

THE ALBANY HERALD

# Classifieds

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

**Albany Classifieds**

**REAL ESTATE FOR RENT**  
**Hunting Leases**

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

**SERVICE DIRECTORY**  
**Cleaning**

Affordable House Cleaning Residential - small offices - dog walk/clean-up (min poupage), Recyclables drop off. Call/text M-F 10a-6p, 229-462-3205

**Home Repair/Remodeling**

**ENHANCED REMODELING & DRYWALL**

- Drywall Repair Services
- Popcorn Removal
- Level 5 Drywall Finish
- Water Damage Repair
- Texture Matching
- Tape & Float
- Moldy Drywall Repair
- Demolition

**WE DO SMALL AND BIG JOBS!**  
229-364-2997  
**Hernandez**  
912-432-3016

Residential-Commercial-Renovations

**PAINTING AND HOME REPAIR**

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

**MERCHANDISE**

**Garage Sale**

**YARD SALE** Starts at 7am to 2pm, Saturday, March 21st – Come fill your trunk with nice items for pennies on the dollar. Some buy one get one free. Some buy bag full. We have cheap clothing and shoes new and gently used, good tools, used furniture, dishes (pots/pans), new/used costume and jewelry. We are easy to find at 1919 Weymouth Dr. Lane, Albany GA 31721

**Wanted to Buy**

WANTED, working or not, boats, lawn equipment, motorcycles, cars, etc. 229-291-8643

**Albany Legals**

**Adoptions**

**A-188**  
**IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA** In Re: Adoption of Petition of BETHENA 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 BETHENA 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

**Adoptions**

above-referenced Child should be served upon him. Dated this 26th day of February, 2026.

**Construction/Service Bids**

**A-263**  
**INVITATION TO BID**  
**DOCOC 2024 LRA – Honeysuckle Drive Improvements**  
**BID REF. #26-044**  
Sealed bids will be received by City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on April 14, 2026. A Pre-Bid Conference will be held at 10:00 AM on March 20, at the Procurement division office. 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 Destin Adams, Buyer I, at dadams@albanyga.gov. \by\ Michael Eaton, Chief Financial Officer  
March 21, 28, 2026

**A-256**  
**INVITATION TO BID**  
**Utility Wire Inventory**  
**BID REF. #26-046**  
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 April 13, 2026. Bid documents can be obtained from the Procurement Division, the Georgia Procurement Registry, and at www.albanyga.gov. For additional information, contact Destin Adams, Buyer I, at dadams@albanyga.gov. \by\ Michael Eaton, Chief Financial Officer  
March 21, 2026

**Corporations**

**A-262**  
Notice is given that articles of incorporation that will incorporate Anchor-A-Smile (Non-Profit Organization) Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Nonprofit Corporation Code. The initial registered office of the corporation is located at 2520 Morehouse Ln, Albany, GA, 31705 and its initial registered agent at such address is Gloria Covin.  
March 21, 28, 2026

**Debtors & Creditors**

**A-228**  
**NOTICE TO DEBTORS AND CREDITORS**  
All creditors of the estate of Patricia Dianne Brookins, deceased, of Dougherty County, Georgia, 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 5th day of March 2026.  
Susan Marie Ruckman  
250 US Hwy 19 North  
Americus, GA 31719  
229-942-6618  
susanruckman@gmail.com  
March 7, 14, 21, 28, 2026

**A-204**  
**GEORGIA, DOUGHERTY COUNTY**  
All creditors of the Estate of **ROBERT D. MCGIRT** deceased, late of **DOUGHERTY COUNTY, Georgia**, are hereby notified to render their demands to the undersigned in accordance with law, and all persons indebted to said Estate are required to make immediate payment to me.  
This 24th day of **FEBRUARY, 2026.**  
**PHYLLIS B. MCGIRT**  
Personal Representative for the Estate of **ROBERT D. MCGIRT**, deceased  
4912 Hill Rd.  
Albany, GA 31705  
March 7, 14, 21, 28, 2026

**A-232**  
**NOTICE TO CREDITORS AND DEBTORS**  
**STATE OF GEORGIA,**  
**COUNTY OF LOUGHERTY**  
**IN RE: ESTATE OF PHILLIP JOHNSTON GRESHAM, JR., DECEASED**  
All creditors of the estate of Phillip Johnston Gresham, Jr., 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 of the Estate of Phillip Johnston Gresham, Jr.  
This 6th day of March, 2026.  
Shelva Jean Griner Gresham, Executor of the Phillip Johnston Gresham, Jr., Estate  
418 Forest Glen Drive  
Albany, Georgia 31707  
or  
**MOORE, CLARKE, DUVALL & RODGERS, P.C.**  
2829 Old Dawson Road  
Post Office Drawer 71727  
Albany, Georgia 31708-1727  
(229) 888-3338  
March 14, 21, 28, April 4, 2026

**RE: ESTATE NO 2026-ES-32**  
All Debtors and Creditors of the Estate of Gregory Heart, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.  
This 17th day of March, 2026.  
Angela Bowden, Administrator of the Estate of Bernice Heart  
3412 Bellingham Lane  
Albany, GA 31721

**A-197**  
**NOTICE**  
**GEORGIA**

**Debtors & Creditors**

**DOUGHERTY COUNTY**  
Notice is hereby given to all creditors of the Estate of Henry W. Harrell, 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.  
Beverly Mae Harrell  
Executrix of the Estate of Henry W. Harrell  
c/o Larry B. Owens, LLC  
P.O. Box 352  
Albany, GA 31702  
(229) 430-9989  
March 7, 14, 21, 28, 2026

**NOTICE TO DEBTORS AND CREDITORS**

**RE: ESTATE NO 2026-ES-32**  
All Debtors and Creditors of the Estate of Bernice Heart, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.  
This 16th day of March, 2026.  
Angela Bowden, Administrator of the Estate of Bernice Heart  
3412 Bellingham Lane  
Albany, GA 31721

**A-251**  
**GEORGIA, DOUGHERTY COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**

All creditors of the ESTATE OF JANIE RUTH MASSEY DORMINEY, late of Dougherty County, deceased, are hereby notified to render an account of their demands to the undersigned according to law, and all persons indebted to said estate are hereby required to make immediate payment to the undersigned.  
This 11th day of March, 2026.  
Ronald L. Dorminey, Jr., Executor of the ESTATE OF JANIE RUTH MASSEY DORMINEY, deceased  
1628 Massey Airport Rd.  
Sylvester, GA 31791  
March 14, 21, 28, April 4, 2026

**A-242**  
**NOTICE TO DEBTORS AND CREDITORS**

State of Georgia,  
County of DOUGHERTY  
Estate No. 2025-ES-351  
All creditors of the Estate of Cecil Morris Moore, 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.  
Cecilia Moore Taylor  
Administrator of the Estate of Cecil Morris Moore  
c/o Christopher A. Flowers.  
504 N. Jefferson Street  
Albany, GA 31701  
March 14, 21, 28, April 4, 2026

**A-191**  
**GEORGIA, DOUGHERTY COUNTY**  
**NOTICE TO DEBTORS AND CREDITORS**

All creditors of the estate of Stephen H. Fink, deceased, late of Dougherty County, Georgia 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 26th day of February 2026.  
Lorraine B. Fink, Executor of the Estate of Stephen H. Fink, deceased  
c/o W. Edward Meeks, Jr.  
Georgia Bar 500850  
Meeks and Cannon, P.C.  
P O Drawer 720  
Leesburg, GA 31763  
229-759-9111 phone  
229-759-9001 fax  
eddymeeks@meeksandcannon.com  
February 28, March 7, 14, 21, 2026

**A-248**  
**STATE OF GEORGIA, COUNTY OF DOUGHERTY.** In re Estate of Mary West Willis, Deceased, Estate No. 2026-ES-022. Probate Court of Dougherty County. **NOTICE TO CREDITORS AND DEBTORS.** All creditors of the estate of Mary West Willis, deceased, of Dougherty County, Georgia, are hereby notified to render an account of their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned. Dated this 11th day of March 2026. Paul Vern Willis, Executor, 4211 Barley Ridge Trail, Cherry Valley, IL 61016  
March 14, 21, 28, April 4, 2026

**A-243**  
**NOTICE TO DEBTORS & CREDITORS**  
All creditors of the Estate of Annie Hamilton, 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 11th day of March 2026.  
**CHRISTINE SMITH**  
Executrix of the Estate of Annie Hamilton  
c/o DIVINE FINNEY DAVIS, PC  
600 N. Jackson Street  
Albany, GA 31701  
March 14, 21, 28, April 4, 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

**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, Executrix  
c/o DIVINE FINNEY DAVIS, PC  
600 N. Jackson St  
Albany, GA 31701  
February 28, March 7, 14, 21, 2026

**A-257**  
**NOTICE TO DEBTORS AND CREDITORS**

State of Georgia,  
County of CALHOUN  
Estate No. 2026P4  
All creditors of the Estate of Easter Lily Lane, deceased, late of Calhoun 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.  
Terrisha Jenkins  
Administrator of the Estate of Easter Lily Lane  
c/o Christopher A. Flowers.  
504 N. Jefferson Street  
Albany, GA 31701  
March 21, 28, April 4, 11, 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

**Divorces**

**A-206**  
**Dougherty COUNTY SUPERIOR COURT**  
**STATE OF GEORGIA**  
Petitioner: Destiny Henderson V.  
Respondent: Devarlio Handerson  
Civil Action Case Number: 25CV1234.

**ORDER FOR SERVICE BY PUBLICATION**  
Petitioner having moved the Court for an order directing service to be made upon Respondent Devarcio Henderson in the case named above, and it appearing to the Court from the verified Complaint and Affidavit in support of such motion that Respondent is a nonresident and that the action is an action in which a Respondent may be served by publication pursuant to O.C.G.A. § 9-10-71, it is  
**ORDERED**, that service upon the Respondent be made by publication as provided by law.  
This 22 day of January, 2026  
Victoria S. Darrisaw  
**JUDGE**  
Dougherty County Superior Court  
State of Georgia  
March 7, 14, 21, 28, 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: rY2535d3SRz 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

**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**  
**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 she 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-197**  
**IN THE SUPERIOR COURT OF Dougherty COUNTY**  
**STATE OF GEORGIA**  
In re the Name Change of the Child(ren)  
Chassidy Franklin, Minor child(ren)  
Civil Action File No. 26CV251-3  
**NOTICE OF PETITION TO CHANGE NAME**  
I, Kayla Lewis, filed this petition to the Superior Court of Dougherty County, Georgia on the 23rd day of February 2026, to change the name(s) of the minor child(ren) as follows:  
Current Name of Child: Chassidy Anya Franklin  
Date of Birth: 06-11-10  
Proposed New Name: Chassidy Anya Ware  
Any interested or affected party has the right to appear in this case and file objections within thirty days as set forth in O.C.G.A. § 19-12-1(f)(2) and (3).  
This 23 day of February, 2026.  
Kayla Lewis  
Petitioner pro se  
631 11th Avenue  
Albany Ga  
(229)537-9091  
March 21, 28, April 4, 11, 2026

