

THE ALBANY HERALD

Classifieds

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

Albany Classifieds

ANNOUNCEMENTS

Notices

The Dougherty County Democratic Committee will qualify Democratic Candidates for the upcoming Primary of the 2026 Election Cycle. Qualifying starts on March 2, 2026 and ends on March 6, 2026 at 12 Noon.

Qualifying will be held at 1347 Silas Lane, Albany, GA
Qualifying date and times: **By Appointment only.** Contact Benny Hand at 229- 291-2888.

Qualifying fees should be paid with a postal money order, a bank issued cashier's check, or personal check.

In notification,
Chair Barlow
Joyce Barlow

REAL ESTATE
FOR RENT

Apt/Dupl/Con-
do/T'homes for rent

ROOM FOR RENT, male or female, \$750. Furnished. 229-244-3941.



Hunting Leases

HUNTING LEASE LAND WANTED. Senior man/men seeking hunting lease. Size of property is flexible. Contact Bill, 352-697-9661

SERVICE
DIRECTORY

Home Repair/
Remodeling

PAINTING
AND HOME
REPAIR

Tile work,
popcorn ceiling
removal, wall paper
installation/removal.
Just one call,
we do it all!

FREE
ESTIMATES
229-349-5475

MERCHANDISE

Garage Sale

Garage Sale: 4104 Radium Springs Road. 8am-4pm. bedroom/table sets, clothes, bed, sectional & more.

Estate Sales

ESTATE SALE
SATURDAY 8AM-2PM
222 BRENDA LANE
Off Ledo Rd.
Queen bed sets,
fridge, Christmas items,
rugs, lots of furniture,
spreads, kitchenware
wall décor, knick-knacks
CHOP BLOCK
Rain or shine

JOBS

Full-Time

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.

Memorial Hospital and Manor has immediate openings for full time Medical Technologist, BS MedTech, AMT or ASCP certified, with at least 12

Full-Time

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

Albany Legals

Adoptions

A-188
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA In Re: Adoption of Petition of BETHEENA TEEMER BAKER and ANDREW CORNELIUS BAKER, SR., for the adoption of AYANNAH RENEE FICKLIN by and NOTICE OF PETITION TO TERMINATE PARENTAL RIGHTS To: GEORGE EDWARD FICKLIN, the Presumed Legal Father, of a AYANNAH RENEE FICKLIN, born in 2010. You are hereby notified that an Adoption Petition for AYANNAH RENEE FICKLIN has been filed in the above-styled Court by BETHEENA TEEMER BAKER and ANDREW CORNELIUS BAKER, SR., through their attorney, Christopher A. Flowers of Smith & Flowers Law, P.C. Civil Action File No. 26A6-2. The mother of the child has consented to the adoption. Pursuant to Official Code of Georgia Annotated Section 19-8-10 and 19-8-11 and other pertinent laws, you are advised that a hearing has been scheduled for May 18, 2026, at 11:00 a.m. before the Honorable Victoria S. Darrisaw. Further, you are advised that you have the right to appear at said hearing. You should contact the attorney for Petitioner, Christopher A. Flowers, Smith & Flowers Law, P.C. P.O. Box 70879, Albany, Georgia 31708/ 504 N. Jefferson Street, Albany, Georgia 31701, telephone 229-434-1070 for further information. All notices to or correspondence with the Petitioner and copies of all pleadings or proceedings you may file in any court in regard to the above-referenced Child should be served upon him. Dated this 26th day of February, 2026.

February 28, 2026

Construction/
Service Bids

INVITATION TO BID
Power Conduit & Wire
Installation Phase 3
BID REF. 26-039

Sealed bids will be received by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM, on March 19, 2026. A Pre-Bid Conference will be held at 10:00 AM, on February 27, at the Procurement division office. A 5% Bid Bond is required of all bidders. Documents can be obtained from the Procurement Division, the Georgia Procurement Registry, and at www.albanyga.gov. For additional information, contact Joshua Williams, Procurement Manager, at jswilliams@albanyga.gov.

By: Michael Eaton, Chief Financial Officer

INVITATION TO BID
Airport Fire Station Roof
BID REF. #26-038

Sealed bids will be received by City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on March 27, 2026. A Pre-Bid Conference will be held at 10:00 AM on March 4, at 3905 Newton Road, Ste. 100, Albany, GA 31701. A 5% Bid Bond is required of all bidders if the bid exceeds \$250,000. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Ricky Gladney, Buyer, at rgladney@albanyga.gov.

By: Michael Eaton, Chief Financial Officer

Invitation to Bid

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 CALHOUN
ARLINGTON, ARLHOUN 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 under a program providing direct Federal financial assistance from the

Construction/
Service Bids

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 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-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-177
GEORGIA,
DOUGHERTY COUNTY,
NOTICE

Notice is hereby given to all creditors of the Estate of **SHERYL YVETTE HANIF**, Deceased, to submit 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.
SALAHUDDIN H. HANIF, Petitioner
5615 Oak Borough Ln.
Albany, GA 31721
February 28, March 7, 14, 21, 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

Debtors &
Creditors

A-183
GEORGIA, DOUGHERTY COUNTY
RE: ESTATE OF SARA JAMES BENSON, 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.
Juanita Jennifer James, Executor
c/o DIVINE FINNEY DAVIS, PC
600 N. Jackson St
Albany, GA 31701
February 28, March 7, 14, 21, 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-124
NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA,
COUNTY OF DOUGHERTY
All creditors of the Estate of Rhonda Vaughan Lambert deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us.
This 2 day of February, 2026.
Artis Matthew Miller
Administrator of the Estate of Rhonda Vaughan Lambert
730 Youngblood Road
Sylvestre, GA 31791
February 7, 14, 21, 28, 2026

A-120
NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA,
COUNTY OF DOUGHERTY
All creditors of the ESTATE OF **DARLENE WILBANKS MUSE** deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us.
This 7th day of February, 2026.
Carol Griffin Boyd,
Administrator of the Estate of Darlene Wilbanks Muse
470 US Highway 82
Leesburg, Georgia 31763
Hall & Williamson, P.C.
February 7, 14, 21, 28, 2026

