

THE ALBANY HERALD

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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

Home Repair/Remodeling

PAINTING AND HOME REPAIR

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

Landscaping/Lawn Care

THE GRASSCUTTER
Call or text 229-402-4832 and give the particulars about your yard. I will text you the prices. I am....
The Grasscutter.

Albany Legals

Construction/Service Bids

INVITATION TO SUBMIT QUALIFICATIONS ARCHITECTURAL SERVICES Bid No. 26-FAC-008

Qualification Packages will be received by Christy Wilkerson, Interim Director Facilities Services, on behalf of the **Dougherty County Board of Education** in the Office of the **Logistical Services Department** located at **601 Flint Avenue, Albany, Georgia, 31701 until 2:00 PM EST on Thursday, April 23, 2026.**

The scope of services includes Architectural Design and Construction Administration Services for New Construction Projects; Renovations, Modifications, and/or Additions Projects; and HVAC/Plumbing Fixture Upgrades associated with Educational SPLOST (ESPLOST), GaDOE Capital Outlay, and other funding sources. The Construction Delivery Method will be Design/Build/Build with Owner provided, third-party Program Management Services.

DCSS's intent is for the selection process to pre-qualify Architectural Firms in order to establish an approved 'pool' of qualified Firms from which to choose for future projects.

There will be a **VIRTUAL PRE-SUBMITTAL MEETING at 1:00 PM EST on Monday, April 13, 2026 via Google Meet:**
Meeting Code:
meet.google.com/wec-vhaw-rjm
Phone Number: **470-499-0125**
PIN: **610 627 850#**

Firms planning to attend should complete the Virtual Pre-Submittal Meeting Response Form (Exhibit 1) and e-mail it to christy.wilkerson@docuschools.org.

RFQ Documents may be obtained from the DCSS Facilities Services Department. Requests for RFQ Documents shall be addressed to Christy Wilkerson via e-mail: christy.wilkerson@docuschools.org. Christy can be reached by phone at (229) 431-1301.

All inquiries or questions concerning the RFQ Documents shall be addressed to Christy Wilkerson.

Corporations

A-310 NOTICE OF CHANGE OF CORPORATE NAME
Notice is hereby given that the Articles of Amendment changing the name of Law Enforce Exploring Association of Georgia Inc. to Law Enforcement Experience Association of Georgia, Inc. were filed with the Secretary of State on March 27, 2026, in accordance with the Georgia Business Corporation Code. The registered office of the corporation is located at 172 Groover St, Leesburg, GA 31763.
April 4, 11, 2026

Debtors & Creditors

A-290 GEORGIA, DOUGHERTY COUNTY NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of TAMMIE GRIGGS TRUETT, 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.
This 24th day of March 2026.
George Lawrence Truett, Executor of the Estate of Tammie Griggs Truett, deceased

Debtors & Creditors

c/o W. Edward Meeks, Jr.
Georgia Bar 500850
Meeks and Cannon, P.C.
P O Drawer 720
Leesburg, GA 31763
229-759-9111
March 28, April 4, 11, 18, 2026

A-277 NOTICE GEORGIA DOUGHERTY COUNTY
Notice is hereby given to all creditors of the Estate of John Wayne Leggett, 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.
Alfreda V. Leggett
Administratrix of the Estate of John Wayne Leggett
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989
March 28, April 4, 11, 18, 2026

A-278 NOTICE GEORGIA DOUGHERTY COUNTY
Notice is hereby given to all creditors of the Estates of Daisy Todd Horne and Donald E. Horne, Sr., 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.
Donald E. Horne, Jr., Executor of the Estates of Daisy Todd Horne and Donald E. Horne, Sr.
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989
March 28, April 4, 11, 18, 2026

A-276 NOTICE GEORGIA DOUGHERTY COUNTY
Notice is hereby given to all creditors of the Estate of Alice Jackson Daniels, 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.
Benjamin Jackson, Executor of the Estate of Alice Jackson Daniels
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989
March 28, April 4, 11, 18, 2026

A-311 NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE is hereby given to all debtors and creditors of the Estate of Gregory Scott Cribb 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.
DATED This 27th day of March 2026.
Nicholas Scott Cribb, Administrator of the Estate of Gregory Scott Cribb
c/o John M. Moorhead, Esq.
314 W. Residence Ave.
Albany, GA 31701
April 4, 11, 18, 25, 2026

A-350 NOTICE GEORGIA DOUGHERTY COUNTY
Notice is hereby given to all creditors of the Estate of Ronald Wayne Davis, 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.
Jessica Jones
Executrix of the Estate of Ronald Wayne Davis
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989
April 11, 18, 25, May 2, 2026

A-282 NOTICE GEORGIA DOUGHERTY COUNTY
Notice is hereby given to all creditors of the Estate of Lee H. Bettis, Jr., 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.
Lee H. Bettis, III
Executor of the Estate of Lee H. Bettis, Jr.
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989
March 28, April 4, 11, 18, 2026

A-305 NOTICE STATE OF GEORGIA COUNTY OF DOUGHERTY
NOTICE is hereby given to all creditors of the Estate of Alice F. Wright, 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 26th day of March, 2026.
Terrence Lowaski Wright, Executor
Kirbo & Kirbo, P.C.
P. O. Box 70519
Albany, GA 31708-0519
April 4, 11, 18, 25, 2026

A-345 NOTICE STATE OF GEORGIA COUNTY OF DOUGHERTY
NOTICE is hereby given to all creditors of the Estate of Stephenson Conley Miller, 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 2nd day of April, 2026.
Stephanie Miller Kosloske, Executor
Kirbo & Kirbo, P.C.