**A-225**  
**IN THE SUPERIOR COURT OF RANDOLPH COUNTY**  
**STATE OF GEORGIA**  
**IN THE INTEREST OF: E.H. MALE; DOB: 08/17/2015; MINOR CHILD; CASE NO: 1:29-25JR-043**  
**NOTICE OF SUMMONS BY PUBLICATION**  
**TO: TYNESHIA JOHNSON, MOTHER, EDDIE HOLMES, PUTATIVE FATHER; AND ANY UNKNOWN PUTATIVE FATHER.**  
**YOU ARE HEREBY COMMANDED AND REQUIRED** to appear before the Juvenile Court of **RANDOLPH County, Georgia, at the Randolph County Superior Court, 93 Front Street, Cuthbert, GA 39840, on THURSDAY, April 9, 2026, at 9:00 a.m.** The hearing is for the purpose of seeking modification of a permanent guardianship for the child. You are commanded to lay any and all business aside and to be and appear before the Juvenile Court of Randolph County, Georgia, and to remain in attendance from hour to hour, day to day, month to month, year to year, and time to time, as said case may be continued, until discharged by the Court.  
Georgia law provides that you can permanently lose your rights as a parent or have them limited. You are hereby notified that the above styled Petition for Modification of Guardianship of said child was filed in said Court on December 23, 2025, and an Order for Service by Publication filed on February 13, 2026. A free copy of the Petition can be obtained from the Clerk of this Court during business hours.  
The general nature of the allegations is that the current guardianship for the child is not in the child's best interest and that the guardianship needs to be changed to a new guardian. The proposed guardian is Dorothy General.  
This is a very serious matter. You should contact an attorney immediately so that you can be prepared for the court hearing. You have the right to hire an attorney and to have him or her represent you. If you cannot afford to hire an attorney, the court will appoint an attorney if the court finds that you are an indigent parent. Whether or not you decide to hire an attorney, you have the right to attend the hearing of your case, to call witnesses on your behalf, and to question those witnesses brought against you. If you have any questions concerning this notice, you may call the telephone number of the clerk's office which is (229) 732-2216, between 9 a.m. and 5 p.m.  
In accordance with OCGA § 24-8-820, please take notice that child hearsay may be offered in lieu of actual testimony from an involved child, who may be available for cross-examination.  
WITNESS the Honorable Edward R. Collier, Judge of said Court.  
This 24th day of February, 2026.  
Kay Arnold,  
Clerk of the Court  
Randolph County  
Juvenile Court  
March 14, 21, 2026

**Juvenile Court**

**Juvenile Court**

**IN THE INTEREST OF: E.H. MALE; DOB: 08/17/2015; MINOR CHILD; CASE NO: 1:29-25JR-043**  
**NOTICE OF SUMMONS BY PUBLICATION**  
**TO: TYNESHIA JOHNSON, MOTHER, EDDIE HOLMES, PUTATIVE FATHER; AND ANY UNKNOWN PUTATIVE FATHER.**  
**YOU ARE HEREBY COMMANDED AND REQUIRED** to appear before the Juvenile Court of **RANDOLPH County, Georgia, at the Randolph County Superior Court, 93 Front Street, Cuthbert, GA 39840, on THURSDAY, April 9, 2026, at 9:00 a.m.** The hearing is for the purpose of seeking modification of a permanent guardianship for the child. You are commanded to lay any and all business aside and to be and appear before the Juvenile Court of Randolph County, Georgia, and to remain in attendance from hour to hour, day to day, month to month, year to year, and time to time, as said case may be continued, until discharged by the Court.  
Georgia law provides that you can permanently lose your rights as a parent or have them limited. You are hereby notified that the above styled Petition for Modification of Guardianship of said child was filed in said Court on December 23, 2025, and an Order for Service by Publication filed on February 13, 2026. A free copy of the Petition can be obtained from the Clerk of this Court during business hours.  
The general nature of the allegations is that the current guardianship for the child is not in the child's best interest and that the guardianship needs to be changed to a new guardian. The proposed guardian is Dorothy General.  
This is a very serious matter. You should contact an attorney immediately so that you can be prepared for the court hearing. You have the right to hire an attorney and to have him or her represent you. If you cannot afford to hire an attorney, the court will appoint an attorney if the court finds that you are an indigent parent. Whether or not you decide to hire an attorney, you have the right to attend the hearing of your case, to call witnesses on your behalf, and to question those witnesses brought against you. If you have any questions concerning this notice, you may call the telephone number of the clerk's office which is (229) 732-2216, between 9 a.m. and 5 p.m.  
In accordance with OCGA § 24-8-820, please take notice that child hearsay may be offered in lieu of actual testimony from an involved child, who may be available for cross-examination.  
WITNESS the Honorable Edward R. Collier, Judge of said Court.  
This 24th day of February, 2026.  
Kay Arnold,  
Clerk of the Court  
Randolph County  
Juvenile Court  
March 14, 21, 2026

**A-249**  
**IN THE SUPERIOR COURT OF DOUGHERTY COUNTY**  
**STATE OF GEORGIA**  
In re the name change of: Crystal Denise Wingfield,  
Civil Action File No. 26-CV-236-4  
**NOTICE OF PETITION TO CHANGE NAME**  
I, Crystal Wingfield, filed a petition in the Superior Court of Dougherty County, Georgia on the 11 day of 2026 to change my name from Crystal Denise Wingfield to Crystal Denise Edwards. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Signed this 11 day of March, 2026.  
Crystal Denise Wingfield  
Petitioner  
1202 W 3rd # 101  
Albany GA 31707  
229 319 0112  
March 14, 21, 28, April 4, 2026

**A-261**  
**IN THE SUPERIOR COURT OF DOUGHERTY COUNTY**  
**STATE OF GEORGIA**  
In re the Name Change of the Child(ren) Tyleen McKenize Linkhorn, Minor child(ren)  
**NOTICE OF PETITION TO CHANGE NAME**  
I, Chicquia Freeman, filed this petition to the Superior Court of Dougherty County, Georgia on the 4 day of March, 2026, to change the name(s) of the minor child(ren) as follows:  
Current Name of Child: Tyleen McKenize Linkhorn  
Date of Birth: 09-28-2023  
Proposed New Name: Tyleen Eric Freeman  
Any interested or affected party has the right to appear in this case and file objections within thirty days as set forth in O.C.G.A. § 19-12-1(f)(2) and (3).  
This 10 day of March, 2026  
Chicquia Freeman  
Petitioner pro se  
2110 Lennox St Apt 15  
Albany, GA 31707  
229-742-1187  
March 21, 28, April 4, 11, 2026

**A-234**  
**IN THE SUPERIOR COURT OF Dougherty County**  
**STATE OF GEORGIA**  
In re the name change of: SHANEQUA MONAY MAYES  
Civil Action File No. 26CV210-2  
**NOTICE OF PETITION TO CHANGE NAME**  
I, SHANEQUA MONAY MAYES, filed a petition in the Superior Court of Dougherty County, Georgia on the day 6th day of March, 2026 to change my name from SHANEQUA MONAY MAYES to MONAY MAYES. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.  
Signed this 6th day of March. 2026.  
Shanequa Monay Mayes  
1960 S Riverview Circle  
Albany, GA 31705  
478-979-302  
March 14, 21, 28, April 4 2026

**Miscellaneous**

**DOUGHERTY COUNTY SUPERIOR COURT**  
**STATE OF GEORGIA**  
Petitioner: Tameca L. Smith  
vs.  
Respondent: Quincy Harper  
Civil Action Case Number: 23CV1145-2  
**NOTICE OF SUMMONS**  
**TO: Quincy Harper**  
**Respondent Named Above:**  
This notice has been published to let you know that a Contempt case was filed against you in the Superior Court on November 11, 2023. The court issued an order for service of summons by publication on February 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

**A-227**  
**IN THE SUPERIOR COURT OF Dougherty County**  
**STATE OF GEORGIA**  
In re the Name Change of the Child(ren)  
Patience Smith, Minor child(ren)  
Civil Action File No. 26CV202-2  
**NOTICE OF PETITION TO CHANGE NAME**  
I, Portrait Smith filed this petition to the Superior Court of Dougherty County, Georgia on the 5 day of March, 2026, to change the name(s) of the minor child(ren) as follows:  
Current Name of Child: Patience Arianna Smith  
Date of Birth: 03-18-19  
Proposed New Name: Patience Arianna Brown  
Any interested or affected party has the right to appear in this case and file objections within thirty days as set forth in O.C.G.A. § 19-12-1(f)(2) and (3).  
This 5 day of March, 2026.  
Portrait Smith  
Petitioner pro se  
1556 Webb St Apt B.  
Albany, GA 31721  
229-364-5236  
March 7, 14, 21, 28, 2026

**A-189**  
**GEORGIA, DOUGHERTY COUNTY**  
**PROBATE COURT**  
**IN RE: ESTATE OF: MARY L. BROWN**  
**ESTATE FILE NO: 2026-ES-075**  
Rebecca S. Smith has petitioned to be appointed administrator of the estate **MARY L. BROWN**, 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 30, 2026.**  
All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with

**Name Changes**  
**A-270**  
**IN THE SUPERIOR COURT OF Dougherty County**  
**STATE OF GEORGIA**  
In re the Name Change of the Child(ren)  
Chassidy Franklin, Minor child(ren)  
Civil Action File No. 26CV251-3  
**NOTICE OF PETITION TO CHANGE NAME**  
I, Kayla Lewis, filed this petition to the Superior Court of Dougherty County, Georgia on the 23rd day of February 2026, to change the name(s) of the minor child(ren) as follows:  
Current Name of Child: Chassidy Anya Franklin  
Date of Birth: 06-11-10  
Proposed New Name: Chassidy Anya Ware  
Any interested or affected party has the right to appear in this case and file objections within thirty days as set forth in O.C.G.A. § 19-12-1(f)(2) and (3).  
This 23 day of February, 2026.  
Kayla Lewis  
Petitioner pro se

## Probate Court Administration

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

March 7, 14, 21, 28, 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

March 7, 14, 21, 28, 2026

**A-186**  
**GEORGIA, DOUGHERTY COUNTY PROBATE COURT**  
**IN RE: ESTATE OF: BEULAH M. BRIMER**  
**ESTATE FILE NO: 2026-ES-075**  
**Teresa Stanton** has petitioned to be appointed **administrator** of the estate **BEULAH M. BRIMER**, 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 30, 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

March 7, 14, 21, 28, 2026

**A-252**  
**GEORGIA, DOUGHERTY COUNTY PROBATE COURT**  
**IN RE: ESTATE OF: PAUL DAVID BOYD**  
**ESTATE FILE NO: 2026-ES-090**  
**Joshua Cunningham** has petitioned to be appointed **administrator** of the estate of **PAUL DAVID BOYD**, 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 **April 13, 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

March 7, 14, 21, 28, 2026

**Probate Court 12 mth Support**

**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,

## Probate Court 12 mth Support

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, 2026, March 7, 14, 21, 2026

**A-179**  
**GEORGIA, DOUGHERTY COUNTY PROBATE COURT**  
**IN RE: ESTATE OF: EDWARD HOWELL IVEY**  
**ESTATE FILE NO: 2026-ES-071**  
**NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT**

The Petition of **Jamyé Aultman Ivey** for a year's support from the estate of **EDWARD HOWELL IVEY**, 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 30, 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

March 7, 14, 21, 28, 2026

## Probate Court Discharge

**A-250**  
**NOTICE**  
(For Discharge from Office and all Liability)

**PROBATE COURT OF DOUGHERTY COUNTY**  
**ESTATE NO: 2017-GA-574**  
**RE: SARAH JOHNSTON**  
**PETITION OF JOYCE**  
**JOHNSTON SADLER AND**  
**DELORES JOHNSTON ZEIGLER**  
**FOR DISCHARGE AS**  
**CONSERVATORS**

**FOR THE DECEASED WARD TO: ALL INTERESTED PARTIES**  
The conservator of the above estate has applied for Discharge from said conservator's trust. This is to notify all interested parties to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections to the petition must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, PO Box 1827, Albany, GA 31702, on or before April 20, 2026, said date being more than 30 days from the date of publication, or if personally served, then 30 days from the date of such service.

