty County, Georgia and being more particularly described as follows: BEGIN at the intersection of the south right of way of Randolph Avenue and the east right of way of Habersham Road; from this point go south 89 degrees 56 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 56 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 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

Foreclosures

WHISPERING PINES ROAD, ALBANY, GA 31707.
The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed. The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto. The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Saluda Grade Alternative Mortgage Trust 2021-RTL1, as agent for Lender, 8180 E. Keiser Boulevard, Anaheim, California 92808; (914) 261-1349. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party in possession of the Premises is Grantor, WIL 1401 Whispering Pines LLC, or a tenant or tenants and said property is more commonly known as **1401 WHISPERING PINES ROAD, ALBANY, GA 31707. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2021-RLT1** as Attorney-in-Fact for **WIL 1401 Whispering Pines LLC** William. O Tate
McCalla Raymer Leibert, Pierce, LLP
1544 Old Alabama Road
Roswell, Georgia 30076
(678) 281-6473
william.tate@mccalla.com
February 7, 14, 21, 28, 2026

A-112
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF DOUGHERTY
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt, Security Agreement and Assignment of Rents (Facility A) from The Gables Residential, LLC, a Florida limited liability company (the "Grantor") to and in favor of Merchants Bank of Indiana (the "Holder") dated July 29, 2022, and recorded in Deed Book 5005, Page 11 and re-recorded in Deed Book 5030, Page 242, Dougherty County, Georgia records, as transferred and assigned (as assigned, amended and/or modified, the "Security Deed"), securing that certain Promissory Note (Facility A) dated July 29, 2022 in the original principal amount of \$8,391,000.00 executed by Grantor payable to Holder (as amended and/or modified, the "Note"), there will be sold at public outcry by Holder, as attorney-in-fact for Grantor, to the highest bidder for cash between the legal hours for sale before the Courthouse door in Dougherty County, Georgia, on March 3, 2026, the following described land, improvements and appurtenances (hereinafter collectively referred to as the "Premises") to wit:
Property Address: **2224 Habersham Road, Albany, GA 31701**
All that tract or parcel of land and being in Land Lot 360, First Land District, Dougherty County, Georgia and being more particularly described as follows: BEGIN at the intersection of the south right of way of Randolph Avenue and the east right of way of Habersham Road; from this point go south 89 degrees 56 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 56 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 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

Foreclosures

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 collectively referred to as the "Leases");
All present and future guaranties of the performance of any lessee under any of the Leases and all letters of credit issued, and all other collateral granted, as security for the obligations of any tenant arising under or in connection with any of the Leases;
All monies, deposit accounts, furniture, equipment, inventory, fixtures, accounts, accounts receivable, chattel paper, documents, investment property, trademarks and all trade name agreements, logos, licenses, instruments, contract rights, insurance proceeds, commercial tort claims, franchise agreements, software, letter of credit rights, and general intangibles (including payment intangibles) in which Grantor now or hereafter has an interest, individually or with others, and which are located upon, used in connection with, related to or arising out of the Premises, and all additions, accessions and accretions to, replacements and substitutions for, products of and proceeds from any of the foregoing, and any and all types of personal property in which a security interest may be perfected by filing in the Office of the Recorder of Dougherty County, Georgia;
All insurance policies relating to the Premises and all claims and rights to payment of proceeds and other sums payable thereunder or in connection therewith;
All awards, compensation and settlements in lieu thereof made as a result of the taking by power of eminent domain of the whole or any part of the Premises, including any awards for damages sustained to the Premises, for a temporary taking, change of grade of streets or taking of access;
All present and future deposits and revenues relating to the Premises, including without limitation security deposits, replacement revenue escrows, tax and insurance escrows and working capital reserves or escrows, and all funds of Grantor from time to time on deposit with Lender;
All present and future building permits, operating permits, variances, licenses, governmental permits and approvals, utility permits, certificates of occupancy, and other permits, approvals and authorizations now or hereafter issued in connection with and the development, construction, equipping, maintenance or operation of the Premises;
All present and future contracts or agreements relating to the design, development, construction, furnishing, equipping, operation, use or maintenance of the Premises, including without limitation all construction contracts and subcontractors, architectural contracts, engineering contracts and other design contracts and purchase agreements;
All present and future contractor's, subcontractor's and supplier's warranties, guarantees of performance and undertakings with respect to services or materials furnished in connection with the design, development, construction, equipping, operation, use or maintenance of the Premises;
All present and future service and other agreements relating to the operation, management, maintenance and repair of the Premises or the buildings and improvements thereon, whether now

owned by Grantor or hereafter acquired or arising, including without

Foreclosures

minutes east a distance of 340 feet; thence run north 2 degrees 30 minutes west a distance of 427.9 feet to a point; thence run south 87 degrees 30 minutes west a distance of 340 feet to appoint; thence run south 2 degrees 30 minutes east a distance of 427.9 feet to the point of beginning. Said property being a part of Land Lot 361 in the First Land District of Dougherty County, Georgia.