Debtors & Creditors

P. O. Box 70519
Albany, GA 31708-0519
April 11, 18, 25, May 2, 2026

A-288 NOTICE STATE OF GEORGIA COUNTY OF DOUGHERTY
NOTICE is hereby given to all creditors of the Estate of Jo Ann Hagan Bates, 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 24th day of March, 2026.
William Howard Bates, III and Bronwyn Georgia Bates, Executors
Kirbo & Kirbo, P.C.
P. O. Box 70519
Albany, GA 31708-0519
March 28, April 4, 11, 18, 2026

A-359 Notice to Debtors and Creditors
All creditors of the estate of JUNIOR MCDANIEL late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 11th day of April, 2026.
Name: LATREAL MCDANIEL
Title: ADMINISTRATOR
Address: 49 BOULEVARD AVE, SE, APT 569, ATLANTA, GA 30312
April 11, 18, 25, May 2, 2026

A-281 NOTICE GEORGIA DOUGHERTY COUNTY
Notice is hereby given to all creditors of the Estate of Jacqueline Peterson Knighton, 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.
Donalene Mosely
Executrix of the Estate of Jacqueline Peterson Knighton
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989
March 28, April 4, 11, 18, 2026

A-303 NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE is hereby given to all debtors and creditors of the Estate of Charles Homer Roberts III 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 notified to render their demands to the undersigned.
DATED This 26th day of March 2026.
Martha Ann Gibbs Roberts, Executor of the Estate of Charles Homer Roberts III
c/o William D. Moorhead III, Esq.
314 W. Residence Ave.
Albany, GA 31701
April 4, 11, 18, 25, 2026

A-355 NOTICE TO DEBTORS AND CREDITORS
GEORGIA, DOUGHERTY COUNTY
All debtors and creditors of the estate of Timmie Lee Shelton, Sr., deceased, late of said State and County, 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 Executor.
This 1st day of April, 2026.
/s/ Misty G. Haskins, Attorney for Emma Ruth Shelton
as Executor of the Estate of Timmie Lee Shelton, Sr., deceased
c/o Perry & Walters, LLP
Post Office Box 71209
Albany, Georgia 31708
April 11, 18, 25, May 2, 2026

A-300 NOTICE TO DEBTORS AND CREDITORS
GEORGIA, DOUGHERTY COUNTY
All creditors of the estate of CHARLES TARVER, deceased, late of said State and County, 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 Executor.
This 25th day of March, 2026.
To be published: Four consecutive Saturdays
Lance R. Tarver, Executor of the Estate of Charles Tarver, deceased
c/o Perry & Walters, LLP
Post Office Box 71209
Albany, Georgia 31708-1209
April 4, 11, 18, 25, 2026

A-362 Notice to Debtors and Creditors
All creditors of the estate of TERRY ALLEN BISHOP late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 11th day of April, 2026
Name: Justin Bishop
Title: Successor Administrator
Address: 7393 Hodgson Memorial Drive Suite 202 Savannah GA 31406
April 11, 18, 25, May 2, 2026

A-332 NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF DOUGHERTY
All creditors of the Estate of REBECCA WANGEN KIMSEY, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us.
This 30th day of March, 2026.
DONALD KIMSEY, JR., Administrator of the Estate of REBECCA WANGEN KIMSEY
3306 Forest Ridge Dr.
Albany, GA 31721
April 4, 11, 18, 25, 2026

Debtors & Creditors

NOTICE TO DEBTORS AND CREDITORS
Estate of Ossie Virginia Lawson, Deceased
All persons having claims against the estate of Ossie Virginia Lawson, deceased, are required to present them to the Probate Court of Dougherty County, Georgia in writing and in the manner provided by law. All persons indebted to the estate are required to make immediate payment. The decedent died without filing a will. A petition has been filed to open the estate, and no administrator has been appointed at this time.
This notice is published as required by law.
Dated: Tuesday, March 31, 2026
Address correspondence to: Clerk, Probate Court of Dougherty County
Dougherty County Courthouse
P.O. Box 1827
Albany, GA 31702
Phone: 229-431-2102
Fax: 229-434-2694 (United States Courthouse)
Copies can be mailed to: PO Box 162926, Atlanta, GA 30321

NOTICE TO DEBTORS AND CREDITORS
RE: ESTATE NO 2026-ES-110

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

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-361 Notice to Debtors and Creditors
Georgia, Dougherty County
In Re: Estate of Betty Jenks
All creditors of the Estate of Betty Jenks, deceased, late of Dougherty County, 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 according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned Executor.
This 1st day of April, 2026.
/s/ Misty G. Haskins, Attorney for Emma Ruth Shelton
as Executor of the Estate of Timmie Lee Shelton, Sr., deceased
c/o Perry & Walters, LLP
Post Office Box 71209
Albany, Georgia 31708
April 11, 18, 25, May 2, 2026

A-360 Notice to Debtors and Creditors
Georgia, Dougherty County
In Re: Estate of Thomas Jenks, Jr.
All creditors of the Estate of Thomas Jenks, Jr., deceased, late of Dougherty County, 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 according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned Executor.
This 1st day of April, 2026.
/s/ Gwendolyn Boone
Executrix of the Estate of Thomas Jenks, Jr.
Gregory T. Williams
The Law Offices of Gregory Terrell Williams
P. O. Box 1113
Camilla, GA 31730
229/330-0614
April 11, 18, 25, May 2, 2026

A-357 NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of Loring Albert Gray, Jr., late of Dougherty County, Georgia, 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 6th day of April, 2026.
Smith Wilson, Attorney for Russell Burton Gray and Elizabeth Gray Barfield
Co-Executors of the Estate of Loring Albert Gray, Jr.
GARDNER WILLIS PLAIRE & WILSON, LLP
P.O. Drawer 71788
Albany, Georgia 31708-1788
229-883-2441
April 11, 18, 25, May 2, 2026

A-356 NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of Dennis Paul, late of Dougherty County, Georgia, 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 6th day of April, 2026.
Sherman Willis, Attorney for Lucille McFarland Executrix of the Estate of Dennis Paul
GARDNER WILLIS PLAIRE & WILSON, LLP
P.O. Drawer 71788
Albany, Georgia 31708-1788
229-883-2441
April 11, 18, 25, May 2, 2026

Debtors & Creditors

A-298 NOTICE TO DEBTORS AND CREDITORS
State of Georgia,
County of DOUGHERTY
Estate No. 2026-ES-014
All creditors of the Estate of Mary Francis Hart, 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.
Patricia Purnell
Administrator of the Estate of Mary Francis Hart
c/o Christopher A. Flowers.
504 N. Jefferson Street
Albany, GA 31701
April 4, 11, 18, 25, 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-354 Notice
Notice is hereby given to all creditors of the Estate of Larry Melvin King, 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.
LARRY MELVIN KING, II, Petitioner
135 E. Edgefield Drive
Leesburg, GA 31763
April 11, 18, 25, May 2, 2025