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 address/telephone number below 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

March 21, 2026

## Public Hearings

**A-253**  
**HISTORIC PRESERVATION COMMISSION**  
**NOTICE OF PUBLIC MEETING**  
**The Albany-Dougherty Historic Preservation Commission will conduct a public meeting on Wednesday, April 1, 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=VU94ZzNpbFdtS2dMN04yUzI1YWx6UT09>  
Meeting ID: 952 1922 5113  
Passcode: 515128  
One tap mobile  
+16465588656,95219225113\*\*\*\*51  
5128# US (New York)

**26-016 HISTORIC** – 410 W Mercer Ave: COA request by Steven Belk for additions and modifications to the existing Carver Gymnasium. 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.

March 21, 2026

## Public Hearings

**NOTICE OF PUBLIC HEARING - ALLEY 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 April 28, 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 April 7, 2026, in Room 100, 222 Pine Avenue, Albany, Georgia with respect to same.**

This 7th day of March, 2026.

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

March 14, March 21, March 28 & April 4, 2026

## Public Sales/Auctions

**A-255**  
**UNKNOWN VEHICLES**  
**STRUMS ELITE TOWING & RECOVERY**  
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: STRUMS ELITE TOWING

Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before:

2022 Hyundai Translead  
PRIVATE PROPERTY REMOVAL  
Vin # 3HV3V532K0NJK345447  
310 corde rd Albany Ga 31705  
March 21, 28, 2026

**A-260**  
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 Hook Em Towing and Wrecker Service – 204 Poplar Street Albany, GA 31707

The vehicles subject to liens as stated above are identified as:

Vehicle Make: NISSAN  
Year: 1994  
Model: SENTRA E/EX/GX  
Vehicle ID#: 1N4EB31P2RC776998  
Vehicle License #: SIK4300  
State GA

Vehicle Make: FORD  
Year: 2001  
Model: LGT CONVNTLF TK  
Vehicle ID#: 1FTZV17291NA53543  
Vehicle License #: AAJ8XW  
State: GA

Vehicle Make: TOYOTA  
Year: 2007  
Model: AVALON XL XLS  
ID#: 4T1BK36B7U186657  
Vehicle License #: SIS5872  
State GA

Vehicle Make: FORD  
Year: 2008  
Model: CROWN VICTORIA  
ID#: 2FAFP71V98X124067  
Vehicle License #: SHN2526  
State GA

Vehicle Make: LINCOLN  
Year: 2009  
Model: MKS  
Vehicle ID#: 1LNHM93R19G622922  
Vehicle License #: ETC283  
State GA

Vehicle Make: CHEVROLET  
Year: 2012  
Model: IMPALA LT  
Vehicle ID#: 2G1WGS53XC1216171  
Vehicle License #: AAE2AK  
State GA

Vehicle Make: KIA  
Year: 2015  
Model: FORTE LX  
ID#: KNAFK4A61F5268773  
Vehicle License #: PVR1971  
State GA

Vehicle Make: KIA  
Year: 2016  
Model: OPTIMA LX  
Vehicle ID#: 5XGGL436G058089  
Vehicle License #: UNKN  
State GA

Vehicle Make: KIA  
Year: 2016  
Model: OPTIMA LX  
Vehicle ID#: 5XGGL436G058089  
Vehicle License #: UNKN  
State GA

Vehicle Make: KIA  
Year: 2016  
Model: OPTIMA LX  
Vehicle ID#: 5XGGL436G058089  
Vehicle License #: UNKN  
State GA

Vehicle Make: KIA  
Year: 2016  
Model: OPTIMA LX  
Vehicle ID#: 5XGGL436G058089  
Vehicle License #: UNKN  
State GA

**A-259**  
**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 County to foreclose liens against the vehicles listed below for all amounts owed. If

## Public Sales/Auctions

a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: **Hook Em Towing and Wrecker Service – 204 Poplar Street Albany, GA 31707**. Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: April 7, 2026 Answer forms may be found in the Magistrate Court Clerk's office located at: 225 Pine Ave – Albany, GA 31701  
Forms may also be obtained online at [www.georgiamagistratecouncil.com](http://www.georgiamagistratecouncil.com).

Vehicle Make: KIA  
Year: 2012  
Model: KIA OPTIMA  
Vehicle ID#: 5XGNA477CG054675  
Vehicle License #: DCA7825  
State: GA  
Magistrate Court Case No.: 2026-344V

Anyone with an ownership interest in any of these vehicles should contact the following business immediately: Business Name: Hook Em Towing and Wrecker Service  
Address: 204 Poplar Street Albany, GA 31707  
Telephone #: 229-496-2011  
March 21, 28, 2026

**A-271**  
**ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE:**  
You are hereby, in accordance with OCGA 40-11-19 (A) 2, that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at: Strums Elite Towing & Recovery, 2800 Phillips Drive Albany Ga 31721. Anyone with an ownership interest in this vehicle should contact the business above.

Vehicle Data  
VIN: 1G11B5SA0GF123329  
Year: 2016  
Make: CHEV  
Model: Malibu Limited\*  
Trim: LS\*  
March 21, 28, 2026

Vehicle Data  
VIN: 5XGK64J22NG164635  
Year: 2022  
Make: KIA  
Model: K5\*  
Trim: GT-Line\*  
March 21, 28, 2026

**A-269**  
**Miles towing & recovery**  
Abandon motor vehicle advertisement notice

Vehicle make - Ford  
Model - Expedition  
Year - 2010  
Vin-IFMJUIG57AEB 67472  
License # 5JF2295  
State - Ga  
March 21, 28, 2026

Vehicle make - Mercury  
Model - Grand marquis  
Year - 2001  
Vin-2MEFM74W01X695572  
License # 52112453  
State - Ga  
March 21, 28, 2026

Vehicle make - Mercury  
Model - Grand marquis  
Year - 2001  
Vin-2MEFM74W01X695572  
License # 52112453  
State - Ga  
March 21, 28, 2026

Vehicle make - Ford  
Model - Expedition  
Year - 2010  
Vin-IFMJUIG57AEB 67472  
License # 5JF2295  
State - Ga  
March 21, 28, 2026

Vehicle make - Ford  
Model - Expedition  
Year - 2010  
Vin-IFMJUIG57AEB 67472  
License # 5JF2295  
State - Ga  
March 21, 28, 2026

Vehicle make - Ford  
Model - Expedition  
Year - 2010  
Vin-IFMJUIG57AEB 67472  
License # 5JF2295  
State - Ga  
March 21, 28, 2026

Vehicle make - Ford  
Model - Expedition  
Year - 2010  
Vin-IFMJUIG57AEB 67472  
License # 5JF2295  
State - Ga  
March 21, 28, 2026

Vehicle make - Ford  
Model - Expedition  
Year - 2010  
Vin-IFMJUIG57AEB 67472  
License # 5JF2295  
State - Ga  
March 21, 28, 2026

Vehicle make - Ford  
Model - Expedition  
Year - 2010  
Vin-IFMJUIG57AEB 67472  
License # 5JF2295  
State - Ga  
March 21, 28, 2026

Vehicle make - Ford  
Model - Expedition  
Year - 2010  
Vin-IFMJUIG57AEB 67472  
License # 5JF2295  
State - Ga  
March 21, 28, 2026

Vehicle make - Ford  
Model - Expedition  
Year - 2010  
Vin-IFMJUIG57AEB 67472  
License # 5JF2295  
State - Ga  
March 21, 28, 2026

Vehicle make - Ford  
Model - Expedition  
Year - 2010  
Vin-IFMJUIG57AEB 67472  
License # 5JF2295  
State - Ga  
March 21, 28, 2026

Vehicle make - Ford  
Model - Expedition  
Year - 2010  
Vin-IFMJUIG57AEB 67472  
License # 5JF2295  
State - Ga  
March 21, 28, 2026

Vehicle make - Ford  
Model - Expedition  
Year - 2010  
Vin-IFMJUIG57AEB 67472  
License # 5JF2295  
State - Ga  
March 21, 28, 2026

Vehicle make - Ford  
Model - Expedition  
Year - 2010  
Vin-IFMJUIG57AEB 67472  
License # 5JF2295  
State - Ga  
March 21, 28, 2026

Vehicle make - Ford  
Model - Expedition  
Year - 2010  
Vin-IFMJUIG57AEB 67472  
License # 5JF2295  
State - Ga  
March 21, 28, 2026

Vehicle make - Ford  
Model - Expedition  
Year - 2010  
Vin-IFMJUIG57AEB 67472  
License # 5JF2295  
State - Ga  
March 21, 28, 2026

Vehicle make - Ford  
Model - Expedition  
Year - 2010  
Vin-IFMJUIG57AEB 67472  
License # 5JF2295  
State - Ga  
March 21, 28, 2026

Vehicle make - Ford  
Model - Expedition  
Year - 2010  
Vin-IFMJUIG57AEB 67472  
License # 5JF2295  
State - Ga  
March 21, 28, 2026

Vehicle make - Ford  
Model - Expedition  
Year - 2010  
Vin-IFMJUIG57AEB 67472  
License # 5JF2295  
State - Ga  
March 21, 28, 2026

Vehicle make - Ford  
Model - Expedition  
Year - 2010  
Vin-IFMJUIG57AEB 67472  
License # 5JF2295  
State - Ga  
March 21, 28, 2026

## Public Sales/Auctions

**A-266**  
Miles towing & recovery  
Abandon motor vehicle advertisement notice

Vehicle make Chevy  
Model - Cobalt  
Year - 2010  
Vin-1GIAD5F52A7191558  
License # TBB0822  
State-GA

You are here by notified in accordance with oca 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 debt. The vehicle is currently located at 313 n Jefferson Street Albany ga 31701. Anyone with an ownership interest in this vehicle should contact the following business immediately at miles towing & recovery at 313 n Jefferson street Albany Ga 31701, or call at 229-431-2949 thanks.

March 21, 28, 2026

**A-267**  
**Miles towing & recovery**  
Abandon motor vehicle advertisement notice

Vehicle make - Kia  
Model-Optima  
Year - 2015  
Vin-5XXAM4A7XFG466998  
License # SIK1575  
State - Ga  
March 21, 28, 2026

You are here by notified in accordance with oca 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 debt. The vehicle is currently located at 313 n Jefferson Street Albany Ga 31701. Anyone with an ownership interest in this vehicle should contact the following business immediately at miles towing & recovery at 313 n Jefferson street Albany Ga 31701, or call at 229-431-2949 thanks.