A-144
NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA,
COUNTY OF DOUGHERTY
All creditors of the Estate of **WILLIE B. CORBETT**, SR. deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us.
This 9th day of February, 2026.
Willie B. Corbett, Jr.,
Administrator of the Estate of Willie B. Corbett, Sr.
3209 Harvest Lane
Albany, GA 31721
February 14, 21, 28, 2026, March 7, 2026

A-174
NOTICE

STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE is hereby given to all creditors of the Estate of Robert Simon Croak, late of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the Estate are hereby requested to make immediate payment to the undersigned.
This 23rd day of February, 2026.
Heide Marie Fallin, Executor
Kirbo & Kirbo, P.C.
P. O. Box 70519
Albany, GA 31708-0519
February 28, March 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-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, Executrix 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,

Debtors &
Creditors

County of DOUGHERTY
Estate No. 2025-ES-078
All creditors of the Estate of Christine Crumbley, 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 Crumbley
c/o Christopher A. Flowers.
504 N. Jefferson Street
Albany, GA 31701
February 21, 28, 2026, March 7, 14, 2026

Divorces

A-129
DOUGHERTY 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 the 28th day of January 2026.
Judge, Joseph W. Bent
Dougherty County Superior Court
State of Georgia
February 7, 14, 21, 28, 2026

A-185
Dougherty COUNTY SUPERIOR COURT

STATE OF GEORGIA
Petitioner: Sarah Hilliard
V.
Respondent: Damon Hilliard
Civil Action
Case Number SUCU 2025001262

NOTICE OF SUMMONS

TO: Damon Hilliard ,Respondent Named Above:
This notice has been published to let you know that a Complaint for Divorce case was filed against you in Superior Court on December 12, 2025. The court issued an order for service of summons by publication on February 11, 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 610 Johnson Rd., Lot 09, Albany, GA 31705. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Complaint for Divorce. This the 11th day of February, 2026.
Joseph W. Dent
Judge of Dougherty County Superior Court.
February 28, March 7, 14, 21, 2026

A-176
THE SUPERIOR COURT OF DOUGHERTY COUNTY

STATE OF GEORGIA
LAWRENCE BROWN, Plaintiff,
vs. **DEBRA EDWARDS**, Defendant.
Civil Action No. SUCV2026000166
NOTICE TO DEFENDANT BY PUBLICATION
To: **DEBRA EDWARDS**
By order of the Court for Service by Publication dated the FEBRUARY 23rd, 2026, you are hereby notified that on the 18th day of February 2026, **LAWRENCE BROWN**, filed suit against you for Divorce. You are required to file with the Clerk of the Superior Court, and to serve upon Plaintiff's attorney, Christopher A. Flowers, at P.O. Box 70875, Albany, Ga. 31708 an Answer in writing within sixty (60) days of the 28th day of February 2026. You are advised that a hearing has been scheduled for May 20, 2026 at 2:00 p.m. by Webex at www.webex.com Meeting number: 2555 237 4082 Password: Y2535d3SRz before the Honorable Victoria Darrisaw. Further, you are advised that you have the right to appear at said hearing. WITNESS, the Honorable Victoria Darrisaw of Dougherty County Superior Court. This the 23rd day of February, 2026.
February 28, March 7, 14, 21, 2026

Grand Jury
Presentments

A-187
DOUGHERTY COUNTY GRAND JURY PRESENTMENT JANUARY TERM 2026

To: The Honorable Denise Marshall
The Honorable Victoria S. Darrisaw
The Honorable Joseph W. Dent
The Honorable Victoria M. Johnson (Judges of the Superior Court)
The Grand Jury would like to thank the District Attorney, Gregory W. his staff for the high level of professionalism and respect they demonstrated the entire time we were under their care. We further commend the District Attorney for enlightening us on the various crimes happening in our community and the laws that are to be enforced regarding those matters. We specially commend the District Attorney's Office along with the Clerk of Court's Office for their hard work and dedication in preparing the cases for the Grand Jurors.
Additionally, we thank the Albany Police Department, the Dougherty County Police Department, the Dougherty County Sheriff's Office, and the Albany Dougherty Special Investigative Unit (ADSIU), and specifically ADSIU Investigator Jontrevius Keith who provided us

Grand Jury
Presentments

with information on drugs and gangs in this area. Our thanks go out to these and other special employees for their hard work and concern for the citizens of Albany and Dougherty County. This Grand Jury appreciates the attentiveness and help of our bailiffs, Clarence Lanier and Vernon Fowler.
We further thank Corporal Lashana Hudson, Albany Police Department, and Tiesha Howard and Desmond Cook, Aspire Behavioral Health, for providing us with information on the REACH Co-Response Team ("Responding, Engaging, and Cultivating Hope").
We further appreciate Clerk of Court, Phyllis Johnson, for providing us with information about the Board of Equalization and the duties assigned to that Board as well as the qualifications and the appointment process for its members. The Grand Jury hereby approves the appointment of Charles T. Pike and the reappointment of Mary Linda Cotton and Warren Hohl to the Board of Equalization for a three-year term each.
We commend Sheriff Terron Hayes for allowing us to tour and inspect the Dougherty County Jail Facility and for the hospitality we were shown by the staff, including the lunch that was prepared for us. The tour was enlightening as well as educational for the members of the Grand Jury. We extend further commendations to Sheriff Hayes and his staff for their dedicated work, not just at their worksites, but also in the community.
The Grand Jury was presented with 66 Indictments, 65 were returned as True Bills and there was 1 No Bill. An additional 21 were filed by the District Attorney for Accusation.
The Grand Jury makes the following recommendations:

- We recommend that the County and City increase funding and manpower to support expansion of the Flock safety system to include additional license plate readers in high crime/traffic areas, implementation of Flock gunshot/crash audio detection devices, and strategically placed automated Flock Drones as First Responders. We further recommend research into the potential use of Artificial Intelligence (AI) to augment manpower limitations to maximize effectiveness of such systems.
- We encourage local law enforcement to maximize the use of available federal Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) resources to combat illegal gun crimes and gang activity in the area. We further recommend agencies continue to use Project Safe Neighborhoods (PSN) and maximize the resources of the Crime Gun Intelligence Centers (CGICs) as well as increase opportunities for joint operations with the ATF to provide cost effective gun/gang crime reduction for our community.
- We recommend the Dougherty County Sheriff's Office utilize a social media platform or some other public website to notify the Dougherty County citizens of challenges, constraints, and needs facing the Sheriff's Office. We would also suggest the Sheriff's Office identify opportunities for private citizens to participate in, improve, or otherwise assist with the Sheriff's Office endeavors.
- We recommend the City and County leaders create new or expanded tax incentives to attract industry and new businesses to the area. We believe the creation of new industries and businesses will provide additional employment opportunities that will help reduce crime in the area.
- We recommend that the Sheriff's Office upgrade its Information Technology (IT) assets (operating systems) to ensure the systems are supported by the vendors. We believe such upgrades are vital for privacy and the protection of inmate personal identifiable information.
- We recommend the City and County establish a volunteer-based or court-ordered community service litter patrol. We have observed a significant litter problem in the community, and we believe a litter patrol will help reduce roadside trash and promote a cleaner, more attractive environment.
- We recommend the City and County remove county-wide contracted school zone cameras but instead improve the visibility of school zones by using advanced warning lights.
- We recommend the courts, with the assistance of the Sheriff's Office, utilize contempt proceedings for citizens who fail to appear in court pursuant to summons for jury duty. We have observed that too many citizens have to be summoned to ensure that sufficient numbers appear to meet jury selection requirements. Using contempt proceedings or other available options to address citizens who fail to appear for jury duty will send the message that receiving a court summons is a serious legal event that requires immediate attention. Ignoring a summons can accelerate legal consequences that can permanently impact a person's finances and freedom.
- We encourage the development of more City and County sponsored youth activities such as sports leagues, parks, and skating rinks, etc.
- We recommend the City and County enforce building and maintenance code violations to include city, school, and privately-owned properties. We believe strict enforcement of building and maintenance codes will improve the appearance of the community and the value of properties.
- We recommend the County increase funding for Sheriff's Office personnel to be competitive with surrounding jurisdictions to ensure we are able to attract the best possible candidates. Respectfully submitted on the 25th

Grand Jury
Presentments

day of February 2026.
Jeffrey Wade Sanders - Foreperson
Jennifer Nell Napier -Vice Foreperson
Chaka Rayne Cobb - Secretary
GEORGIA, DOUGHERTY COUNTY:
THE GRAND JURORS, selected, chosen and sworn for the County of Dougherty, to wit:
1. Jeffrey Wade Sanders -Foreperson
2. Jennifer Nell Napier -Vice Foreperson
3 Chaka Rayne Cobb - Secretary
4. Tyra Jenkins Appling- Sgt. At Arms
5. Kayla Renee Summers
6. Andrea Teresa Dauphinais
7. Melanese Deloris Roberts
8. Emarlo Rofuri Williams
9. Andrea Carol Isler
10. Mary Simpson Mcree
11. Drew Bailey Allen
12. San-Toy Sharetta Briley
13. Mari De'Andrea Mills
14. Edward Burton Newcomb
15. Jonterrias Dejuan Hope
16. Henry Rhodes Hancock
17. Michella Hawkins
18. Takira D. Williams
19. Susan Strickland Cooper
20. Johnnie B. Morris Jr.
21. Daffne Elizabeth Woodard
22. Linda Hall King
23. Franklin Eugene Bell Jr.
IN THE SUPERIOR COURTS OF GEORGIA COUNTY OF DOUGHERTY
IN RE: JANUARY TERM GRAND JURY PRESENTMENTS ORDER
The Grand Jury concluded its service today and made its written and oral presentations in open court. Same shall be filed by the Clerk of Court and published in the legal organ as required by state law. So, ordered, this 25th day of February 2026..
Judge of Superior Court
Dougherty Judicial Circuit
February 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

Miscellaneous

DOUGHERTY COUNTY SUPERIOR COURT
STATE OF GEORGIA

Petitioner: Tameca L. Smith
vs.

Respondent: Quincy Harper
Civil Action Case Number: 23CV1145-2

<

Miscellaneous

23, 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 2216 Stuart Ave., Albany, GA 31707. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything she asked for in the Petition for Contempt.

This the 23rd day of December, 2025.

Semantha Sebastian, Deputy Clerk
Dougherty County Superior Court
State of Georgia

HISTORIC PRESERVATION COMMISSION NOTICE OF SPECIAL CALLED PUBLIC MEETING

The Albany-Dougherty Historic Preservation Commission will conduct a public meeting on **Tuesday, March 10, 2026, at 10:00 A.M.** (In-Person) Historic Preservation 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=VU94ZzNpbFdtS2dMMN04YUz1lYWx6UT09>
Meeting ID: 952 1922 5113
Passcode: 515128
One tap mobile
+16465588656,95219225113#,,, *51 5128# US (New York)

26-015 HISTORIC – 310 W Tift Ave: COA request by Jody Widner for the installation of porch railing.

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.

Name Changes

A-139
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA
In Re: Penny Cooper Spence
Civil Action File No.
26-SUCV-121

NOTICE OF PETITION TO CHANGE NAME

GEORGIA, Dougherty County Notice is hereby given that Penny Cooper Spence petition to the Superior Court of Dougherty County, Georgia on the 13th day of February, 2026, praying for a change in the name of petitioner from Penny Cooper Spence to Penny Velainea Cooper Spence. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 13th day of February, 2026
Penny Cooper Spence
Petitioner
February 14, 21, 28, 2026, March 7, 2026

Probate Court Administration

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 23, 2026**.