A-329 GEORGIA, DOUGHERTY COUNTY. NOTICE.
Notice is hereby given to all debtors and creditors of the Estate of OZIE C. WRIGHT, 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.
NORTHISA WRIGHT, Administrator
3577 Medical Park Drive.
Apt. 2210
Austell, GA 30106
April 4, 11, 18, 25, 2026

A-292 NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF DOUGHERTY
All creditors of the Estate of AUDREY DENISE WALKER GRAHAM deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us.
This 28th day of March, 2026.
Lauren H. Williamson,
Administrator of the Estate of Audrey Denise Walker Graham
216 N. Westover Blvd.
Albany, Georgia 31707
March 28, April 4, 11, 18, 2026

Divorces

A-294 DOUGHERTY COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: JHANSI S. MUTHYALA V.
Respondent: Sudheer R. Muthyala
Civil Action Case Number: 26CV134-2

NOTICE OF SUMMONS
TO: Sudheer R. Muthyala, Respondent Named Above:
This notice has been published to let you know that a Divorce case was filed against you in Superior Court on 02/09/2026. The court issued an order for service of summons by publication on 02/12/2026. 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 205 Philema Rd., Apt 301; Albany GA 31707. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Complaint for Divorce.
This 13th day of February, 2026.
Whitley Williams, Dep.
JUDGE T Clerk,
Dougherty County Superior Court
March 28, April 4, 11, 18, 2026

A-339 Dougherty COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: Genalder Milledge V.
Respondent: Kenneth Milledge, I
Civil Action Case Number: 25CV193-4

NOTICE OF SUMMONS
TO: Kenneth Miller, JR., Respondent Named Above:
This notice has been published to let you know that a Complaint For Divorce case was filed against you in Superior Court on February 27, 2026. The court issued an order for service of summons by publication on January 8, 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 Genalder Milledge. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Petition for Divorce.
This 8th day of January 2026.
Joseph W. Dent

Divorces

Dougherty County Superior Court
State of Georgia
April 4, 11, 18, 25, 2026

A-331 Dougherty COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: Telisa J Roberts V.
Respondent: Horace Roberts, Sr
Civil Action Case Number 26CV248-4

NOTICE OF SUMMONS
TO: Horace Roberts, Respondent Named Above:
This notice has been published to let you know that a Complaint For Divorce case was filed against you in Superior Court on March 13 ,2026. The court issued an order for service of summons by publication on March 20, 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 3822 DOMINION CT., Albany, GA 31721. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Petition for Complaint for Divorce.
This 20th day of March 2026.
Joseph W. Dent
Judge/Clerk
Dougherty County Superior Court
State of Georgia
April 4, 11, 18, 25, 2026

A-351 Dougherty COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: Adijah Rainey V.
Respondent: Kevian Green
Civil Action Case Number: 26-CV-244-4

NOTICE OF SUMMONS
TO: Kevian Green, Respondent Named Above:
This notice has been published to let you know that a Complaint For Divorce case was filed against you in Superior Court on Dougherty, 2026. The court issued an order for service of summons by publication on March 20, 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 925 Birchwood Ct, McDonough, GA 30253. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Complaint for Divorce.
This 20th day of March, 2026.
Joseph W. Dent
Dougherty County Superior Court
State of Georgia
April 11, 18, 25, May 2, 2026

Juvenile Court

A-302 PUBLICATION DOUGHERTY COUNTY JUVENILE COURT
IN THE MATTER OF: G.M.J.M., Black/Male, DOB: 02/19/2018
TO: Shatondra Sharee Moore, mother of the above referenced male child born 02/19/2018.
TO: Rodriguez M. Anderson, putative father of the above referenced male child born to Shatondra Sharee Moore on 02/19/2018.
TO: "Unknown John Doe" or any other individual who might be the biological father of a male child born to Shatondra Sharee Moore on 02/19/2018.

A petition was filed in this Court by Social Services Case Manager Monica Courtney, on the 27th day of October, 2025. The Petition alleges the above-referenced child to be dependent according to Georgia law and seeks termination of your parental rights, if any. You may obtain a copy of the Petition, which sets forth the specific allegations in detail, from the Clerk of Juvenile Court of Dougherty County, 225 Pine Avenue, Albany, Georgia, 31701, phone 229-431-2162.

By authority of an Order for Service by Publication by the Judge of said Court, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, located at 225 Pine Avenue, Albany, Georgia, 31701 on the 23rd day of June, 2026 at 9 o'clock am to then and there make defense to allegations of the Petition, and to show cause why the prayers of the Petition should not be granted, and why the said child and all parties named herein should not be dealt with according to the provisions of the law. The hearing is for the purpose of terminating your parental rights.

You or any other interested party may file a written objection or answer on or before the date and time for the hearing stated above by filing the same at the office of the Clerk of Juvenile Court of Dougherty County, Georgia, and the Petitioner's Attorney, Jenifer Cummings. Be advised that the legal father of this child shall lose all rights to this child and shall not be entitled to object to the termination of his rights unless within thirty (30) days of receipt of this notice, he files (1) a petition to legitimate the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimate with the Dougherty County Juvenile Court.

Witness the Honorable Valerie Brown-Williams, Associate Judge of said Court this 25th day of March, 2026.

Tequilla Woods, Clerk of Dougherty County Juvenile Court
Special Assistant Attorney General
Post Office Box 70191, Albany, Georgia 31708
Phone (229) 352-5656, Georgia Bar Number 326291
April 4, 11, 18, 25, 2026

A-308 PUBLICATION DOUGHERTY COUNTY JUVENILE COURT
IN THE MATTER OF: A.B., B/F,

Juvenile Court

07/05/2012
To: Carole Thomas, mother of the above referenced female child born July 5, 2012.
To: Willis Bradford, Jr., and Any Unknown Biological Father of the above referenced female child born July 5, 2012.