March 21, 28, 2026

**A-268**  
**Miles towing & recovery**  
Abandon motor vehicle advertisement notice

Vehicle make - Mercury  
Model - Grand marquis  
Year - 2001  
Vin-2MEFM74W01X695572  
License # 52112453  
State - Ga  
March 21, 28, 2026

You are here by notified in accordance with oca 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 debt. The vehicle is currently located at 313 n Jefferson Street Albany Ga 31701. Anyone with an ownership interest in this vehicle should contact the following business immediately at miles towing & recovery at 313 n Jefferson street Albany Ga 31701, or call at 229-431-2949 thanks.

March 21, 28, 2026

**A-254**  
Paint Pro Towing,LLC  
2804 Wilmar Lane  
Albany,Ga.31707  
229-434-9800  
Wednesday,April 1,2026  
10:00 A.M.-2:00 P.M.

1.) 1976 Ford F-150  
Vin # F15BN02409  
Case # 2026-444V

2.) 2018 Nissan Altima  
Vin # 1N4AL3AP0JC143643  
Case # 2026-30AV

3.) 2011 Honda Accord  
Vin # 1HGCP2F65B8A112534  
Case # 2026-41AV

4.) 2013 Honda Accord  
Vin # 1HGCR2F31DA255760  
Case # 2026-43AV

5.) 2017 Dodge Journey  
Vin # 3C4PCDABXHT556996  
Case # 2026-45AV

6.)2015 Nissan Altima  
Vin # 1N4AL3AP9FC579608  
Case # 2026-42AV

**Foreclosures**

CORNER OF LOT 6 AND RUN THENCE SOUTH 59 DEGREES 03 MINUTES EAST ALONG THE SOUTH RIGHT OF WAY LINE OF MOULTRIE HIGHWAY 170 FEET TO A POINT; RUN THENCE SOUTH 30 DEGREES 57 MINUTES WEST 150 FEET TO A POINT; RUN THENCE SOUTH 75 DEGREES 57 MINUTES WEST 28.28 FEET TO A POINT; RUN THENCE SOUTH 30 DEGREES 57 MINUTES WEST 345 FEET TO A POINT ON THE NORTH MARGIN OF KALMON AVENUE; RUN THENCE ALONG THE NORTH MARGIN OF KALMON AVENUE NORTH 59 DEGREES 03 MINUTES WEST 150 FEET TO A POINT ON THE WEST LINE OF LOT 6; AND RUN THENCE ALONG THE WEST LINE OF LOT 6 NORTH 30 DEGREES 57 MINUTES EAST 515 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MOULTRIE HIGHWAY, WHICH IS ALSO THE NORTHWEST CORNER OF SAID LOT 6 AND THE POINT OF BEGINNING.

Assessor's Parcel No: 000Y/00021/03A  
 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of the Note. The debt is in default because it is past due. This sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).  
 Said Property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), and to any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, or other matters of record which are or may be superior to the Security Deed set out above.  
 Pursuant to O.C.G.A. § 44-14-162.2, the entity that has full authority to negotiate, amend, and modify all terms of the above-referenced loan has been provided to the Grantor.

To the best knowledge and belief of Grantee, the described Property is in the possession of Global Group Properties Inc. and/or other tenant(s) or occupant(s). Said Property is more commonly known as **608 Moultrie Rd., Albany, GA 31705**.  
 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 as to the status of the loan with the holder of the Security Deed.  
 ABL RPC Residential Credit Acquisition LLC as Attorney-in-Fact for Global Group Properties Inc.  
 Rountree Leitman Klein & Geer, LLC  
 Attn: David S. Klein, Esq.  
 Century Plaza I  
 2987 Clairmont Road, Suite 350  
 Atlanta, GA 30329  
 Telephone: 404-584-1238  
 RLK File No. 08800  
 March 14, 21, 28, April 4, 2026

**A-231 NOTICE OF SALE**

**GEORGIA, DOUGHERTY COUNTY.**  
 By virtue of a power of sale contained in that certain Deed to Secure Debt from LIZZIE BLUE to CITY OF ALBANY, DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT dated March 5, 1998 and recorded in Deed Book 1799, Pages 274-276 with an Amendment to Security Deed dated May 5, 2016 and recorded May 11, 2016 in Deed Book 4316, Pages 250-251 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, said Deed to Secure Debt has been given to secure that certain Promissory Note dated May 5, 2016 between and LIZZIE BLUE JACKSON f/k/a LIZZIE BLUE and CITY OF ALBANY, DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT in the amount of Thirty Thousand Two Hundred Eighty-Nine and 03/100 Dollars (\$30,289.03), 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 LIZZIE BLUE JACKSON f/k/a LIZZIE BLUE, there will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door at Albany, Dougherty County, Georgia, within the legal hours of sale on the first Tuesday in April, 2020 the following described property:  
 All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia and more particularly described as all of Lots E and F of the Carrie Oliver Property according to a plat of said property recorded in Plat Book 3, Page 61 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia.  
 The described tract is known as **533 Alice Avenue** according to the present system of numbering streets in the City of Albany.

Notice is given that City of Albany, Department of Community and Economic Development, ATTN: Betty Jackson, P.O. Box 447, Albany, Georgia 31701, telephone number (229) 483-7650, is the entity with authority to negotiate, amend, and modify the terms of the above-referenced Deed to Secure Debt.  
 The indebtedness secured by the aforementioned Deed to Secure Debt has been, and is hereby declared immediately due and payable in full because of the failure of LIZZIE BLUE JACKSON f/k/a LIZZIE BLUE to maintain payments upon said indebtedness owing to CITY OF ALBANY, DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT in accordance with its terms. Said indebtedness remaining in default, this sale shall be made for the purpose of paying such indebtedness, as well as all expenses of this sale, including attorneys' fees.  
 The above-described property will be sold as the property of LIZZIE BLUE JACKSON f/k/a LIZZIE BLUE, her 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 Deed to Secure Debt described above; and all easements, restrictions, rights-of-way, security deeds or other encumbrances of record which have priority over the referenced

**Foreclosures**

Deed to Secure Debt.  
 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
 CITY OF ALBANY, DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT, as Attorney-in-Fact for LIZZIE BLUE JACKSON f/k/a LIZZIE BLUE DREW, ECKL & FARNHAM, LLP BY: DAVID W. ORLOWSKI Georgia Bar No. 554325 Attorneys for CITY OF ALBANY, DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Post Office Box 607 Albany, Georgia 31702-0607 (229) 431-3036  
 March 14, 21, 28, April 4, 2026

**A-229 NOTICE OF SALE UNDER POWER**

STATE OF GEORGIA COUNTY OF DOUGHERTY Under and by virtue of the power of sale contained in that certain Deed to Secure Debt, Security Agreement and Assignment of Rents (Facility A) from The Gables Residential, LLC, a Florida limited liability company (the "Grantor") to and in favor of Merchants Bank of Indiana (the "Holder") dated July 29, 2022, and recorded in Deed Book 5005, Page 11 and re-recorded in Deed Book 5030, Page 242, Dougherty County, Georgia records, as transferred and assigned (as assigned, amended and/or modified, the "Security Deed"), securing that certain Promissory Note (Facility A) dated July 29, 2022 in the original principal amount of \$8,391,000.00 executed by Grantor payable to Holder (as amended and/or modified, the "Note"), there will be sold at public outcry by Holder, as attorney-in-fact for Grantor, to the highest bidder for cash between the legal hours for sale before the Courthouse door in Dougherty County, Georgia, on April 7, 2026, the following described land, improvements and appurtenances (hereinafter collectively referred to as the "Premises") to wit:  
 Property Address: **2224 Habersham Road, Albany, GA 31701**  
 All that tract or parcel of land and being in Land Lot 360, First Land District, Dougherty County, Georgia and being more particularly described as follows: BEGIN at the intersection of the south right of way of Randolph Avenue and the east right of way of Habersham Road; from this point go south 89 degrees 50 minutes 00 seconds east, a distance of 990.72 feet to a point; thence go north 00 degrees 21 minutes 10 seconds west a distance of 368.88 feet to a point; thence go north 41 degrees 36 minutes 05 seconds east a distance of 54.71 feet to a point; thence go north 01 degrees 19 minutes 00 seconds east a distance of 540.60 feet to a point; thence go north 88 degrees 40 minutes 56 seconds west a distance of 874.93 feet to a point on the east right of way of Habersham Road; thence go south 40 degrees 56 minutes 00 seconds west a distance of 157.66 feet to the P.C. of a curve; thence continue along the east right of way of Habersham Road along a curved right of way, the chord being south 20 degrees 33 minutes 00 seconds west to the P.T. of the curve (the chord distance being 163.10 feet, and the arc distance of the curved right of way being 166.59 feet and the curve having a radius of 234.13 feet); thence continue along the east right of way of Habersham Road south 00 degrees 10 minutes 00 seconds west a distance of 699.45 feet to the POINT OF BEGINNING. Said tract contains 22.062 acres.  
 ALSO BEING DESCRIBED AS: All that tract or parcel of land and being in Land Lot 360, First Land District, Dougherty County, Georgia and being more particularly described as follows: BEGIN at the intersection of the south right of way of Randolph Avenue and the east right of way of Habersham Road; from this point go south 89 degrees 50 minutes 00 seconds east, a distance of 990.80 feet to a point; thence go north 00 degrees 21 minutes 10 seconds west a distance of 368.88 feet to a point; thence go north 41 degrees 36 minutes 05 seconds east a distance of 54.71 feet to a point; then go north 01 degrees 19 minutes 00 seconds east a distance of 540.60 feet to a point; thence go north 88 degrees 40 minutes 56 seconds west a distance of 874.98 feet to a point on the east right of way of Habersham Road; thence go south 40 degrees 56 minutes 00 seconds west a distance of 157.66 feet to the P.C. of a curve; thence continue along the east right of way of Habersham Road along a curved right of way, the chord being south 20 degrees 33 minutes 00 seconds west to the P.T. of the curve (the chord distance being 163.10 feet, and the arc distance of the curved right of way being 166.59 feet and the curve having a radius of 234.15 feet and having a central angle of 40°55'56"); thence continue along the east right of way of Habersham Road south 00 degrees 10 minutes 00 seconds west a distance of 698.65 feet to the POINT OF BEGINNING. Said tract contains 21.97 acres.  
 TOGETHER WITH, All of the present and future estates, interests and rights of Grantor in and to (i) the Real Estate, (ii) all real estate in which Grantor may now or hereafter acquire an interest by reason of any accession or accretion with respect to the Real Estate and (iii) all real estate situated within the rights-of-way of any streets, alleys and roads adjoining the Real Estate; All buildings, structures, improvements and fixtures (including but not limited to all lighting fixtures and mechanical equipment) now or hereafter erected or placed in or upon the Real Estate or now or hereafter attached to or used in connection with the Real Estate to the extent such items may be considered part of the Real Estate under applicable law; All tenements, hereditaments, easements, appurtenances and other rights and privileges thereunto now or hereafter attaching and belonging, or in any way appertaining to the Real Estate, including without limitation (i) all surface and subsurface soils, (ii) all minerals, elements, oil, gas, and other commercially valuable substances which may be in, under or produced from any part of the Real Estate, (iii) all air rights, and (iv) all water and water rights;