ALSO BEING DESCRIBED AS: All that tract or parcel of land and being in the County of Dougherty, State of Georgia and being more particularly described as follows: Begin at the northeast corner of the intersection of Slappey Drive and Lowe Road and go north 01 degrees 32 minutes 37 seconds east a distance of 1187.90 feet to a point; thence run north 89 degrees 38 minutes 37 seconds east a distance of 774.20 feet to a point and the point of beginning; from this point of beginning run north 89 degrees 38 minutes 37 seconds east a distance of 340.00 feet; thence run north 00 degrees 21 minutes 23 seconds west a distance of 427.90 feet to a point; thence run south 89 degrees 38 minutes 37 seconds west a distance of 340.00 feet to a point; thence run south 00 degrees 21 minutes 23 seconds east a distance of 427.90 feet to the point of beginning. Said property being part of Land Lot 361 in the First Land District of Dougherty County, Georgia.

TOGETHER WITH, All of the present and future estates, interests and rights of Grantor in and to (i) the 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 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

Foreclosures

authorizations now or hereafter issued in connection with and the development, construction, equipping, maintenance or operation of the Premises;

All present and future contracts or agreements relating to the design, development, construction, furnishing, equipping, operation, use or maintenance of the Premises, including without limitation all construction contracts and subcontracts, architectural contracts, engineering contracts and other design contracts and purchase agreements;

All present and future contractor's, subcontractor's and supplier's warranties, guarantees of performance and undertakings with respect to services or materials furnished in connection with the design, development, construction, equipping, operation, use or maintenance of the Premises;

All present and future service and other agreements relating to the operation, management, maintenance and repair of the Premises or the buildings and improvements thereon, whether now owned by 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 therefor has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed.

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

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Security Deed. The Premises shall be sold as the property of 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

Foreclosures

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 Bvld 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 bvld 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

Foreclosures

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 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

Foreclosures

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-109 NOTICE OF SALE
GEORGIA, DOUGHERTY COUNTY. By virtue of a power of sale contained in that certain Security Deed from Willene Ford and Lashonda Ford to Flint River Habitat for Humanity dated December 13, 2012, recorded on December 20, 2012 in Deed Book 3970, Pages 106-113, and re-recorded on April 1, 2013 in Deed Book 4003, Pages 220-227 in the Office of the Clerk of Superior Court of Dougherty County, Georgia, said Security Deed had been given to secure that certain Promissory Note dated December 13, 2012 between Willene Ford and Lashonda Ford and Flint River Habitat for Humanity in the original principal amount of Seventy-Five Thousand and 00/100 Dollars (\$75,000.00), as well as all extensions, renewals, and modifications thereof, together with any and all other indebtedness, of any type or description, then or thereafter owing by Willene Ford and Lashonda Ford, there will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door in Albany, Dougherty County, Georgia, within the legal hours of sale on the first Tuesday in March, 2026, the following described property:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being more particularly described as all of Lot 2, Woodland Oaks BE 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

Foreclosures

fees (notice of intent to collect attorney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **931 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. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DENNIS DAVID GRAF AND PANDA GRAF. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010652436 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.
February 7, 14, 21, 28, 2026

A-149 NOTICE OF FORECLOSURE OR 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

Foreclosures

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. 0000010691285 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-057
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Leon E Modeste and Cornelia Modeste to Mortgage Electronic Registration Systems, Inc. as nominee for Carrington Mortgage Services, Inc. dated July 17, 2017, and recorded in Deed Book 4434, Page 102, Dougherty County Records, said Security Deed having been last sold, assigned, transferred and conveyed to BankUnited N.A. securing a Note in the original principal amount of \$78,992.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, March 3, 2026, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: **ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 9, DUNBARTON PLACE SECTION II, ACCORDING TO THE PLAT OF THE PROPERTY AS RECORDED IN PLAT CABINET 1, SLIDE B-97, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. BEING THE SAME WHICH LEON E. MODESTE BY DEED DATED SEPTEMBER 21, 2015 AND RECORDED OCTOBER 23, 2015 IN THE COUNTY OF DOUGHERTY, STATE OF GEORGIA IN BOOK 4264, PAGE 253 CONVEYED UNTO CORNELIA MOORE MODESTE.** Said property is known as **2037 Stuart Ave, Albany, GA 31707**, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, 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