A Petition was filed in this Court by Social Services Case Manager Kajuana Spurlin on the 24th day of March, 2026 for Dependency. The Petition alleges the above-referenced child to be dependent according to Georgia law and seeks an Adjudication of Dependency. You may obtain a copy of the Petition, which sets forth the specific allegations in detail, from the Clerk of Juvenile Court of Dougherty County, 225 Pine Avenue, Albany, Dougherty, Georgia, phone is 229-431-2162.

By authority of an Order for Service by Publication by the Judge of said Court on the 24th day of March, 2026, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, at the Dougherty County Courthouse located at 225 Pine Avenue, Albany, Georgia, within sixty (60) days of said Order for Service by Publication and on the 5th day of June, 2026 at 2:00 p.m. to then and there make defense to allegations of the petition, and to show cause why the prayers of the petition should not be granted, and why the said child and all parties named herein should not be dealt with according to the provisions of the law. The hearing is for the purpose of adjudication of dependency.

You or any other interested party may file a written objection or answer on or before the date and time for the hearing stated above by filing the same at the office of the Clerk of Juvenile Court of Dougherty County, Georgia, and the Petitioner's Attorney, Gregory T. Williams. Witness the Honorable Valerie Brown-Williams, Associate Judge of said Court this 24th day of March, 2026.

Tequilla Woods
Clerk of Dougherty County Juvenile Court

Gregory T. Williams
Special Assistant Attorney General
Post Office Box 1113, Camilla, Georgia 31730
Phone (229) 330-0614, Georgia Bar Number 443607
April 4, 11, 18, 25, 2

Foreclosures

maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **426 Society Avenue, Albany, Georgia** Tax Parcel ID # 000CC/00021/021. 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, 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
 April 11, 18, 25, May 2, 2026

A-317 NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on March 5, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 8, Block 20, Ragsdale Addition, et al, Case No. SUCV2026000068, 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 May, 2026, at approximately 10:00 a.m. (May 5, 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 8 in Block 20 in the Ragsdale Addition to the City of Albany, plat of which is recorded in Deed Book 15, Page 344 in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **514 Cedar Avenue, Albany, Georgia** Tax Parcel ID # 000HH/00046/029. Current Owner: Latoya Barney.

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, 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
 April 11, 18, 25, May 2, 2026

A-316 NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on March 5, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Part of Lot 18, Block G, Section II Radium Springs, et al, Case No. SUCV2026000067, 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 May, 2026, at approximately 10:00 a.m. (May 5, 2026), to wit:

All that tract or parcel of land lying and being in Dougherty County, Georgia, and being more particularly described as all of the east 110 feet of Lot 18 in Block G of Section II of Radium Springs Subdivision, according to the plat of the subdivision recorded in Plat Book 2, Page 16, in the office of the Clerk of Superior Court, Dougherty County, Georgia. The described property is known as **106 Skywater Boulevard** according to the present system of numbering of roads in Dougherty County, Georgia. LESS & EXCEPT that certain 0.03 acres described in that certain Quitclaim Deed dated April 23, 2018, recorded in Deed Book 4551, Page 66, Dougherty County, Georgia records. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **106 Skywater Boulevard, Albany, Georgia.** Tax Parcel ID # 00010/00001/007. Current Owner: Patricia Singleton.

Foreclosures

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
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 Dougherty County Tax Director and
 Ex Officio Sheriff
 April 11, 18, 25, May 2, 2026

A-327 NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on March 5, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 12, Banks Subdivision, et al, Case No. SUCV2026000078, 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 May, 2026, at approximately 10:00 a.m. (May 5, 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 12 of Banks Subdivision, according to plat of same as recorded in Plat Book 1, Page 247 in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **112 East Road, Albany, Georgia.** Tax Parcel ID # 00011/00005/007. 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
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 Dougherty County Tax Director and
 Ex Officio Sheriff
 April 11, 18, 25, May 2, 2026

A-326 NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on March 5, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 3, Block Q, Isabella Heights, et al, Case No. SUCV2026000077, 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 May, 2026, at approximately 10:00 a.m. (May 5, 2026), to wit:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County Georgia, and being more particularly described as all of Lot 3, Block "Q" of Isabella Heights Addition Subdivision according to a map or plat of said subdivision recorded in Plat book 2, page 84 in the office of Clerk of Superior Court of Dougherty County, Georgia Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **608 S. Maple Street, Albany, Georgia.** Tax Parcel ID # 000QQ/00013/005 Current Owner: Kenneth C. Thomas.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2022 through 24. 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

Foreclosures

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
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 706-324-0251
 Attorneys for Shonna Colley Josey,
 Dougherty County Tax Director and
 Ex Officio Sheriff
 April 11, 18, 25, May 2, 2026

A-321 NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on March 5, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Part of Tract 313, Albany, Georgia Pecan Company Subdivision "C", et al, Case No. SUCV2026000072, 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 May, 2026, at approximately 10:00 a.m. (May 5, 2026), to wit:

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

The improvements thereon being known as: **1507 Broach Avenue, Albany, Georgia** Tax Parcel ID # 00174/00001/06A. Current Owner: Stella H. New.

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
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 Attorneys for Shonna Colley Josey,
 Dougherty County Tax Director and
 Ex Officio Sheriff
 April 11, 18, 25, May 2, 2026

A-325 NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on March 5, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 1, Block C, Isabella Heights, et al, Case No. SUCV2026000076, 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 May, 2026, at approximately 10:00 a.m. (May 5, 2026), to wit:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being Lot 1 in Block "C", Isabella Heights Subdivision, as per revised plat thereof recorded in Plat Book 1, Page 218, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, dated April, 1941, and being more particularly described as follows: Beginning at the northwest corner of First Avenue and Collins Street and running north along the west side of Collins Street a distance of 80 feet to the southeast corner of Lot 2; thence run west along the south line of said Lot 2, a distance of 150 feet to a 15 foot alley; thence south along the west side of said alley a distance of 80 feet to First Avenue; thence run east along the north side of First Avenue a distance of 150 feet to Collins Street and the point of beginning. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **113 Collins Street, Albany, Georgia.** Tax Parcel ID # 000EE/00037/005. 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

Foreclosures

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
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 706-324-0251
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 Dougherty County Tax Director and
 Ex Officio Sheriff
 April 11, 18, 25, May 2, 2026

A-324 NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on March 5, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Part of City of Albany Lots 58 & 59, et al, Case No. SUCV2026000075, 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 May, 2026, at approximately 10:00 a.m. (May 5, 2026), to wit:

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

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **629 First Avenue, Albany, Georgia** Tax Parcel ID # 0000D/00007/006 Current Owner: Ricardo Bannister and Sarah Bannister.