All rents, issues, profits, income, cash, proceeds, accounts, accounts receivable, instruments, letter of credit rights, insurance proceeds, deposit and other accounts, contract

**Foreclosures**

rights and general intangibles arising of or from the Real Estate or the improvements from time to time located thereon, including but not limited to the rents, income and profits arising from the operation of any business and all fees, charges, accounts or other payments for the use or occupancy of rooms and other public facilities in any hotel, motel, or other lodging properties located on the Real Estate (funds obtained as such rents, income, profits, fees, charges, accounts or other payments and held in any reserve, account or credit balance shall retain the character of such rents, income, profits, fees, charges, accounts or other payments); All interests, estates or other rights and claims, arising in law or in equity, which Grantor now has or may hereafter acquire in any of the foregoing, including without limitation any greater estate Grantor may hereafter acquire in the Real Estate or improvements located thereon (the interests, estates and other rights and claims described in paragraphs A through F are hereinafter collectively referred to as the "Premises"); All leases, subleases, subtenancies, licenses, occupancy agreements and other agreements for the leasing, use, occupancy or enjoyment of any portion or all of the Premises now or hereafter existing, and all amendments, renewals and extensions thereof (hereinafter collectively referred to as the "Leases"); All present and future guaranties of the performance of any lessee under any of the Leases and all letters of credit issued, and all other collateral granted, as security for the obligations of any tenant arising under or in connection with any of the Leases; All monies, deposit accounts, furniture, equipment, inventory, fixtures, accounts, accounts receivable, chattel paper, documents, investment property, trademarks and all trade name agreements, logos, licenses, instruments, contract rights, insurance proceeds, commercial tort claims, franchise agreements, software, letter of credit rights, and general intangibles (including payment intangibles) in which Grantor now or hereafter has an interest, individually or with others, and which are located upon, used in connection with, related to or arising out of the Premises, and all additions, accessions and accretions to, replacements and substitutions for, products of and proceeds from any of the foregoing, and any and all types of personal property in which a security interest may be perfected by filing in the Office of the Recorder of Dougherty County, Georgia; All insurance policies relating to the Premises and all claims and rights to payment of proceeds and other sums payable thereunder or in connection therewith; All awards, compensation and settlements in lieu thereof made as a result of the taking by power of eminent domain of the whole or any part of the Premises, including any awards for damages sustained to the Premises, for a temporary taking, change of grade of streets or taking of access;

All present and future deposits and revenues relating to the Premises, including without limitation security deposits, replacement revenue escrows, tax and insurance escrows and working capital reserves or escrows, and all funds of Grantor from time to time on deposit with Lender; All present and future building permits, operating permits, variances, licenses, governmental permits and approvals, utility permits, certificates of occupancy, and other permits, approvals and authorizations now or hereafter issued in connection with and the development, construction, equipping, maintenance or operation of the Premises; All present and future contracts or agreements relating to the design, development, construction, furnishing, equipping, operation, use or maintenance of the Premises, including without limitation all construction contracts and subcontractors, architectural contracts, engineering contracts and other design contracts and purchase agreements; All present and future contractor's, subcontractor's and supplier's warranties, guarantees of performance and undertakings with respect to services or materials furnished in connection with the design, development, construction, equipping, operation, use or maintenance of the Premises; All present and future service and other agreements relating to the operation, management, maintenance and repair of the Premises or the buildings and improvements thereon, whether now owned by Grantor or hereafter acquired or arising; 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 any such contract or agreement) which is an interest rate protection agreement, foreign currency exchange agreement, commodity

**Foreclosures**

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

The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now 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 RESIDENTIAL, LLC.**  
 Lisa Wolgast, Esq.  
 Barnes & Thornburg LLP  
 3340 Peachtree Rd NE  
 Suite 2900  
 Atlanta, GA 30326  
 (470) 832-7535  
 March 14, 21, 28, April 4, 2026

**A-230 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 April 7, 2026, the following described land, improvements and appurtenances (hereinafter collectively referred to as the "Premises") to wit:  
 Property Address: **926 Lippitt Drive, Albany, GA 31701**  
 All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia and being more particularly described as follows: Begin at the northeast corner of the intersection of Slappey Drive and Lowe Road and go north 01 degrees 32 minutes 37 seconds east a distance of 1187.90 feet to a point; thence run north 87 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 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 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,

**Foreclosures**

All buildings, structures, improvements and fixtures (including but not limited to all lighting fixtures and mechanical equipment) now or hereafter erected or placed in or upon the Real Estate or now or hereafter attached to or used in connection with the Real Estate to the extent such items may be considered part of the Real Estate under applicable law; All tenements, hereditaments, easements, appurtenances and other rights and privileges thereunto now or hereafter attaching and belonging, or in any way appertaining to the Real Estate, including without limitation (i) all surface and subsurface soils, (ii) all minerals, elements, oil, gas, and other commercially valuable substances which may be in, under or produced from any part of the Real Estate, (iii) all air rights, and (iv) all water and water rights;

All rents, issues, profits, income, cash, proceeds, accounts, accounts receivable, instruments, letter of credit rights, insurance proceeds, deposit and other accounts, contract rights and general intangibles arising of or from the Real Estate or the improvements from time to time located thereon, including but not limited to the rents, income and profits arising from the operation of any business and all fees, charges, accounts or other payments for the use or occupancy of rooms and other public facilities in any hotel, motel, or other lodging properties located on the Real Estate (funds obtained as such rents, income, profits, fees, charges, accounts or other payments and held in any reserve, account or credit balance shall retain the character of such rents, income, profits, fees, charges, accounts or other payments); All interests, estates or other rights and claims, arising in law or in equity, which Grantor now has or may hereafter acquire in any of the foregoing, including without limitation any greater estate Grantor may hereafter acquire in the Real Estate or improvements located thereon (the interests, estates and other rights and claims described in paragraphs A through F are hereinafter collectively referred to as the "Premises"); All leases, subleases, subtenancies, licenses, occupancy agreements and other agreements for the leasing, use, occupancy or enjoyment of any portion or all of the Premises now or hereafter existing, and all amendments, renewals and extensions thereof (hereinafter collectively referred to as the "Leases"); All present and future guaranties of the performance of any lessee under any of the Leases and all letters of credit issued, and all other collateral granted, as security for the obligations of any tenant arising under or in connection with any of the Leases; All monies, deposit accounts, furniture, equipment, inventory, fixtures, accounts, accounts receivable, chattel paper, documents, investment property, trademarks and all trade name agreements, logos, licenses, instruments, contract rights, insurance proceeds, commercial tort claims, franchise agreements, software, letter of credit rights, and general intangibles (including payment intangibles) in which Grantor now or hereafter has an interest, individually or with others, and which are located upon, used in connection with, related to or arising out of the Premises, and all additions, accessions and accretions to, replacements and substitutions for, products of and proceeds from any of the foregoing, and any and all types of personal property in which a security interest may be perfected by filing in the Office of the Recorder of Dougherty County, Georgia; All insurance policies relating to the Premises and all claims and rights to payment of proceeds and other sums payable thereunder or in connection therewith; All awards, compensation and settlements in lieu thereof made as a result of the taking by power of eminent domain of the whole or any part of the Premises, including any awards for damages sustained to the Premises, for a temporary taking, change of grade of streets or taking of access;

All present and future building permits, operating permits, variances, licenses, governmental permits and approvals, utility permits, certificates of occupancy, and other permits, approvals and authorizations now or hereafter issued in connection with and the development, construction, equipping, maintenance or operation of the Premises; All present and future contracts or agreements relating to the design, development, construction, furnishing, equipping, operation, use or maintenance of the Premises, including without limitation all construction contracts and subcontractors, architectural contracts, engineering contracts and other design contracts and purchase agreements; All present and future contractor's, subcontractor's and supplier's warranties, guarantees of performance and undertakings with respect to services or materials furnished in connection with the design, development, construction, equipping, operation, use or maintenance of the Premises; All present and future service and other agreements relating to the operation, management, maintenance and repair of the Premises or the buildings and improvements thereon, whether now owned by Grantor or hereafter acquired or arising, including without 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 proceeds and contract rights and payments payable to Grantor under any loan commitment for financing of the Premises;

**Foreclosures**

development, construction, equipping, operation, use or maintenance of the Premises, including without limitation all tax increment financing agreements, bond financing agreements, tax credit allocations and awards, agreements for payment in lieu of taxes and other governmental project agreements; All building supplies and materials ordered or purchased for use in connection with the construction and equipping of the improvements on the Premises, whether now owned by Grantor or hereafter acquired or arising; All proceeds and contract rights and payments payable to Grantor under any loan commitment for financing of the Premises;

Any contract or agreement previously or hereafter entered into by Grantor (but specifically excluding any of Grantor's obligations or liabilities arising in connection with in any such contract or agreement) which is an interest rate protection agreement, foreign currency exchange agreement, commodity price protection agreement, or other interest or currency exchange rate or commodity price hedging arrangement, including without limitation any contract or agreement relating to a rate swap, basis swap, forward rate transaction, commodity swap, commodity option, equity or equity index swap, equity or equity index option, bond option, interest rate option, foreign exchange transaction, cap transaction, floor transaction, collar transaction, forward transaction, currency swap transaction, cross-currency rate swap transaction, currency option or any other similar hedging arrangement or transaction; All present and future purchase and sale agreements for the purchase of any portion of the Premises or other property located on the Premises, including without limitation, security deposits, earnest money deposits, association fees or assessments, and related escrows; and All additions, accessions and accretions to, replacements and substitutions for, products of and any all cash and non-cash proceeds from any of the property described above.  
 The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now 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  
 March 14, 21, 28, April 4, 2026

**A-226 CITATION**

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY GEORGIA DEPARTMENT OF TRANSPORTATION OF 0.00149 acres of land; and Zunaira Rao Realty, LLC; Primesouth Bank; and Nice Realty, LLC. DOCKET NO. SUCV2026000200 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 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 4th day of March, 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 \$900.00 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

**Foreclosures**

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 4th day of March, 2026. /s/ Phyllis N. Johnson Clerk Superior Court DOUGHERTY COUNTY PROJECT NUMBER: P.I. 0017843 DOUGHERTY COUNTY PARCEL NUMBER: 6 REQUIRED RW: 0.00149 acres of land RECORD OWNERS: Zunaira Rao Realty, LLC; Primesouth Bank; and Nice Realty, LLC All that tract or parcel of land lying and being in Land Lot 201 of the 1st Land District and/or 1097 Georgia Militia District of DOUGHERTY County, Georgia, being more particularly described as follows: Required Right of Way/Fee Acquisition: Beginning at a point 88.51 feet left of and opposite Station 75+18.39 on the construction centerline of SR 520 BU/East Oglethorpe Blvd on Georgia Highway Project No. 0017843; running thence N06°22'14.27"E a distance of 6.49 feet to a point 95.00 feet left of and opposite station 75+18.38 on said construction centerline laid out for SR 520 BU/EAST OGLETHORPE RD; thence S42°44'10.06"E a distance of 26.51 feet to a point 77.56 feet left of and opposite station 75+39.29 on said construction centerline laid out for SR 520 BU/EAST OGLETHORPE RD; thence N55°09'59.54"W a distance of 22.79 feet back to the point of beginning. Containing 0.00149 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 the land described above and shown on the plats dated May 15, 2024, last revised on September 19, 2025, (Sheets No. 60-0009 and 60-0015), attached hereto as Annex 1-A. March 14, 21, 2026