Foreclosures

A-125
NOTICE OF FORECLOSURE SALE UNDER POWER OF SALE NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF DOUGHERTY Pursuant to a power of sale contained in a certain security deed executed by EDRIANNA WILLIAMS, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Finance of America Mortgage LLC its successors and assigns, dated May 30, 2017, and recorded on May 30, 2017 in Deed Book 4419, beginning at page 9, of the deed records of the Clerk of the Superior Court of Dougherty County, Georgia, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at public outcry before the door of the courthouse in Dougherty County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale, for cash, to the highest bidder on the first Tuesday in March, 2026, all property described in said security deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA AND BEING ALL OF LOT 105 OF ADDITION TO BRIERWOOD SUBDIVISION ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 3, PAGE 67, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. Said property may more commonly be known as **513 JOHNSON ROAD, ALBANY, GA 31705** Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. LoanCare, LLC is the entity with full authority to negotiate, amend and modify the terms of the Note and Security Deed, and it may be contacted at: Address: 3637 Sentara Way, Suite 303, Virginia Beach, VA 23452 Phone: 757-893-1300 To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be EDRIANNA WILLIAMS, or tenant(s). Lakeview Land Servicing, LLC, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Please note that if any borrower or obligor has received a discharge in a bankruptcy case filed under Title 11 of the United States Code, no personal liability will arise from this foreclosure action against that individual. This foreclosure action is being pursued solely against the real property to enforce the lien created by the Security Instrument. Respectfully, Marinosi Law Group, P.C. 16415 Addison Road, Suite 725 Addison, TX 75001 (401) 234-9200 (401) 398-2594 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.A-4863735

February 7, 14, 21, 28, 2026

A-119

NOTICE OF SALE UNDER POWER

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

Foreclosures

will be made for the purpose of paying said debt and all expenses of this sale, as provided in the Security Deed and by law, including reasonable attorney's fees, as provided for therein.

The above-described Property will be sold subject to outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable), matters which might be disclosed by an accurate survey and inspection of the property, assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the above-referenced Security Deed. To the best of the undersigned's knowledge, information, and belief, equitable title to the Property is held by Grantor and Grantor has possession of the Property.

The entity that has full authority to negotiate, amend, and modify all terms of the Note and Security Deed is: Georgia's Own Credit Union, Attn: Allison Kretovic, P.O. Box 105205, Atlanta, Georgia 30348, telephone number: (470) 337-7286. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan by the holder of the Security Deed. Georgia's Own Credit Union, successor by merger to DOCO Credit Union, as Agent and Attorney in Fact for Mikes Properties, LLC Patrick M. Sneed, Esq. Davis, Pickren, Seydel & Sneed, LLP 285 Peachtree Center Avenue NE 2300 Marquis Two Tower Atlanta, Georgia 30303 Telephone: (404) 588-0505 Facsimile: (404) 582-8823 psneed@dpslslegal.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#00001/00023/005; 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. 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#0000Y/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(b): AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 500 VICK ST., Respondent(s).

TO: NOE BENITO QUIJADA AND JESUS ISAIS SOLA, 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

Foreclosures

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 #0000Y/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 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-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 in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Rocket Mortgage, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the 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

**CITY OF ALBANY
MUNICIPAL COURT**

**CIVIL DOCKET NO. 26-NA-06
LEGAL NOTICE**

**CITY OF ALBANY,
Petitioner,**

vs.

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

Foreclosures

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(b): DOUGHERTY COUNTY TAX DEPARTMENT, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 802 ROOD AVE., ALBANY, DOUGHERTY COUNTY, GEORGIA:

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 Rood Ave., in the City of Albany, Dougherty County, Georgia, more particularly described as follows:

All of LOTS 3 & 4 in BLOCK L, in the Rood 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

Calhoun Co. Legals

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

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 8731 Court St., Suite C
Morgan, GA 39866
229-849-2115

February 14, 21, 28, 2026, March 7, 2026



Reuse. Repurpose. Really Save!

Take a fresh look at the Classifieds, the original way to shop green!