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
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 706-324-0251
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 Dougherty County Tax Director and
 Ex Officio Sheriff
 April 11, 18, 25, May 2, 2026

A-323 NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on March 5, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus East 1/2 of the South 187 feet of Tract 13, Southern Nut and Fruit Company, Subdivision "B", et al, Case No. SUCV2026000074, 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 May, 2026, at approximately 10:00 a.m. (May 5, 2026), to wit:

All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia and being the east one-half (1/2) of the south 187 feet of Tract 13 of the Southern Nut and Fruit Company Subdivision "B" according to a map or plat of said subdivision as same is recorded in Deed Book 18, Page 371, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia and being more particularly described as follows: Beginning at the southeast corner of said Tract 13 and run thence west along the south line of said Tract 13 same being the centerline of a twenty (20) foot roadway a distance of 233.3 feet to a point; run thence north on a line parallel to the east line of said Tract 13 a distance of 187.3 feet to a point; run thence east on a line parallel to the south line of said Tract 13 a distance of 233.3 feet to a point; run thence south along the east line of said Tract 13 a distance of 187.3 feet to the point of beginning. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **2115 Willingham Drive, Albany, Georgia** Tax Parcel ID # 00208/00001/42G.

Foreclosures

Current Owner: Dorothy E. Joiner.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2020 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
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 706-324-0251
 Attorneys for Shonna Colley Josey,
 Dougherty County Tax Director and
 Ex Officio Sheriff
 April 11, 18, 25, May 2, 2026

A-320 NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on March 5, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 18, Block 3, Cleveland Heights Subdivision "A", et al, Case No. SUCV2026000071, 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 May, 2026, at approximately 10:00 a.m. (May 5, 2026), to wit:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia and being more particularly described as follows: All of Lot 18 in Block 3 of Cleveland Heights Subdivision "A" according to a map or plat of said subdivision "A" as recorded in Plat Book 1, Page 204, in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **1012 First Avenue, Albany, Georgia** Tax Parcel ID # 0000D/00007/015. 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
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 Dougherty County Tax Director and
 Ex Officio Sheriff
 April 11, 18, 25, May 2, 2026

A-319 NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on March 5, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 29 and Part of Lot 28, Groveland Subdivision, et al, Case No. SUCV2026000070, 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 May, 2026, at approximately 10:00 a.m. (May 5, 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 29 and North 58 feet of Lot 28 of Groveland Subdivision, according to a map or plat of same, recorded in Plat Book 2, Page 111, in the office of the Clerk of Superior Court of Dougherty County, Georgia. Subject to easements and restrictions of record, including any subdivision records. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **1905 Queens Road, Albany, Georgia** Tax Parcel ID # 0000O/00008/010. Current Owner: Sherry Lemoyne Brenton Dirksen.

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

Foreclosures

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
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 706-324-0251
 Attorneys for Shonna Colley Josey,
 Dougherty County Tax Director and
 Ex Officio Sheriff
 April 11, 18, 25, May 2, 2026

A-322 NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on March 5, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Part of Tract 13, Southern Nut and Fruit Company Subdivision "B", et al, Case No. SUCV2026000073, 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 May, 2026, at approximately 10:00 a.m. (May 5, 2026), to wit:

All that tract or parcel of land lying and being in Dougherty County, Georgia, and being the south 187 feet of Tract 13 of the Southern Nut and Fruit Company Subdivision "B" according to a map or plat of said subdivision as same is recorded in Deed Book 18, Page 371, in the office of the Clerk of Superior Court of Dougherty County, Georgia and more particularly described as follows: Begin at the southwest corner of said Tract 13 and run thence northerly along the west line of said tract a distance of 187 feet to a point; run thence easterly on a line parallel to the south line of said Tract 13 to the east line of said tract; run thence southerly along the east line of said Tract 13 a distance of 187 feet to the south line of said tract; run thence westerly along the south line of said Tract 13 to the point of beginning. Said property is the subject of an Order of Possession entered by the Superior Court of Dougherty County, Georgia on April 17, 1990 recorded in Deed Book 1046, Page 52.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **2117 Willingham Drive, Albany, Georgia** Tax Parcel ID # 00208/00001/42F. Current Owner: Leonard G. King.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2010 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
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 Attorneys for Shonna Colley Josey,
 Dougherty County Tax Director and
 Ex Officio Sheriff
 April 11, 18, 25, May 2, 2026

A-291 IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA WILEY INVESTMENTS, LLC, Petitioner, v. Monica L. Deese AKA Monica Bishop, Individually and as the Executor of the Estate of Myra Mathews Lucille Deese, Bobby Lee Thaxton, Sr., Scott Alan Thaxton; Vern W. Musgrove; Pippa Diane Musgrove Garafola; and all other persons who claim title to the following property Tax Parcel No. 00118/00001/017; and known as 3110 Spring Flats Road, Albany, Georgia Respondents, CIVIL ACTION FILE NO. SUCV2025001208

NOTICE OF PUBLICATION
 To: Pippa Diane Musgrove Garafola and all persons known and unknown who claim adversely to Plaintiff's title to: All of that parcel of land designated as Tax Parcel 00118/00001/017, and known as 3110 Spring Flats Road, Albany, GA 31707, you are hereby notified that the above-styled action seeking to establish title to the below described property against all the world was filed on December 1, 2025, in the Superior Court of Dougherty County, Georgia, and that by reason of order for service by publication entered by said court on March 24, 2026, you are hereby commanded to file your appearance in this case within 60 days of said order, the deadline being Monday, May 25, 2026, [pursuant to O.C.G.A. §23-3-65(b) with James H. Edge, Special Master, Moore, Clark, DuVall & Rodgers, P.C., 2829 Old Dawson Road, Albany, Georgia 31707; and, the clerk of the above referenced Court.