**A-220 NOTICE OF SALE UNDER POWER,**

DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Evelyn C. Hylick to Worth Funding Incorporated dated 8/12/2002 and recorded in Deed Book 2442 Page 298 Dougherty County, Georgia records; as last transferred to or acquired by U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, in its capacity as Trustee for MASTR Asset Backed Securities Trust 2002-NC1 Mortgage Pass-Through Certificates, Series 2002-NC1, conveying the after-described property to secure a Note in the original principal amount of \$68,425.00, 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 April 7, 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 Dougherty County, Georgia and being more particularly described as all of Lot 128 of SHERWOOD ACRES SUBDIVISION as shown on that plat of subdivision recorded in Plat Book 2, page 215 in the Office of the Clerk of the 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 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 **2320 Pembroke Drive, Albany, GA 31707** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate and/or Heirs of Evelyn C. Hylick and/or tenants. PHH Mortgage Corporation is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any 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

**Foreclosures**

confirmation and audit of the status of the loan as provided immediately above. U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, in its capacity as Trustee for MASTR Asset Backed Securities Trust 2002-NC1 Mortgage Pass-Through Certificates, Series 2002-NC1 as agent and Attorney in Fact for Evelyn C. Hylick Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1017-7849A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-7849A

March 14, 21, 28, April 4, 2026

**A-219**  
STATE OF GEORGIA  
COUNTY OF DOUGHERTY  
**NOTICE OF SALE UNDER POWER**  
Pursuant to the power of sale contained in the Security Deed executed by DOROTHY C BROOKS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR POPULAR FINANCIAL SERVICES, LLC in the original principal amount of \$109,800.00 dated March 29, 2006, and recorded in Deed Book 3136, Page 67, Dougherty County records, said Security Deed being last transferred to THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-C in Deed Book 5223, Page 214, Dougherty County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on 4/7/2026, the property in said Security Deed and described as follows:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 79 IN THE SECOND LAND DISTRICT, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
ALL OF LOT 110 OF WESTWOOD SUBDIVISION, SECTION TWO, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS THE SAME IS RECORDED IN PLAT BOOK 4, PAGE 87 (PLAT CABINET 1, SLIDE B-30), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA.

Said property being known as: **2804 RAYBUN CT, ALBANY, GA 31721**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are DOROTHY C BROOKS or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes due are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:  
PHH Mortgage Corporation  
1661 Worthington Road, Suite 100  
West Palm Beach, FL 33409  
800-887-4420

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.  
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.  
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-C

as Attorney-in-Fact for DOROTHY C BROOKS  
Robertson, Pllc, Schneid, Crane & Partners, PLLC  
13010 Morris Rd., Suite 450  
Alpharetta, GA 30004  
Phone: 470-321-7112  
Firm File No. 26-393501

March 14, 21, 28, April 4, 2026

**A-236**  
**NOTICE OF SALE UNDER POWER**, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Eddie Beale Jr to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Titan Mutual Lending Inc, its successors and assigns dated 3/5/2022 and recorded in Deed Book 4952 Page 23 Dougherty County, Georgia records; as last transferred to or acquired by PENNYMAC LOAN SERVICES, LLC, conveying the after-described property to secure a Note in the original principal amount of \$252,340.00, 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 April 7, 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

**Foreclosures**

PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 294, 1ST DISTRICT, COUNTY OF DOUGHERTY, STATE OF GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF LOT 129 OF RIVER POINTE PLANTATION, PHASE FIVE, ACCORDING TO A MAP OR PLAT OF SAME RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, IN PLAT CABINET 1, SLIDE C-48H. A.P.N.: 00135700002/129 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 **1411 River Pointe Drive, Albany, GA 31701-4773** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best of knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Eddie Beale Jr or tenant or tenants. PennyMac Loan Services, LLC is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583 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, this 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. PENNYMAC LOAN SERVICES, LLC as agent and Attorney in Fact for Eddie Beale Jr Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1120-5301A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-5301A

March 14, 21, 28, April 4, 2026

**A-216**  
**NOTICE OF IN REM FORECLOSURE SALE**, DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on January 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 226, Rawson Park, et al, Case No. SUCV2025001274, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of April, 2026, at approximately 10:00 a.m. (April 7, 2026), to wit:

All that tract or parcel of land situate, lying and being in the City of Albany, Dougherty County, Georgia and being more particularly described as all of Lot 226 of Rawson Park according to a plat of same recorded in Plat Book 1, Page 72 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, same being improved property having a dwelling located thereon numbered 1211 North Madison Avenue, Albany, Georgia, according to the present system of numbering in the City of Albany, Georgia.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **1211 N. Madison Street, Albany, Georgia**  
Tax Parcel ID # 00077/00024/008  
Current Owner: Greenleo Residential Rental, LLC

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2023 and 2024. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.  
SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner  
Stephen G. Gunby, Page, Scrantom, Sprouse, Tucker & Ford, P.C.  
P. O. Box 1199  
Columbus, Georgia 31902  
706-324-0251  
Attorneys for Shonna Colley Josey, Dougherty County Tax Director and Ex Officio Sheriff  
March 7, 14, 21, 28, 2026

**Foreclosures**

**A-089**  
**NOTICE OF SALE UNDER POWER** GEORGIA, DOUGHERTY COUNTY By virtue of a Power of Sale contained in that certain Security Deed from REBECCA SIMMONS to GENERATION MORTGAGE COMPANY, dated January 29, 2010, recorded February 11, 2010, in Deed Book 3680, Page 325, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Sixty-Seven Thousand Five Hundred and 00/100 dollars (\$67,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Mortgage Assets Management, LLC, there will be sold at public outcry to the highest bidder for cash at the Dougherty County Courthouse, within the legal hours of sale on the first Tuesday in April, 2026, all property described in said Security Deed including but not limited to the following described property:  
LOT 87, ACCORDING TO A PLAT ENTITLED "SUBDIVISION OF PART OF A. MCJONES PROPERTY" AS RECORDED IN PLAT BOOK 2, PAGE 90, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

Said legal description being controlling, however the property is more commonly known as **1617 MCARTHUR STREET, ALBANY, GA 31701**.

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

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

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

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

The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation, Loss Mitigation Dept., 1661 Worthington Road Ste 100, West Palm Beach, FL 33409. Telephone Number: 866-503-5559. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

**MORTGAGE ASSETS MANAGEMENT, LLC** AS Attorney in Fact for REBECCA SIMMONS THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
Attorney Contact: Ruben Lublin, LLC  
3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071  
Telephone Number: (877) 813-0992  
Case No. RMU-26-00247-1  
Ad Run Dates 03/14/2026, 03/21/2026, 03/28/2026, 04/04/2026  
rslselaw.com/property-listing

**A-214**  
**NOTICE OF IN REM FORECLOSURE SALE**, DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on January 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 5, Block M, Radium Springs, et al, Case No. SUCV2025001272, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of April, 2026, at approximately 10:00 a.m. (April 7, 2026), to wit:

All that tract or parcel of land lying and being in Dougherty County, Georgia, being all of Lot 5-B, Block M, of Radium Springs, Inc. Subdivision, Section 2, according to a map or plat of said subdivision recorded in Plat Book 2, Page 35 (Plat Cabinet 1, Slide A-42) in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **110 S. Rosewood Drive, Albany, Georgia**  
Tax Parcel ID # 00010/00008/006  
Current Owner: Williams and Sons Realty and Management

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2022 through 2024. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds

resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.  
SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner  
Stephen G. Gunby, Page, Scrantom, Sprouse, Tucker & Ford, P.C.  
P. O. Box 1199  
Columbus, Georgia 31902  
706-324-0251  
Attorneys for Shonna Colley Josey, Dougherty County Tax Director and Ex Officio Sheriff  
March 7, 14, 21, 28, 2026

**A-157**  
**NOTICE OF SALE UNDER POWER** GEORGIA, DOUGHERTY COUNTY By virtue of a Power of Sale contained in that certain Security Deed from RICARDO CORTEZ BANNISTER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR RENASANT BANK, dated June 7, 2019, recorded June 13, 2019, in Deed Book 4609, Page 221, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Sixty-Five Thousand and 00/100 dollars (\$65,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Dougherty County Courthouse, within the legal hours of sale on the first Tuesday in April, 2026, all property described in said Security Deed including but not limited to the following described property:  
ALL OF LOT 6, BLOCK 46, RAWSON CIRCLE SUBDIVISION, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 17, OFFICE OF THE CLERK OF SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA.

Said legal description being controlling, however the property is more commonly known as **1915 N HARDING ST, ALBANY, GA 31701**.

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

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is RICARDO CORTEZ BANNISTER, or tenants(s).

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

The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361. Telephone Number: 1-866-549-3583. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

**PENNYMAC LOAN SERVICES, LLC** AS Attorney in Fact for RICARDO CORTEZ BANNISTER THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
Attorney Contact: Ruben Lublin, LLC  
3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071  
Telephone Number: (877) 813-0992  
Case No. PNY-25-03924-4  
rslselaw.com/property-listing  
March 14, 21, 28, 2026, April 4, 2026

**A-166**  
**NOTICE OF SALE UNDER POWER** GEORGIA, DOUGHERTY COUNTY By virtue of a Power of Sale contained in that certain Security Deed from WILLIE JAMES LEWIS to REGIONS BANK D/B/A REGIONS MORTGAGE, dated September 15, 2006, recorded September 20, 2006, in Deed Book 3217, Page 248, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Five Thousand Six Hundred and 00/100 dollars (\$95,600.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to REGIONS BANK D/B/A REGIONS MORTGAGE, there will be sold at public outcry to the highest bidder for cash at the Dougherty County Courthouse, within the legal hours of sale on the first Tuesday in April, 2026, all property described in said Security Deed including but not limited to the following described property:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 86 IN THE FIRST LAND DISTRICT, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 5 OF THE "PROPERTY OF C.C. BRANCH" ACCORDING TO MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 2, PAGE 290 (PLAT CABINET 1, SLIDE A-73) IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

LESS AND EXCEPT THAT PORTION OF THE ABOVE-DESCRIBED PROPERTY

WHICH WAS CONVEYED TO TEH COMMISSIONERS OF ROADS AND REVENUES OF DOUGHERTY COUNTY, GEORGIA AS PER THAT CERTAIN RIGHT OF WAY DEED DATED MARCH 7, 1971 AND RECORDED IN APRIL 12, 1971 IN DEED BOOK 446 PAGE 225-227, DOUGHERTY COUNTY LAND RECORDS.  
Said legal description being controlling, however the property is more commonly known as **432 BRANCH RD, ALBANY, GA 31705**.  
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.  
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.  
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is WILLIE JAMES LEWIS, WILLEASE C LEWIS, or tenants(s).  
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.  
The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: Regions Mortgage, Loss Mitigation Dept., 6200 Poplar Avenue 4th Floor, Memphis, TN 38119-4713. Telephone Number: 800-748-9498. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.  
**REGIONS BANK D/B/A REGIONS MORTGAGE** AS Attorney in Fact for WILLIE JAMES LEWIS THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
Attorney Contact: Ruben Lublin, LLC  
3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071  
Telephone Number: (877) 813-0992  
Case No. REG-22-04231-3  
rslselaw.com/property-listing  
March 14, 21, 28, April 4, 2026