All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
February 7, 14, 21, 28, 2026

A-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

Probate Court Administration

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-171
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: REBECCA WANGEN KIMSEY
ESTATE FILE NO: 2025-ES-332
Donald Kimsey, Jr., has petitioned to be appointed **administrator** of the estate **REBECCA WANGEN KIMSEY**, 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 23, 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 28, March 7, 14, 21, 2026

A-156
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: GREGORY SCOTT CRIBB
ESTATE FILE NO: 2026-ES-050
Nicholas Scott Cribb has petitioned 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, 21, 2026

A-165
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: Z'ARIAH DEASIA WARD
ESTATE FILE NO: 2026-ES-039
Gracie Watts has petitioned to be appointed **administrator** of the estate **Z'ARIAH DEASIA WARD**, 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 23, 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 28, March 7, 14, 21, 2026

A-165
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: Z'ARIAH DEASIA WARD
ESTATE FILE NO: 2026-ES-039
Gracie Watts has petitioned to be appointed **administrator** of the estate **Z'ARIAH DEASIA WARD**, 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 23, 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 28, March 7, 14, 21, 2026

A-114
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: PRICILLA LYNN TERRY
ESTATE FILE NO: 2025-ES-329
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of **Todd Evan Whitehead** for a year's support from the estate of **PRICILLA LYNN TERRY**, Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any,

Probate Court 12 mth Support

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-160
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: RICHARD M. MARKHEIM
ESTATE FILE NO: 2026-ES-055
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of **Jane Ann Markheim** for a year's support from the estate of **RICHARD M. MARKHEIM**, 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 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
February 21, 28, 2026, March 7, 14, 21, 2026

A-160
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: RICHARD M. MARKHEIM
ESTATE FILE NO: 2026-ES-055
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of **Jane Ann Markheim** for a year's support from the estate of **RICHARD M. MARKHEIM**, 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 23, 2026**, why said petition should not be granted.

Probate Court Discharge

A-169
NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2025-ES-127
PETITION OF LAUREN H. WILLIAMSON, ESQUIRE
FOR DISCHARGE AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF: ROBERT JAMES SPAN, II
TO: ALL INTERESTED PARTIES
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before March 11, 2026. **BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702-1827
(229) 431-2102
February 28, 2026

A-168
NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2025-ES-075
PETITION OF MICHAEL PAUL HERRIN, JR., and TAMARA LYNN MONTOYA
FOR DISCHARGE AS PERSONAL REPRESENTATIVES
OF THE ESTATE OF: MICHAEL PAUL HERRIN
TO: ALL INTERESTED PARTIES
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before March 11, 2026. **BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds for

Probate Court Discharge

any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
LEISA G. BLOUNT, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102
February 28, 2026

A-082
NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2024-ES-385
PETITION OF WILLIAM HARVEY ELLIS
FOR DISCHARGE AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF: VIRGINIA ANNE GARDNER
TO: MACAYLA GRACE GARDNER AND ALL INTERESTED PARTIES
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before March 2, 2026. **BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
LEISA G. BLOUNT, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102
February 7, 14, 21, 28, 2026

A-167
NOTICE
PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2025-ES-187
PETITION OF ROBERT A. WILSON
FOR DISCHARGE AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF: KATIE L. WILSON
TO: ALL INTERESTED PARTIES
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before March 11, 2026. **BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
LEISA G. BLOUNT, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102
February 7, 14, 21, 28, 2026

A-167
NOTICE
PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2025-ES-187
PETITION OF ROBERT A. WILSON
FOR DISCHARGE AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF: KATIE L. WILSON
TO: ALL INTERESTED PARTIES
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before March 11, 2026. **BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
LEISA G. BLOUNT, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102
February 28, 2026

Public Hearings

NOTICE OF PUBLIC HEARING - STREET CLOSING

Notice is hereby given pursuant to Section 56-142 of the Code of the City of Albany, Georgia, that the Board of Commissioners of the City of Albany, Georgia, will give consideration, at its Regular Meeting to be held on the March 24, 2026, at 6:00 p.m. to the closing of the following:

All that certain tract or parcel of land lying and being in a portion of Land Lot 201 of the 1st Land District in Albany, Dougherty County, Georgia and being more particularly described as follows:

Commence at a point which is the intersection of the south R/W of U.S. 82 (Clark Avenue) and the west R/W of Marie Road which is the Point of Commencement; thence run S88deg59'55"W along the south R/W of U.S. 82 (Clarke Avenue) for a distance of 85.18 feet to a point; thence run S89deg15'44"W for a distance of 64.86 feet along the south R/W of U.S. 82 (Clark Avenue) to a point which is on the east R/W of the Alley, which is the Point of Beginning; thence run S00deg29'40"W along the east R/W of the Alley for a distance of 292.53 feet to a' point; leaving the east R/W of the alley, thence run N89deg30'20"W a distance of 20.00 feet to a point on the west R/W of the Alley; thence run N00deg29'40"E along the west R/W of the Alley a distance of 291.95 feet to a point which in the intersection of the west R/W of the Alley and the south R/W of U.S. Highway 82 (Clark Avenue); thence run S89deg37'07"E along the south R/W of U.S. Highway 82 (Clark Avenue) a distance of 20.00 feet to a point which is the Point of Beginning.

Said Tract contains 0.13 acres.

A public hearing will be held at 8:30 a.m. on March 17, 2026, in Room 100, 222 Pine Avenue, Albany, Georgia with respect to same.

This 28th day of February, 2026.

Michael M. Custer
City Attorney
222 Pine Ave., Suite 560
Albany, Georgia 31701
229.431.2805
mcuster@albanyga.gov

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

Public Sales/ Auctions

Public Sales/ Auctions

A-088
Public Auction
Location:
Royal Storage
2801 Palmyra Road
Albany, GA 31707
229-446-2038
Date & Time:
Tuesday, March 17, 2026
Bids due by 12:00 PM Sharp
Auction by Sealed Bid Only
Viewing:
Monday, March 16, 2026
9:00 am – 5:00 pm
136 Amy Griffin: Dryer, flooring & misc.
449 Tamika Barkley: Washer & Dryer, dresser, TV, bed, end tables & misc.
712 Amy Griffin: Chairs, table, boxes, shelves & misc.
February 28, 2026, March 7, 14, 2026

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
February 21, 28, 2026

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-182 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.) Mini Bike
Towed 2/4/26
South Mock/Short Rd.
February 28, March 7, 2026

A-178
ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT
You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: PAINT PRO TOWING, LLC
Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: Answer forms may be found in the Magistrate Court Clerk's Office or on n l i n e at:www.georgiamagistratecouncil.com.