Map and Parcel No. 00118/00001/017
All that tract or parcel of land lying and being in Land Lot 54, First Land District, Dougherty County, Georgia and being more particularly described as follows: Being at the intersection of the

Foreclosures

South Right of Way Line of Springs Flats Road with the West Line of Land Lot 54; go thence South along the South Right of Way line of Spring Flats Road, South 89 degrees, 43 minutes, 50 seconds East 268

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A-343 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 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 May 5, 2026, the following described land, improvements and appurtenances (hereinafter collectively referred to as the "Premises") to wit:
Property Address: **2224 Habersham Road, Albany, GA 31701**
All that tract or parcel of land and being in Land Lot 360, First Land District, Dougherty County, Georgia and being more particularly described as follows: BEGIN at the intersection of the south right of way of Randolph Avenue and the east right of way of Habersham Road; from this point go south 89 degrees 50 minutes 00 seconds east, a distance of 990.72 feet to a point; thence go north 00 degrees 21 minutes 10 seconds west a distance of 368.88 feet to a point; thence go north 41 degrees 36 minutes 05 seconds east a distance of 54.71 feet to a point; thence go north 01 degrees 19 minutes 00 seconds east a distance of 540.60 feet to a point; thence go north 88 degrees 40 minutes 56 seconds west a distance of 874.93 feet to a point on the east right of way of Habersham Road; thence go south 40 degrees 56 minutes 00 seconds west a distance of 157.66 feet to the P.C. of a curve; thence continue along the east right of way of Habersham Road along a curved right of way, the chord being south 20 degrees 33 minutes 00 seconds west to the P.T. of the curve (the chord distance being 163.10 feet, and the arc distance of the curved right of way being 166.59 feet) and the curve having a radius of 234.13 feet; thence continue along the east right of way of Habersham Road south 00 degrees 10 minutes 00 seconds west a distance of 699.45 feet to the POINT OF BEGINNING. Said tract contains 22.062 acres.
ALSO BEING DESCRIBED AS:
All that tract or parcel of land and being in Land Lot 360, First Land District, Dougherty County, Georgia and being more particularly described as follows:
BEGIN at the intersection of the south right of way of Randolph Avenue and the east right of way of Habersham Road; from this point go south 89 degrees 50 minutes 00 seconds east, a distance of 990.80 feet to a point; thence go north 00 degrees 21 minutes 10 seconds west a distance of 368.88 feet to a point; thence go north 41 degrees 36 minutes 05 seconds east a distance of 54.71 feet to a point; then go north 01 degrees 19 minutes 00 seconds east a distance of 540.60 feet to a point; thence go north 88 degrees 40 minutes 56 seconds west a distance of 874.98 feet to a point on the east right of way of Habersham Road; thence go south 40 degrees 56 minutes 00 seconds west a distance of 157.66 feet to the P.C. of a curve; thence continue along the east right of way of Habersham Road along a curved right of way, the chord being south 20 degrees 33 minutes 00 seconds west to the P.T. of the curve (the chord distance being 163.10 feet, and the arc distance of the curved right of way being 166.59 feet and the curve having a radius of 234.15 feet and having a central angle of 40°55'56"); thence continue along the east right of way of Habersham Road south 00 degrees 10 minutes 00 seconds west a distance of 698.65 feet to the POINT OF BEGINNING. Said tract contains 21.97 acres.
TOGETHER WITH, All of the present and future estates, interests and rights of Grantor in and to (i) the Real Estate, (ii) all real estate in which Grantor may now or hereafter acquire an interest by reason of any accession or accretion with respect to the Real Estate and (iii) all real estate situated within the rights-of-way of any streets, alleys and roads adjoining the Real Estate; All buildings, structures, improvements and fixtures (including but not limited to all lighting fixtures and mechanical equipment) now or hereafter erected or placed in or upon the Real Estate or now or hereafter attached to or used in connection with the Real Estate to the extent such items may be considered part of the Real Estate under applicable law;
All tenements, hereditaments, easements, appurtenances and other rights and privileges thereunto now or hereafter attaching and belonging, or in any way appertaining to the Real Estate, including without limitation (i) all surface and subsurface soils, (ii) all minerals, elements, oil, gas, and other commercially valuable substances which may be in, under or produced from any part of the Real Estate, (iii) all air rights, and (iv) all water and water rights;
All rents, issues, profits, income, cash, proceeds, accounts, accounts receivable, instruments, letter of credit rights, insurance proceeds, deposit and other accounts, contract rights and general intangibles arising 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

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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 and all types of personal property in which a security interest may be perfected by filing in the Office of the Recorder of Dougherty County, Georgia;
All insurance policies relating to the Premises and all claims and rights to payment of proceeds and other sums payable thereunder or in connection therewith;
All awards, compensation and settlements in lieu thereof made as a result of the taking by power of eminent domain of the whole or any part of the Premises, including any awards for damages sustained to the Premises, for a temporary taking, change of grade of streets or taking of access;
All present and future deposits and revenues relating to the Premises, including without limitation security deposits, replacement revenue escrows, tax and insurance escrows and working capital reserves or escrows, and all funds of Grantor from time to time on deposit with Lender;
All present and future building permits, operating permits, variances, licenses, governmental permits and approvals, utility permits, certificates of occupancy, and other permits, approvals and authorizations now or hereafter issued in connection with the development, construction, equipping, maintenance or operation of the Premises;
All present and future contracts or agreements relating to the design, development, construction, furnishing, equipping, operation, use or maintenance of the Premises, including without limitation all construction contracts and subcontracts, architectural contracts, engineering contracts and other design contracts and purchase agreements;
All present and future contractor's, subcontractor's and supplier's warranties, guarantees of performance and undertakings with respect to services or materials furnished in connection with the design, development, construction, equipping, operation, use or maintenance of the Premises;
All present and future service and other agreements relating to the operation, management, maintenance and repair of the Premises or the buildings and improvements thereon, whether now owned by Grantor or hereafter acquired or arising, including without limitation any present or future management agreement relating to the management or operation of the Premises;
All present and future plans and specifications, surveys, site plans, soil reports, drawings and papers relating to the Premises and the development, design, construction and equipping of the improvements on the Premises, whether now owned by Grantor or hereafter acquired or arising;
All present and future contracts and agreements providing for financial incentives, grants, tax credits, loans, infrastructure development by third parties or other financial support in connection with the design, development, construction, equipping, operation, use or maintenance of the Premises, including without limitation all tax increment financing agreements, bond financing agreements, tax credit allocations and awards, agreements for payment in lieu of taxes and other governmental project agreements;
All building supplies and materials ordered or purchased for use in connection with the construction and equipping of the improvements on the Premises, whether now owned by Grantor or hereafter acquired or arising;
All proceeds and contract rights and payments payable to Grantor under any loan commitment for financing of the Premises;
Any contract or agreement previously or hereafter entered into by Grantor (but specifically excluding any of Grantor's obligations or liabilities arising in connection with in any such contract or agreement) which is an interest rate protection agreement, foreign currency exchange agreement, commodity price protection agreement, or other interest or currency exchange rate or commodity price hedging arrangement, including without limitation any contract or agreement relating to a rate swap, basis swap, forward rate transaction, commodity swap, commodity option, equity or equity index swap, equity or equity index option, bond option, interest rate option, foreign exchange transaction, cap transaction, floor transaction, collar transaction, forward transaction, currency swap transaction, cross-currency rate swap transaction, currency option or any other similar hedging arrangement or transaction;
All present and future purchase and sale agreements for the purchase of any portion of the Premises or other property located on the Premises, including without limitation, security