**Foreclosures**

WHICH WAS CONVEYED TO TEH COMMISSIONERS OF ROADS AND REVENUES OF DOUGHERTY COUNTY, GEORGIA AS PER THAT CERTAIN RIGHT OF WAY DEED DATED MARCH 7, 1971 AND RECORDED IN APRIL 12, 1971 IN DEED BOOK 446 PAGE 225-227, DOUGHERTY COUNTY LAND RECORDS.  
Said legal description being controlling, however the property is more commonly known as **432 BRANCH RD, ALBANY, GA 31705**.  
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.  
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.  
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is WILLIE JAMES LEWIS, WILLEASE C LEWIS, or tenants(s).  
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.  
The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: GITSIT Solutions, LLC t/k/a Kondaur Capital, LLC, Loss Mitigation Dept., 333 South Anita Drive Suite 400, Orange, CA 92868. Telephone Number: 888-566-3287. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.  
**GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GV TRUST 2026-1** as Attorney in Fact for CORENE J JONES AKA CORENE J GLOVER THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
Attorney Contact: Ruben Lublin, LLC  
3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071  
Telephone Number: (877) 813-0992  
Case No. KCP-26-00423-1  
rslselaw.com/property-listing  
March 14, 21, 28, April 4, 2026

**A-215**  
**NOTICE OF IN REM FORECLOSURE SALE**, DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on January 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Part of Lot 37, City of Albany, et al, Case No. SUCV2025001273, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of April, 2026, at approximately 10:00 a.m. (April 7, 2026), to wit:

All that tract or parcel of land situate, lying and being in Dougherty County, Georgia and being more particularly described as: Begin at the northwest intersection of Jefferson and Society Street and run west along the north side of Society Street a distance of 159 feet to point on the north side of Society Street and from this as a starting point, run thence north 210 feet; thence west 70 feet, thence south 210 feet; thence east 70 feet to the point of beginning. Said lot being further known as 407 Society Avenue and being part of City Lot 37 on Society Avenue.  
Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.  
The improvements thereon being known as: **407 Society Avenue, Albany, Georgia**  
Tax Parcel ID # 000CC/00012/007  
Current Owner: Greenleo HR Properties, LLC

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2023 and 2024. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.  
SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner  
Stephen G. Gunby, Page, Scrantom, Sprouse, Tucker & Ford, P.C.  
P. O. Box 1199  
Columbus, Georgia 31902  
706-324-0251  
Attorneys for Shonna Colley Josey, Dougherty County Tax Director and Ex Officio Sheriff  
March 7, 14, 21, 28, 2026

**A-170**  
**NOTICE OF BAR RIGHT OF REDEMPTION**  
To: Lynnwood Hanks, and any and all person having or claiming any right, title, or interest in and to the property described below:  
TAKE NOTICE THAT:  
The right to redeem the following described property, to wit:  
All and only that parcel of land designated as Tax Parcel ED100007 living and being in the 4th Land District, city of Edison, Calhoun County, Georgia, being City Lot 124, and being more particularly described in Deed Book 178, Page 29, Calhoun County, Georgia records, and commonly known as 101 First Avenue, Edison, Georgia. Will expire and be forever foreclosed and barred on and after the 20th day of March, 2026.  
The tax deed to which this notice relates is dated, and is recorded in the Office of the Clerk of Superior Court of Calhoun County, Georgia and Deed Book 178, Page 29.  
The property may be redeemed at any time before the expiration of the right of redemption by payment of the redemption price as fixed and provided by law to the undersigned at the following address:  
Lynnwood Hanks  
1403 Colquitt Avenue  
Albany, Georgia 31707  
February 28, March 7, 14, 21, 2026

**A-173**  
**NOTICE OF SALE UNDER POWER** GEORGIA, DOUGHERTY COUNTY By virtue of a Power of Sale contained in that certain Security Deed from CORENE J JONES AKA CORENE J GLOVER to GENERATION MORTGAGE COMPANY, dated June 4, 2010, recorded June 22, 2010, in Deed Book 3714, Page 220-230, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Eighty-Two Thousand Five Hundred and 00/100 dollars (\$82,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2026-1, there will be sold at public outcry to the highest bidder for cash at the Dougherty County Courthouse, within the legal hours of sale on the first Tuesday in April, 2026, all property described in said Security Deed including but not limited to the following described property:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF DOUGHERTY, STATE OF GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
ALL OF LOT 65, SOUTHGATE SUBDIVISION, SECTION ONE, ACCORDING TO A MAP OR PLAT AS SAME IS RECORDED IN PLAT BOOK 4, PAGE 155, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Said legal description being controlling, however the property is more commonly known as **2811 NEWCASTLE LN, ALBANY, GA 31701**.  
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.  
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.  
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is CORENE J JONES AKA CORENE J GLOVER, HEIRS-AT-LAW OF CORENE JONES, or tenants(s).  
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.  
The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: GITSIT Solutions, LLC t/k/a Kondaur Capital, LLC, Loss Mitigation Dept., 333 South Anita Drive Suite 400, Orange, CA 92868. Telephone Number: 888-566-3287. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.  
**GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GV TRUST 2026-1** as Attorney in Fact for CORENE J JONES AKA CORENE J GLOVER THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
Attorney Contact: Ruben Lublin, LLC  
3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071  
Telephone Number: (877) 813-0992  
Case No. KCP-26-00423-1  
rslselaw.com/property-listing  
March 14, 21, 28, April 4, 2026

**A-181**  
**NOTICE OF SALE UNDER POWER** GEORGIA, DOUGHERTY COUNTY By virtue of a Power of Sale contained in that certain Security Deed from JANET B THOMAS JANET BAXLEY THOMAS and ROBERT N THOMAS, III to BANK OF AMERICA, N.A., dated August 25, 2009, recorded September 11, 2009, in Deed Book 3639, Page 65, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Eighty-One Thousand Five Hundred and 00/100 dollars (\$81,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to BANK OF AMERICA, N.A., there will be

made for the purpose of paying the

## Foreclosures

may be contacted at: ROCKET MORTGAGE, LLC, 635 WOODWARD AVE., DETROIT, MI 48226, 800 508 0944. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1901 STUART AVE., ALBANY, GEORGIA 31707 is/are: RONALD J. BREEDLOVE, AN UNMARRIED MAN or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. 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 nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. as Attorney in Fact for RONALD J. BREEDLOVE, AN UNMARRIED MAN. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010578482 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. March 14, 21, 28, April 4, 2026

**A-194**  
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 TRACY R SAPP to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR HOMESTAR FINANCIAL CORP, ITS SUCCESSORS AND ASSIGNS, dated 08/26/2016, and Recorded on 08/29/2016 as Book No. 4348 and Page No. 108 119, AS AFFECTED BY MODIFICATION BOOK 4580, PAGE 146 157, 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 \$87,362.00, 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 April, 2026, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DOUGHERTY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF LOT 113 OF WESTWOOD SUBDIVISION, SECTION THREE ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 88 (PLAT CABINET 1, SLIDE B 30) IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1506 WESTWOOD DRIVE, ALBANY, GEORGIA 31721 is/are: TRACY R SAPP 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 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 TRACY R SAPP. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL

## Foreclosures

BE USED FOR THAT PURPOSE. 00000010364222 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. March 14, 21, 28, April 4, 2026

**A-199**  
SALE UNDER POWER STATE OF GEORGIA COUNTY OF DOUGHERTY THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

WHEREAS, on February 5, 2025, BRITTANY JEFFERSON MOORE, executed and delivered unto STANLEY LILLY a certain Deed to Secure Debt in order to secure the indebtedness therein recited, the original principal amount of said indebtedness being \$37,461.30, and all other indebtedness then owing or thereafter arising between the parties, as shown by the record of same in Deed Book 5268, Pages 27-33, among the Deed Records of Dougherty County, Georgia.

STANLEY LILLY is the present holder of record within referenced Deed to Secure Debt (hereinafter referred to as "Security Deed") which conveys the property hereinafter described as follows:

**ALL THAT TRACT OR PARCEL OF LAND situate, lying and being in City of Albany, Dougherty County, Georgia, and being all of Lot 62, Block 2 of HIGHLAND PARK SUBDIVISION, as shown on said plat of survey of said Subdivision, and recorded in Plat Book 1, Page 263 (currently shown on the GSCCA website as Plat Book 1A, Page 263) in the Office of Clerk of Superior Court of Dougherty County, Georgia, and by reference thereto same is incorporated herein and made part hereof for a more particular description of the property by metes, bounds, courses and distances as set forth thereon.**

This property is more particularly described as 1310 Edgerly Avenue, Albany, GA 31707.

**Parcel # 0000H/00015/017**

WHEREAS, default has been made in the performance of the covenants and agreements secured by the above described security deed, and the present holder of record has elected to declare the entire remaining balance of the indebtedness secured by the aforesaid security deed due according to the terms of said security deed and the note secured thereby.

NOW, THEREFORE, according to the original terms of said security deed pursuant to the power of sale contained therein and the laws in such cases made and provided, the undersigned will expose for sale, to the highest and best bidder, for cash, the above described property, after proper advertisement in the legal organ of Albany, Dougherty County, Georgia (running March 7, 14, 21 and 28, 2026), on the first Tuesday in April 2026, between the legal hours of sale before the courthouse door in Albany, Dougherty County, Georgia.

Bidders for the subject property shall produce, at the time of sale, evidence that such bidder has the financial resources to pay the price submitted by such bidder. Proof of financial capability to comply with a bid shall be in the form of cash, letter of credit from a bank or savings and loan association, or cashier's or certified check for not less than the price to be bid by any such bidder. Sale shall continue from day to day until the property is sold. The undersigned may reject any and all bids and withdraw said property from sale and subsequently re-offer the property for sale in the event no reasonable bid is received and accepted. In that event, the property may be re-offered for sale at a day and time as determined, and as publicly announced at the public sale on April 7, 2026.

The proceeds from the sale will be used for payment of that certain Deed to Secure Debt from BRITTANY JEFFERSON MOORE to STANLEY LILLY, both principal and interest, insurance premiums, taxes, late charges, and expenses, and attorney's fees for which property notice has been given, and the balance, if any delivered as provided by law. Said property will be sold subject to taxes for the years 2025 and any prior unpaid taxes, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants of matter of record superior to the security deed first set out above.

The property described above shall be sold subject to any right of the United States of America to redeem the aforesaid property within 120 days of the above-referenced foreclosure sale date to pay Federal Tax Liens.

STANLEY LILLY has full authority to negotiate, amend and modify all terms of the mortgage with the debtor. Please understand that the secured creditor is not required by law to negotiate, amend or modify the terms of the mortgage instrument.