1.) 2013 Honda Accord
Vin # 1HGCRR2F31DA255760
Case # 2026-43AV
2.) 2017 Dodge Journey
Vin # 3CP4PDCABXHT556996
Case # 2026-45AV
3.) 1976 Ford F-150
Vin # F15BNA02409
Case # 2026-44AV
4.) 2013 Nissan Altima
Vin # 1N4AL3AP2DC103102
Case # 2026-40AV
5.) 2015 Nissan Altima
Vin # 1N4AL3AP9FC579608
Case # 2026-42AV
6.) 2010 Honda Accord
Vin # 1HGCS1B80AA013375
Case # TCK4640
7.) 2011 Honda Accord
Vin # 1HGPC2F65BA112534
Case # 2026-41AV
February 28, March 7, 2026

1.) 2013 Honda Accord
Vin # 1HGCRR2F31DA255760
Case # 2026-43AV
2.) 2017 Dodge Journey
Vin # 3CP4PDCABXHT556996
Case # 2026-45AV
3.) 1976 Ford F-150
Vin # F15BNA02409
Case # 2026-44AV
4.) 2013 Nissan Altima
Vin # 1N4AL3AP2DC103102
Case # 2026-40AV
5.) 2015 Nissan Altima
Vin # 1N4AL3AP9FC579608
Case # 2026-42AV
6.) 2010 Honda Accord
Vin # 1HGCS1B80AA013375
Case # TCK4640
7.) 2011 Honda Accord
Vin # 1HGPC2F65BA112534
Case # 2026-41AV
February 28, March 7, 2026

1.) 2013 Honda Accord
Vin # 1HGCRR2F31DA255760
Case # 2026-43AV
2.) 2017 Dodge Journey
Vin # 3CP4PDCABXHT556996
Case # 2026-45AV
3.) 1976 Ford F-150
Vin # F15BNA02409
Case # 2026-44AV
4.) 2013 Nissan Altima
Vin # 1N4AL3AP2DC103102
Case # 2026-40AV
5.) 2015 Nissan Altima
Vin # 1N4AL3AP9FC579608
Case # 2026-42AV
6.) 2010 Honda Accord
Vin # 1HGCS1B80AA013375
Case # TCK4640
7.) 2011 Honda Accord
Vin # 1HGPC2F65BA112534
Case # 2026-41AV
February 28, March 7, 2026

A-180
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE
You are hereby notified, in accordance with OCGA § 40-11-19(a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at Professional Locators and Recovery, Inc. 1107 Centennial Ave. Albany, GA 31707. The vehicle(s) subject to liens as stated above are identified as:

2018 Nissan
Maxima/VIN:1N4AA6APXJC384956/
TAG:SKW3934 GA
2010 Acura
TSX/VIN:JH4CU2F6XAC01721/TA
G:SAS7865 GA
2015 Jeep
Compass/VIN:1C4NJDEB2FD20749
4/TAG:BR23337 CT
2021 KIA
SOL/VIN:KNDJ23AU4M7762908/T
AG:CRJ3709 GA
2003 Chevrolet Suburban/VIN:
3GNFK16Z33G242630/TAG:
RZS9737 GA
February 28, March 7, 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

Foreclosures

Premises now or hereafter existing, and all amendments, renewals and extensions thereof (hereinafter collectively referred to as the "Leases"); All present and future guaranties of the performance of any lessee under any of the Leases and all letters of credit issued, and all other collateral granted, as security for the obligations of any tenant arising under or in connection with any of the Leases; All monies, deposit accounts, furniture, equipment, inventory, fixtures, accounts, accounts receivable, chattel paper, documents, investment property, trademarks and all trade name agreements, logos, licenses, instruments, contract rights, insurance proceeds, commercial tort claims, franchise agreements, software, letter of credit rights, and general intangibles (including payment intangibles) in which Grantor now or hereafter has an interest, individually or with others, and which are located upon, used in connection with, related to or arising out of the Premises, and all additions, accessions and accretions to, replacements and substitutions for, products of and proceeds from any of the foregoing, and any and all types of personal property in which a security interest may be perfected by filing in the Office of the Recorder of Dougherty County, Georgia; All insurance policies relating to the Premises and all claims and rights to payment of proceeds and other sums payable thereunder or in connection therewith; All awards, compensation and settlements in lieu thereof made as a result of the taking by power of eminent domain of the whole or any part of the Premises, including any awards for damages sustained to the Premises, for a temporary taking, change of grade of streets or taking of access; All present and future deposits and revenues relating to the Premises, including without limitation security deposits, replacement revenue escrows, tax and insurance escrows and working capital reserves or escrows, and all funds of Grantor from time to time on deposit with Lender; All present and future building permits, operating permits, variances, licenses, governmental permits and approvals, utility permits, certificates of occupancy, and other permits, approvals and authorizations now or hereafter issued in connection with the 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 therefore has become and is now foreclosable according to its terms.

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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 RESIDENTIAL, LLC.
Lisa Wolgast, Esq.
Barnes & Thornburg LLP
3340 Peachtree Rd NE
Suite 2900
Atlanta, GA 30326
(470) 832-7535
February 7, 14, 21, 28, 2026

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

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

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

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any business and all fees, charges, accounts or other payments for the use or occupancy of rooms and other public facilities in any hotel, motel, or other lodging properties located on the Real Estate (funds obtained as such rents, income, profits, fees, charges, accounts or other payments and held in any reserve, account or credit balance shall retain the character of such rents, income, profits, fees, charges, accounts or other payments); All interests, estates or other rights and claims, arising in law or in equity, which Grantor now has or may hereafter acquire in any of the foregoing, including without limitation any greater estate Grantor may hereafter acquire in the Real Estate or improvements located thereon (the interests, estates and other rights and claims described in paragraphs A through F are hereinafter collectively referred to as the "Premises"); All leases, subleases, subtenancies, licenses, occupancy agreements and other agreements for the leasing, use, occupancy or enjoyment of any portion or all of the Premises now or hereafter existing, and all amendments, renewals and extensions thereof (hereinafter collectively referred to as the "Leases"); All present and future guaranties of the performance of any lessee under any of the Leases and all letters of credit issued, and all other collateral granted, as security for the obligations of any tenant arising under or in connection with any of the Leases; All monies, deposit accounts, furniture, equipment, inventory, fixtures, accounts, accounts receivable, chattel paper, documents, investment property, trademarks and all trade name agreements, logos, licenses, instruments, contract rights, insurance proceeds, commercial tort claims, franchise agreements, software, letter of credit rights, and general intangibles (including payment intangibles) in which Grantor now or hereafter has an interest, individually or with others, and which are located upon, used in connection with, related to or arising out of the Premises, and all additions, accessions and accretions to, replacements and substitutions for, products of and proceeds from any of the foregoing, and any and all types of personal property in which a security interest may be perfected by filing in the Office of the Recorder of Dougherty County, Georgia; All insurance policies relating to the Premises and all claims and rights to payment of proceeds and other sums payable thereunder or in connection therewith; All awards, compensation and settlements in lieu thereof made as a result of the taking by power of eminent domain of the whole or any part of the Premises, including any awards for damages sustained to the Premises, for a temporary taking, change of grade of streets or taking of access; All present and future deposits and revenues relating to the Premises, including without limitation security deposits, replacement revenue escrows, tax and insurance escrows and working capital reserves or escrows, and all funds of Grantor from time to time on deposit with Lender; All present and future building permits, operating permits, variances, licenses, governmental permits and approvals, utility permits, certificates of occupancy, and other permits, approvals and authorizations now or hereafter issued in connection with the 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,