The Albany Herald Classifieds
In Print, Online & Now Mobile!
albanyherald.com

To place an ad, call Phil Cody 229.888.9300

7 LITTLE WORDS

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

CLUES	SOLUTIONS
1 personal strengths (9)	_____
2 iridescent-winged insect (9)	_____
3 oil straight from the ground (5)	_____
4 "Shake It Off" singer Taylor (5)	_____
5 messy melange (7)	_____
6 legendary French footballer (6)	_____
7 auric (6)	_____

ABI	CLU	NF	IES	CRU
GO	ZI	EN	TT	GO
ER	NE	SW	LY	DRA
DE	LD	LIT	DA	IFT

Thursday's Answers: 1. FURNACE 2. TIRING 3. APPRECIATE 4. LARGELY 5. WARBLE 6. APIARY 7. PHOEBE 2/20

7 LITTLE WORDS

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

CLUES	SOLUTIONS
1 dog of dubious ancestry (7)	_____
2 gambols and prances (7)	_____
3 coffee bean shade (5)	_____
4 challenge with innovation (7)	_____
5 "500 Miles" duo (11)	_____
6 pale, thready mushroom (5)	_____
7 Gandhi's native tongue (8)	_____

ST	MON	UPT	VOR	IME
RS	PRO	EL	ATI	DI
GR	GU	ENO	SR	TS
KI	CA	CLA	ROA	JAR

Friday's Answers: 1. ABILITIES 2. DRAGONFLY 3. CRUDE 4. SWIFT 5. CLUTTER 6. ZIDANE 7. GOLDEN 2/21

CROSSWORD

ACROSS

1 "Hold my beer" 10 forest 14 "It's not up to me" 15 Obsession 16 "Ask away!" 17 Quirkily creative 18 Leaves home? 19 Put on board 20 Board game 21 Pronoun option 22 Radiation that triggers vitamin D synthesis, for short 23 Lineup of runners? 25 Used a prayer rug 27 Supreme Theban deity 30 Mexico City's de la Reforma 33 "Truce?" 35 As soon as 36 Natl. Merit Scholarship qualifying exams 37 Dance with a kahiko style 38 Small beard 40 Amounts on some bottles 41 Sportscaster Dick with the catchphrase "Touch 'em all!" 42 Tilt 44 "Fare thee well" 46 Top suit 47 Toe bean spot 50 Shots after whiffs, say 52 Polish place 54 [Not again!] 55 "Wicked" star 56 "Count me in!" 58 Assumption 59 Suit perfectly 60 Forward thinker? 61 "Why not both"

DOWN

1 Mover's concern 2 "Loch Lomond" preposition 3 Pianist McCoy who played with the John Coltrane Quartet

4 Home on an apartment building's roof, maybe 5 Carrier base 6 Not quite a teen 7 Lives it up 8 Clear for all to see, so to speak 9 Lid blemishes 10 Handy maneuver? 11 "Confidentially ... " 12 Lay out 13 Foots 15 Nice thing to call someone? 22 Shedding card game 24 Code components 25 Succumbed to gravity 26 Leaflet 28 Part of a play list? 29 "Woe is me!" 30 False front 31 Mysterly author, briefly

32 Get tanked on a tropical vacation? 34 People with concerns about trolleys? 36 Resident of D.C.'s Daniel Webster Hall 39 "Orange Is the New Black" setting 40 Couple

43 Cesta-slung sphere 45 Bring together 47 Reverence 48 Concur 49 Carnival cries 50 Policies, for short 51 Put-in-Bay's lake 53 Femme friend 54 Roe source 57 100 runs, for a cricketer

ANSWER TO TODAY'S PUZZLE:

S	E	A	C	N	V	S	E	A		H	E	E	S
E	E	L	V	O	L	I	E		N	E	A	I	E
E	H	E	H	O	L	O	S	W	I		O	A	I
H	O	I	S		T	I	V	N		S	O	D	E
M	V	D		O	E	O		N	E	I	D	V	
			d	n	d	i	l		e	y	e	s	n
S	E	S	O		H	O	L	I		e	y	e	s
V	T	N	H		S	L	V	S	d		E	O	N
T	O	O	E	M	E	H	V		O	E	S	V	d
V	H	E	N	W		I	T	E	N	K			
		E	L	V	T	S		B	A	N		E	H
S	L	H	V		O	D	V	T		E	E	H	I
A	S	L	H	V		A	H	S	E	B	I	N	O
V	I	N	V	W		I	N	V	M	N	O	A	I
d	T	E	X	I		S	I	H	I	H	O	L	V

02/21/26

1	2	3	4	5	6	7	8	9		10	11	12	13
14										15			
16										17			
18										20			
21													
					22			23	24				
								26		27			