This 3rd day of March, 2026.

BY: /s/ Stanley Lilly  
STANLEY LILLY  
Prepared by:  
MATTHEW T. SHINER, P.C.  
207 E. WASHINGTON STREET  
THOMASVILLE, GEORGIA 31792  
March 7, 14, 21, 28, 2026

**A-202**  
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 MALCOLM DONTREZ CLEVELAND to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS, dated 08/24/2023, and Recorded on 08/24/2023 as Book No. 5119 and Page No. 72 85, 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 \$150,500.00, 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 April, 2026, the following described property: ALL THAT TRACT OR

## Foreclosures

PARCEL OF LAND SITUATE, LYING AND BEING IN CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING PART OF LOTS 3 AND 4 IN BLOCK 46, OF RAWSON CIRCLE SUBDIVISION ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS THE SAME IS RECORDED IN PLAT BOOK 2, PAGE 17, (PLAT CABINET 1, SLIDE A 39) IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, WHICH POINT IS THE NORTHWEST CORNER OF MCINTOSH ROAD AND NORTH HARDING STREET AND RUN THENCE NORTHERLY ALONG THE WEST MARGIN LINE OF NORTH HARDING STREET A DISTANCE OF 206.7 FEET TO A POINT; RUN THENCE WESTERLY SEVENTY NINE (79) FEET TO A POINT; RUN THENCE SOUTHERLY A DISTANCE OF 149.5 FEET TO A POINT ON THE NORTH MARGIN LINE OF MCINTOSH ROAD; RUN THENCE SOUTHEASTERLY ALONG THE NORTH MARGIN LINE OF MCINTOSH ROAD A DISTANCE OF 191.3 FEET TO THE POINT OF BEGINNING.

THIS CONVEYANCE IS MADE SUBJECT TO THE PUBLIC UTILITY EASEMENTS AND OTHER EASEMENTS, VISIBLE AND/OR OF RECORD, AFFECTING THE CONVEYED PROPERTY; TO ANY VALID AND ENFORCEABLE PROTECTIVE COVENANTS AND RESTRICTIONS APPLICABLE TO THE PROPERTY AND TO THE VALID AND ENFORCEABLE LAWS, ORDINANCES AND REGULATIONS GOVERNING AND REGULATING THE USE OF THE CONVEYED PROPERTY. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1900 MCINTOSH RD, ALBANY, GEORGIA 31701 is/are: MALCOLM DONTREZ CLEVELAND 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 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 MALCOLM DONTREZ CLEVELAND. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010745644 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. March 14, 21, 28, April 4, 2026

**A-207**  
NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on January 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Part of Lot 56, Block 7, Maple City Subdivision, et al, Case No. SUCV2025001265, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of April, 2026, at approximately 10:00 a.m. (April 7, 2026), to wit:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia and being part of Lot 56 in Block "F" of Maple City Subdivision according to a map or plat of said subdivision as same is recorded in Plat Book 1, Page 3 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia and being more particularly described as follows:

Starting at the intersection of the west right-of-way of Central Street and the north right-of-way of Mulberry Avenue, go west 262.4 along said north right-of-way of Mulberry Avenue to the POINT OF BEGINNING; Continue west along said right-of-way 52.5 feet to a point; continue north 105 to a point; thence go east 52.5 feet to a point; thence go south 105 to the point of

## Foreclosures

beginning. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: 1219 Mulberry Avenue, Albany, Georgia Tax Parcel ID # 00EE/00024/07A. Current Owner: Woodrow Wilson Mitchell.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2012 through 2024. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner  
Stephen G. Gunby Page, Scramton, Sprouse, Tucker & Ford, P.C. P. O. Box 1199 Columbus, Georgia 31902 706-324-0251  
Attorneys for Shonna Colley Josey, Dougherty County Tax Director and Ex Officio Sheriff  
March 7, 14, 21, 28, 2026

**A-128**  
NOTICE OF SALE UNDER POWER GEORGIA, DOUGHERTY COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from CORRIE E. APONTE-WALKER and ROHAN WALKER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR COLONY BANK, dated April 26, 2024, recorded April 30, 2024, in Deed Book 5185, Page 125, and re-recorded September 18, 2025, in Deed Book 5336, Page 16, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note due 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 1900 MCINTOSH RD, ALBANY, GEORGIA 31701 is/are: MALCOLM DONTREZ CLEVELAND 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 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 MALCOLM DONTREZ CLEVELAND. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010745644 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. March 14, 21, 28, April 4, 2026

**A-209**  
NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on January 30, 2026, in the case of

## Foreclosures

Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 10 and Part of Lot 9, Muse-Redfern Subdivision, et al, Case No. SUCV2025001267, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of April, 2026, at approximately 10:00 a.m. (April 7, 2026), to wit:

All that tract or parcel of land lying and being in the City of Albany, County of Dougherty, State of Georgia, and being Lot No. 10 and the North half of Lot No. 9 of the Muse-Redfern Subdivision in the City of Albany, and being more particularly described as follows: Beginning at a point at the Southeast intersection of Park Avenue and Muse Street, thence East along Park Avenue 103.5 feet, thence South 105 feet, thence West 104.81 feet to Muse Street, thence North along the East side of Muse Street 105 feet to the point of beginning, being known as 712 Muse Street, and being the home property of J. C. Terry. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: 712 Muse Avenue, Albany, Georgia Tax Parcel ID # 000CC/00010/001 Current Owner: James Turner Terry

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2016 through 2024. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner  
Stephen G. Gunby Page, Scramton, Sprouse, Tucker & Ford, P.C. P. O. Box 1199 Columbus, Georgia 31902 706-324-0251  
Attorneys for Shonna Colley Josey, Dougherty County Tax Director and Ex Officio Sheriff  
March 7, 14, 21, 28, 2026

**A-213**  
NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on January 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 52, Forest Park Subdivision, Addition #2, et al, Case No. SUCV2025001271, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of April, 2026, at approximately 10:00 a.m. (April 7, 2026), to wit:

All of Lot 52 of Forest Park Subdivision Addition #2 according to a map or plat of said subdivision as the same is recorded in Plat Book 4, Page 189, in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Subject to restrictions and easements of record. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: 2412 Habersham Road, Albany, Georgia Tax Parcel ID # 00214/00005/007 Current Owner: Madeline G. Hamilton

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2008 through 2024. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner  
Stephen G. Gunby Page, Scramton, Sprouse, Tucker & Ford, P.C. P. O. Box 1199 Columbus, Georgia 31902 706-324-0251  
Attorneys for Shonna Colley Josey, Dougherty County Tax Director and Ex Officio Sheriff  
March 7, 14, 21, 28, 2026

**A-212**  
NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on January 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 4, Block S, Avalon Subdivision, et al, Case No. SUCV2025001270, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein,

## Foreclosures

its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of April, 2026, at approximately 10:00 a.m. (April 7, 2026), to wit:

All that tract or parcel of land situate, lying and being in the City of Albany, Dougherty County, Georgia and being all of Lot 4, Block "S" of Avalon Subdivision, according to map or plat of the Resubdivision of Block "S" and "U" of Avalon Subdivision as recorded in Plat Book 2, Page 124, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: 1506 Lincoln Avenue, Albany, Georgia Tax Parcel ID # 0000H/00035/015 Current Owner: Greenleo Residential Rental, LLC

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2023 through 2024. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner  
Stephen G. Gunby Page, Scramton, Sprouse, Tucker & Ford, P.C. P. O. Box 1199 Columbus, Georgia 31902 706-324-0251  
Attorneys for Shonna Colley Josey, Dougherty County Tax Director and Ex Officio Sheriff  
March 7, 14, 21, 28, 2026

**A-208**  
NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on January 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 9, Block 4, Lincoln Memorial Park, et al, Case No. SUCV2025001268, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of April, 2026, at approximately 10:00 a.m. (April 7, 2026), to wit:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being all of Lot 8 and the south one-half of Lot 9 of Muse and Redfern Subdivision according to a map or plat of said Subdivision as same is recorded in Plat Book 1, Page 116, in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Said property, upon information and belief, according to the present system of numbering in place in Albany, Dougherty County, Georgia, is currently known as 706 Muse Avenue.

The above-described Property is conveyed subject to any and all easements and restrictions of record. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: 706 Muse Avenue, Albany, Georgia Tax Parcel ID # 000CC/00010/002 Current Owner: James Turner Terry.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2016 through 2024. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner  
Stephen G. Gunby Page, Scramton, Sprouse, Tucker & Ford, P.C. P. O. Box 1199 Columbus, Georgia 31902 706-324-0251  
Attorneys for Shonna Colley Josey, Dougherty County Tax Director and Ex Officio Sheriff  
March 7, 14, 21, 28, 2026

**A-211**  
NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on January 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot One, Muse-Redfern Subdivision, et al, Case No. SUCV2025001269, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of April, 2026, at approximately 10:00 a.m. (April 7, 2026), to wit:

All of lot number One (1) of the Muse-Redfern subdivision as

## Foreclosures

recorded in the office of the Clerk of the Superior Court of Dougherty County, Georgia, in Plat Book No. 1, Page No. 116.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: 711 Muse Avenue, Albany, Georgia Tax Parcel ID # 000CC/00009/009 Current Owner: G. O. Terry and Marion Turner Terry

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2016 through 2024. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner  
Stephen G. Gunby Page, Scramton, Sprouse, Tucker & Ford, P.C. P. O. Box 1199 Columbus, Georgia 31902 706-324-0251  
Attorneys for Shonna Colley Josey, Dougherty County Tax Director and Ex Officio Sheriff  
March 7, 14, 21, 28, 2026

**A-210**  
NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on January 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Part of Lot 9, Muse and Redfern Subdivision, et al, Case No. SUCV2025001268, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of April, 2026, at approximately 10:00 a.m. (April 7, 2026), to wit:

All that tract or parcel of land lying and being in the city of Albany, Dougherty County, Georgia, and being all of Lot 8 and the south one-half of Lot 9 of Muse and Redfern Subdivision according to a map or plat of said Subdivision as same is recorded in Plat Book 1, Page 116, in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Said property, upon information and belief, according to the present system of numbering in place in Albany, Dougherty County, Georgia, is currently known as 706 Muse Avenue.

The above-described Property is conveyed subject to any and all easements and restrictions of record. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: 706 Muse Avenue, Albany, Georgia Tax Parcel ID # 000CC/00010/002 Current Owner: James Turner Terry.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2016 through 2024. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner  
Stephen G. Gunby Page, Scramton, Sprouse, Tucker & Ford, P.C. P. O. Box 1199 Columbus, Georgia 31902 706-324-0251  
Attorneys for Shonna Colley Josey, Dougherty County Tax Director and Ex Officio Sheriff  
March 7, 14, 21, 28, 2026

## Calhoun Co. Legals

**A-196**  
Notice of Sale Under Power. State of Georgia, County of CALHOUN. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by TOMMIE L ATKINSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, dated 06/07/2021, and Recorded on 06/18/2021 as Book No. 214 and Page No. 454 468, CALHOUN County, Georgia records, as last assigned to NEWREZ LLC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$102,197.00, 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 CALHOUN 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 THE CITY OF EDISON, CALHOUN COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS