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deposits, earnest money deposits, association fees or assessments, and related escrows; and
All additions, accessions and accretions to, replacements and substitutions for, products of and any and all cash and non-cash proceeds from any of the property described above.
The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed.
The Premises will be sold on an "as is, where is" basis without recourse against Holder and without representation or warranty of any kind or nature whatsoever by Holder with respect thereto.
The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.
To the best of the undersigned's knowledge and belief, the owner of the Premises is the Grantor and the party or parties in possession of the Premises is the Grantor or tenants of the Grantor.
MERCHANTS BANK OF INDIANA
As Attorney-in-Fact for
THE GABLES RESIDENTIAL, LLC.
Lisa Wolgast, Esq.
Barnes & Thornburg LLP
3340 Peachtree Rd NE
Suite 2900
Atlanta, GA 30326
(470) 832-7535
April 4, 11, 18, 25, May 2, 2026

A-344 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 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 May 5, 2026, the following described land, improvements and appurtenances (hereinafter collectively referred to as the "Premises") to wit:
Property Address: **926 Lippitt Drive, Albany, GA 31701**
All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia and being more particularly described as follows: Begin at the northeast corner of the intersection of Slappey Drive and Lowe Road and go north 0 degrees 30 minutes west a distance of 1167.9 feet to a point; thence run north 87 degrees 30 minutes east a distance of 774.2 feet to a point and the point of beginning; from this point of beginning run north 87 degrees 30 minutes east a distance of 340 feet to a point; 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 east a distance of 340.00 feet to a point; thence run south 00 degrees 21 minutes 23 seconds east a distance of 427.90 feet to the point of beginning. Said property being part of Land Lot 361 in the First Land District of Dougherty County, Georgia.
TOGETHER WITH, All of the present and future estates, interests and rights of Grantor in and to (i) the Real Estate, (ii) all real estate in which Grantor may now or hereafter acquire an interest by reason of any accession or accretion with respect to the Real Estate and (iii) all real estate situated within the rights-of-way of any streets, alleys and roads adjoining the Real Estate; All buildings, structures, improvements and fixtures (including but not limited to all lighting fixtures and mechanical equipment) now or hereafter erected or placed in or upon the Real Estate or now or hereafter attached to or used in connection with the Real Estate to the extent such items may be considered part of the Real Estate under applicable law;
All tenements, hereditaments, easements, appurtenances and other rights and privileges thereunto now or hereafter attaching and belonging, or in any way appertaining to the Real Estate, including without limitation (i) all surface and subsurface soils, (ii) all minerals, elements, oil, gas, and other commercially valuable substances which may be in, under or produced from any part of the Real Estate, (iii)

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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 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 and all types of personal property in which a security interest may be perfected by filing in the Office of the Recorder of Dougherty County, Georgia;
All insurance policies relating to the Premises and all claims and rights to payment of proceeds and other sums payable thereunder or in connection therewith;
All awards, compensation and settlements in lieu thereof made as a result of the taking by power of eminent domain of the whole or any part of the Premises, including any awards for damages sustained to the Premises, for a temporary taking, change of grade of streets or taking of access;
All present and future deposits and revenues relating to the Premises, including without limitation security deposits, replacement revenue escrows, tax and insurance escrows and working capital reserves or escrows, and all funds of Grantor from time to time on deposit with Lender;
All present and future building permits, operating permits, variances, licenses, governmental permits and approvals, utility permits, certificates of occupancy, and other permits, approvals and authorizations now or hereafter issued in connection with the development, construction, equipping, maintenance or operation of the Premises;
All present and future contracts or agreements relating to the design, development, construction, furnishing, equipping, operation, use or maintenance of the Premises, including without limitation all construction contracts and subcontracts, architectural contracts, engineering contracts and other design contracts and purchase agreements;
All present and future contractor's, subcontractor's and supplier's warranties, guarantees of performance and undertakings with respect to services or materials furnished in connection with the design, development, construction, equipping, operation, use or maintenance of the Premises;
All present and future service and other agreements relating to the operation, management, maintenance and repair of the Premises or the buildings and improvements thereon, whether now owned by Grantor or hereafter acquired or arising, including without limitation any present or future management agreement relating to the management or operation of the Premises;
All present and future plans and specifications, surveys, site plans, soil reports, drawings and papers relating to the Premises and the development, design, construction and equipping of the improvements on the Premises, whether now owned by Grantor or hereafter acquired or arising;
All present and future contracts and agreements providing for financial incentives, grants, tax credits, loans, infrastructure development by third parties or other financial support in connection with the design, development, construction, equipping, operation, use or maintenance of the Premises, including without limitation all tax increment financing agreements, bond financing agreements, tax credit allocations and awards, agreements for payment in lieu of taxes and other governmental project agreements;
All building supplies and materials ordered or purchased for use in connection with the construction and equipping of the improvements on the Premises, whether now owned by Grantor or hereafter acquired or arising;
All proceeds and contract rights and payments payable to Grantor under any loan commitment for financing of the Premises;
Any contract or agreement previously or hereafter entered into