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forward rate transaction, commodity swap, commodity option, equity or equity index swap, equity or equity index option, bond option, interest rate option, foreign exchange transaction, cap transaction, floor transaction, collar transaction, forward transaction, currency swap transaction, cross-currency rate swap transaction, currency option or any other similar hedging arrangement or transaction; All present and future purchase and sale agreements for the purchase of any portion of the Premises or other property located on the Premises, including without limitation, security deposits, earnest money deposits, association fees or assessments, and related escrows; and All additions, accessions and accretions to, replacements and substitutions for, products of and any and all cash and non-cash proceeds from any of the property described above.

The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms.

Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed. The Premises will be sold on an "as is, where is" basis without recourse against Holder and without representation or warranty of any kind or nature whatsoever by Holder with respect thereto. The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises. To the best of the undersigned's knowledge and belief, the owner of the Premises is the Grantor and the party or parties in possession of the Premises is the Grantor or tenants of the Grantor.

MERCHANTS BANK OF INDIANA
As Attorney-in-Fact for
THE GABLES NORTH, LLC.
Lisa Wolgast, Esq.
Barnes & Thornburg LLP
3340 Peachtree Rd NE
Suite 2900
Atlanta, GA 30326
(470) 832-7535
February 7, 14, 21, 28, 2026

A-075
Notice of Sale Under Power. State of Georgia, County of DOUGHERTY. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by DENNIS DAVID GRAF AND PANDA GRAF to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AB&T , dated 09/01/2017, and Recorded on 09/07/2017 as Book No. 4444 and Page No. 284 299, AS AFFECTED BY MODIFICATION AGREEMENTS BOOK 5040, PAGE 227 235 AND BOOK 5111, PAGE 245 254, DOUGHERTY County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$89,381.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DOUGHERTY County Courthouse within the legal hours of sale on the first Tuesday in March, 2026, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 223 OF THE FIRST LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 17 OF LORETTA HEIGHTS, ACCORDING TO A PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 4, PAGE 127 (PLAT CABINET 1, SLIDE B 35), IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, 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 BARRAGALE 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. 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

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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-077
Notice of Sale Under Power. State of Georgia, County of DOUGHERTY. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by SYLVIA MOFFETT to CONSECO FIANCE SERVICING CORP , dated 06/20/2000, and Recorded on 07/10/2000 as Book No. 2109 and Page No. 042 048, DOUGHERTY County, Georgia records, as last assigned to WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF THE LAKE COUNTRY MORTGAGE LOAN TRUST 2005 HE1 (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$52,250.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DOUGHERTY County Courthouse within the legal hours of sale on the first Tuesday in March, 2026, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 225, EAST TOWN SUBDIVISION, SECTION 2 ACCORDING TO A PLAT OF SAME AS RECORDED IN PLAT BOOK 4, PAGE 33, IN THE OFFICE OF THE CLERK OF DOUGHERTY COUNTY, GEORGIA; BEING 1019 INVERNESS ROAD ACCORDING TO THE CURRENT NUMBERING SYSTEM OF ALBANY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF THE LAKE COUNTRY MORTGAGE LOAN TRUST 2005 HE1 holds the duly endorsed Note and is the current assignee of the Security Deed to the property. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF THE LAKE COUNTRY MORTGAGE LOAN TRUST 2005 HE1 (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING may be contacted at: NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, 601 OFFICE CENTER DRIVE, SUITE 100, FORT WASHINGTON, PA 19034, 866 825 2174. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **1019 INVERNESS RD, ALBANY, GEORGIA 31705** is/are: SYLVIA MOFFETT or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. T h e sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF THE LAKE COUNTRY MORTGAGE LOAN TRUST 2005 HE1 as Attorney in Fact for SYLVIA MOFFETT. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010691285 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.
February 7, 14, 21, 28, 2026

A-095
Notice of Sale Under Power
State of Georgia, County of Dougherty
Under and by virtue of the Power of Sale contained in a Security Deed given by Kyra J. Waldron to Rocket Mortgage Electronic Registration Systems, Inc., as nominee for Rocket Mortgage, LLC (the Secured

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Creditor), dated February 21, 2025, and Recorded on February 27, 2025 as Book No. 5273 and Page No. 111, Dougherty County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$50,875.00, with interest at the rate specified therein, as last assigned to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC by assignment that is or to be recorded in the Dougherty County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Dougherty County Courthouse within the legal hours of sale on the first Tuesday in APRIL, 2026, the following described property: **All that tract or parcel of land lying and being in Land Lot 46 in the First Land District of Dougherty County, Georgia, and being all of Lot 3 of Hill Estates, according to a map or plat of said subdivision as same is recorded in Plat Book 5, Page 175 (Plat Cabinet 1, Slide B-65), in the office of the Clerk of the Superior Court of Dougherty County, Georgia.**
Tax ID: 00124/00001/14F
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Rocket Mortgage, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan.
Pursuant to O.C.G.A. §44-14-162.2, Rocket Mortgage, LLC may be contacted at: 800-508-0944 or by writing to 1050 Woodward Avenue, Detroit, MI 48226.
Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **4911 HILL ROAD, ALBANY, GA 31705** is/are: Kyra J. Waldron or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed.
Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.
Funds used at sale shall be in certified funds and payable to "Bell Carrington Price & Gregg, LLC".
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC as Attorney in Fact for Kyra J. Waldron.
Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 25-47077
January 31, 2026, February 7, 14, 21, 28, 2026, March 7, 14, 21, 28, 2026, April 4, 2026

A-068
NOTICE OF FORECLOSURE SALE UNDER POWER
DOUGHERTY COUNTY, GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by blvck bvllvd investments limited liability company to Angel Oak Prime Bridge LLC, dated April 13, 2018, and recorded in Deed Book 4504, Page 252, Dougherty County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded on April 14, 2023 in Book 5080 Page 159 in the Office of the Clerk of Superior Court of Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Ninety Thousand Four Hundred and 0/100 dollars (\$90,400.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, within the legal hours of sale on March 3, 2026, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 85 OF PLANTATION HILLS SUBDIVISION, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 15, 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

Foreclosures

foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Blvck Bvllvd Investments LLC or tenant(s); and said property is more commonly known as **3413 Plantation Dr, Albany, GA 31721**.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for blvck bvllvd investments limited liability company. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 25-00147
February 7, 14, 21, 28, 2026

A-036
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Mattie Frost to Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc. dated November 2, 2017, and recorded in Deed Book 4462, Page 55, Dougherty County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Rocket Mortgage, LLC, fka Quicken Loans, LLC, securing a Note in the original principal amount of \$49,999.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, **March 3, 2026**, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

Land situated in the County of Dougherty in the State of GA
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 32 OF EVERGREEN SUBDIVISION, SECTION 1, ACCORDING TO A MAP OF PLAT OF SAID SUBDIVISION AS THE SAME IS RECORDED IN PLAT BOOK 3, PAGE 251, IN THE OFFICE OF THE CLERK OF 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^a Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535 https://www.logs.com/ ^a"THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE." January 24, 31 2026, February 7, 14, 21, 28, 2026

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

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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-109

NOTICE OF SALE

GEORGIA, DOUGHERTY COUNTY.

By virtue of a power of sale contained in that certain Security Deed from Wilene 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 Wilene 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 Wilene Ford and Lashonda Ford, there will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door in Albany, Dougherty County, Georgia, within the legal hours of sale on the first Tuesday in March, 2026, the following described property:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being more particularly described as all of Lot 2, Woodland Oaks Subdivision, Section one according to a map or plat of said subdivision as recorded in Plat Cabinet 1, Slide C-51B in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This property is known as 904 Ashland Court, Albany, Georgia by the current numbering system of the City of Albany.

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

The indebtedness secured by the aforementioned Security Deed has been and is hereby declared immediately due and payable in full because of the failure of Wilene Ford and Lashonda Ford to preserve and maintain the property in accordance with its terms. Wilene 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 Wilene 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 Wilene Ford and Lashonda Ford
DREW, ECKL & FARNHAM, LLP
By: DAVID W. ORLOWSKI
Georgia Bar No. 554325
Attorneys for Flint River Habitat for Humanity
Post Office Box 607
Albany, Georgia 31702-0607
(229) 431-3036

February 7, 14, 21, 28, 2026

A-110

NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Margaret Ann Headden to Mortgage Electronic

Registration Systems, Inc., as grantee, as nominee for Suntrust Mortgage, Inc. its successors and assigns, dated 11/18/2010 and recorded in Deed Book 3761 Page 98 Dougherty County, Georgia records; as last transferred to or acquired by Trust Bank, conveying the after-described property to secure a Note in the original principal amount of \$35,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on

March 3, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month); the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF DOUGHERTY, STATE OF GEORGIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF TRACT 79 IN SUBDIVISION 1 OF THE ORIGINAL FLINT RIVER ORCHARDS COMPANY'S PLAT AS RECORDED IN PLAT BOOK 1, PAGE 7, OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 79 AND GOING THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 291 FEET TO A POINT; GO THENCE NORTH, PARALLEL TO THE WEST LINE OF SAID TRACT FOR A DISTANCE OF 150 FEET TO A POINT; GO THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID TRACT FOR A DISTANCE OF 291 FEET TO THE WEST LINE OF SAID TRACT; GO THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING. THE ABOVE PROPERTY BEING THE SAME PROPERTY CONVEYED TO ROBERT G. HEADDEN AND MARGARET C. HEADDEN BY DEED CREATING A JOINT INTEREST WITH RIGHT OF SURVIVORSHIP RECORDED IN DEED BOOK 372, PAGES 554-555, SAID CLERK'S OFFICE. ROBERT C. HEADDEN DIED IN DOUGHERTY COUNTY, GEORGIA ON DECEMBER 17, 2000, AND MARGARET C. HEADDEN IS THE

Foreclosures

SOLE OWNER OF SAID PROPERTY AS SURVIVOR OF SAID JOINT TENANCY. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 624 Barstow Dr, Albany, GA 31705 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Margaret Ann Headden or tenant or tenants. Trust Bank is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Trust Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467 1-800-827-3722 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Trust Bank as agent and Attorney in Fact for Margaret Ann Headden Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1207-137A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-137A.

February 7, 14, 21, 28, 2026

A-121
GA2500293552
Notice Of Foreclosure Sale Under Power

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

Foreclosures

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-121
GA2500293552
Notice Of Foreclosure Sale Under Power

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

February 7, 14, 21, 28, 2026

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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 Loan Servicing, LLC, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Please note that if any borrower or obligor has received a discharge in a bankruptcy case filed under Title 11 of the United States Code, no personal liability will arise from this foreclosure action against that individual. This foreclosure action is being pursued solely against the real property to enforce the lien created by the Security Instrument. Respectfully, Marinosci Law Group, P.C. 16415 Addison Road, Suite 925 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-170
CITATION
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY GEORGIA

DEPARTMENT OF TRANSPORTATION v. 0.0036 acres of land; and FD Retail Properties, LLC.

The said named persons and any and all other persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands hereinafter described, and all occupants, tenants, lessees, licensees and all holders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, providing for the exercise of the power of eminent domain by the State of Georgia, or any of its subdivisions, or by any county of such State, as follows: That the above stated case, being a condemnation in rem against the property hereinafter described, was filed in said Court on the 19th day of February, 2026; That, in accordance with provisions of the aforesaid Official Code, a Declaration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking the said described lands for State-aid public road purposes, thereby vesting the title to same in the Department of Transportation; and, in pursuance of such authority, the Department of Transportation has deposited with the Clerk of the Superior Court of said County \$3,600.00 as the just compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court;

In accordance with the provisions of the Official Code of Georgia Annotated, the Plaintiff-Condennor has prayed the Court for Immediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required by the Order of the Judge of said Court to surrender possession of the property to the Department of Transportation no later than 30 days from filing of the Declaration of Taking.

That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim against or interest in said property, shall be dissatisfied with the compensation, as estimated in the Declaration of Taking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Declaration and the deposit of the fund into Court but not later than 30 days following the date of service as provided for in the Official Code of Georgia Annotated Sections 32-3-8 through 32-3-10 to file with the Court a notice of appeal, the same to be in writing and made a part of the record in the proceedings. The said property, as thus affected, is described as follows: SEE PAGE 20-A FOR DESCRIPTION This 19 day of February, 2026. /s/ Phyllis N. Johnson Clerk Superior Court DOUGHERTY COUNTY PROJECT NUMBER: P.1. 0017843 DOUGHERTY COUNTY PARCEL NUMBER: 4

Foreclosures

REQUIRED R/W: 0.0036 acres of land
RECORD OWNERS: FD Retail Properties, LLC
All that tract or parcel of land lying and being in Land Lot 268 of the 1st Land District and/or 945 Georgia Militia District of DOUGHERTY County, Georgia, being more particularly described as follows: Required Right of Way/Fee Acquisition: Beginning at a point 77.54 feet left of and opposite Station 65+27.03 on the construction centerline of East Oglethorpe Blvd on Georgia Highway Project No. 0017843; running thence N16°30'15.70"W a distance of 6.20 feet to a point 83.22 feet left of and opposite station 65+24.63 on said construction centerline laid out for SR 520 BUEAST OGLETHORPE RD; thence N07°19'48.74"E a distance of 6.78 feet to a point 90.00 feet left of and opposite station 65+24.65 on said construction centerline laid out for SR 520 BUEAST OGLETHORPE RD; thence S57°05'55.93"E a distance of 29.23 feet to a point 77.47 feet left of and opposite station 65+50.00 on said construction centerline laid out for SR 520 BUEAST OGLETHORPE RD; thence N82°16'00.63"W a distance of 23.87 feet back to the point of beginning. Containing 0.00360 acres more or less.

The title, estate, or interest in the above-described land, required by condemnor and now taken by condemnor for public use is as follows: Fee simple title to all the land described above and shown on the plats dated May 15, 2024, last revised on September 19, 2025, (Sheet No. 60-0015), attached hereto as Annex 1-A.

February 28, March 7, 2026

A-149
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM

TO: ALL PERSONS HAVING OF RECORD IN THE COUNTY OM WHICH THE LAND IS LOCATED ANY RIGHT TITLE OR INTEREST IN OR LIEN UPON THE BELOW DESCRIBED PROPERTY: TAKE NOTICE:

The right to redeem the following described property, to-wit: All and only that parcel of land designated as Tax Parcel 15-19, lying and being in the Third Land District, City of Leary, Calhoun County, Georgia described in Deed Book 36, Page 372, Calhoun County, Georgia Deed Records, the description contained therein being incorporated herein by this reference, known as 71 Old Newton Road, will expire and be foreclosed and barred on and after March 30, 2026.

The tax deed to which this notice relates is dated November 5, 2024 and is recorded in Deed Book 227, Page 187 in the Office of Clerk of Superior Court of Calhoun County, Georgia.

The property may be redeemed at any time before March 30, 2026 by payment of the redemption price as fixed and provided by law to the undersigned at the following address 4015 West Main St., Leary, GA 39862.

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

Calhoun Co. Legals

A-134
IN THE PROBATE COURT OF CALHOUN COUNTY STATE OF GEORGIA

IN RE: ESTATE OF EDDIE JAMES HAYNES, DECEASED
ESTATE NO. 2025P22
PETITION FOR LETTERS OF

Calhoun Co. Legals

ADMINISTRATION NOTICE

TO: Roderick Haynes and Tiffany Haynes and to whom it may concern: VIRGINIA ANN HAYNES has petitioned for Virginia Ann Haynes to be appointed administrator(s) of the estate of EDDIE JAMES HAYNES deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before March 9, 2026.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Annie Doris Holder
Judge of the Probate Court
By: Clerk of the Probate Court
PO Box 87/31 Court St., Suite C
Morgan, GA 39866
229-849-2115
February 14, 21, 28, 2026, March 7, 2026

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7 LITTLE WORDS

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

CLUES	SOLUTIONS
1 small population centers (5)	_____
2 respond to each other (8)	_____
3 Arnold Palmer's sport (4)	_____
4 cast aside (8)	_____
5 native to the area (10)	_____
6 "To be or not to be," say (9)	_____
7 most in need of practice (8)	_____

TO	IGE	GO	INT	UN
ACT	SOL	ST	NO	RUS
US	QUY	DED	LF	ER
HEE	TIE	WNS	ILO	IND

Thursday's Answers: 1. PANCAKES 2. HASTILY 3. TROUT 4. DIARIES 5. TRUMPETING 6. SHIELDS 7. GEARBOX

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7 LITTLE WORDS

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

CLUES	SOLUTIONS
1 small glitches (7)	_____
2 not yet bonded (7)	_____
3 lateral (8)	_____
4 breaks up the soil (7)	_____
5 circumstance's showy partner (4)	_____
6 Trotter and Bossy, once (9)	_____
7 like Scrooge McDuck (10)	_____

EL	HI	RRO	LU	MP
ISL	WS	PS	IOUS	ONG
CCU	AVA	AND	HA	ED
ERS	UNG	PO	SID	RIC

Friday's Answers: 1. TOWNS 2. INTERACT 3. GOLF 4. UNHEEDED 5. INDIGENOUS 6. SOLOQUY 7. RUSTIEST

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