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by Grantor (but specifically excluding any of Grantor's obligations or liabilities arising in connection with in any such contract or agreement) which is an interest rate protection agreement, foreign currency exchange agreement, commodity price protection agreement, or other interest or currency exchange rate or commodity price hedging arrangement, including without limitation any contract or agreement relating to a rate swap, basis swap, forward rate transaction, commodity swap, commodity option, equity or equity index swap, equity or equity index option, bond option, interest rate option, foreign exchange transaction, cap transaction, floor transaction, collar transaction, forward transaction, currency swap transaction, cross-currency rate swap transaction, currency option or any other similar hedging arrangement or transaction;
All present and future purchase and sale agreements for the purchase of any portion of the Premises or other property located on the Premises, including without limitation, security deposits, earnest money deposits, association fees or assessments, and related escrows; and
All additions, accessions and accretions to, replacements and substitutions for, products of and any and all cash and non-cash proceeds from any of the property described above.
The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. 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
April 4, 11, 18, 25, May 2, 2026

A-340 MAGISTRATE COURT OF DOUGHERTY COUNTY, GEORGIA
Case No: 2026-96 AV
912 318 4037
Rusty Moore Body Shop
288 MacDonald Lane
Tifton, GA 31794
rustymoorebodyshop@gmail.com,
Plaintiff
vs.
Vikero Kegler
1608 W. Highland Avenue
Albany, GA 31707
Vehicle Owner
Motor Vehicle Description:
2007 Honda Accord
Blue 4 door
1HGCM56497A008533
PETITION FOR ABANDONED MOTOR VEHICLE LIEN FORECLOSURE
NOW COMES PETITIONER, a towing or storage facility, repair facility salvage dealer, and files this petition to foreclose on the above-referenced abandoned motor vehicle.
Date vehicle was left at repair facility: 11/1/2025
Date information was requested from Department of Revenue or authorized entity (copy of owner information attached): 1/12/2026
Date and method of first notice was mailed: 1/21/2026.
The accrued fees allowed under OCGA § 40-11-19, as set forth below, have not been paid.
PETITIONER PRAYS that the lien be foreclosed and an order be issued to allow for public sale of the vehicle to satisfy a lien for the following amounts:
Removal (Towing) Fee: \$0.00
Storage: (At \$50.00 per day for 10 days) \$100.00
Future Storage Fee: \$50.00 per day from date of filing this action through 25
Repair Fees (if applicable, with invoice attached): \$ 3000.00
Cost of Obtaining Owner Information: \$2.00
Notification/Advertising Fees: \$10.48
TOTAL: \$3112.48
PETITIONER ALSO PRAYS for prejudgment interest at the rate of 4% per annum from which the OCGA § 40-11-19 notification was received, 15% attorney's fees (if applicable), and all costs of court.
Sworn to and Subscribed before me This 23rd day of March, 2026.
KMerks
Notary Public or Clerk
My Commission Expires:
Alexis MacDonald
Plaintiff/Attorney for Plaintiff
SUMMONS
YOU MUST FILE AN ANSWER TO THIS CLAIM NO LATER THAN TEN (10) DAYS FROM RECEIPT OF THIS NOTICE USING THE STANDARDIZED ANSWER FORM PROVIDED. FAILURE TO FILE A TIMELY ANSWER WILL RESULT IN FORECLOSURE OF THE LIEN AND A COURT ORDER AUTHORIZING DISPOSITION OF THE VEHICLE PURSUANT TO OCGA 40-11-19.2.
April 4, 11, 2026

A-306
Notice of Sale Under Power. State of Georgia, County of DOUGHERTY. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by DENNIS DAVID GRAF AND PANDA GRAF to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AB&T, dated 09/01/2017, and Recorded on 09/07/2017 as Book No. 4444 and Page No. 284 299, AS

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AFFECTED BY MODIFICATION AGREEMENTS BOOK 5040, PAGE 227 235 AND BOOK 5111, PAGE 245 254, DOUGHERTY County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$89,381.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DOUGHERTY County Courthouse within the legal hours of sale on the first Tuesday in May, 2026, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 223 OF THE FIRST LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 17 OF LORETTA HEIGHTS, ACCORDING TO A PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 4, PAGE 127 (PLAT CABINET 1, SLIDE B 35), IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 931 BARBAGALE AVE, ALBANY, GEORGIA 31705 is/are: DENNIS DAVID GRAF AND PANDA GRAF or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. This sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DENNIS DAVID GRAF AND PANDA GRAF. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010652436 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.
April 11, 18, 25, May 2, 2026

A-283 NOTICE OF FORECLOSURE SALE UNDER POWER
DOUGHERTY COUNTY, GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by Martha Peterson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Reliance First Capital, LLC, dated July 12, 2022, and recorded in Deed Book 5000, Page 92, Dougherty County, Georgia Records, as last transferred to Reliance First Capital, LLC by assignment recorded on June 25, 2025 in Book 5309 Page 193 in the Office of the Clerk of Superior Court of Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Eighty-Seven Thousand Two Hundred Twenty and 0/100 dollars (\$187,220.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, within the legal hours of sale on May 5, 2026, the following described property: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGHERTY, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS:
Being more particularly described as Lot 27 of Oak Hill Subdivision according to a map or plat recorded in Plat Cabinet 1, Slide C-48 in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Parcel ID: 044-2/0007/027
Commonly known as **3701 CASTLE PINE Lane, Albany, GA 31721**
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Reliance First Capital, LLC they can be contacted

Foreclosures

at (866) 397-5370 for Loss Mitigation Dept. or by writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Martha Peterson or tenant(s); and said property is more commonly known as **3701 Castle Pines Ln, Albany, GA 31721**.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Reliance First Capital, LLC as Attorney in Fact for Martha Peterson. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 25-16714
April 11, 18, 25, May 2, 2026

A-224
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Rossie Batten III to Mortgage Electronic Registration Systems, Inc., as nominee for LendUS, LLC dated March 9, 2022, and recorded in Deed Book 4950, Page 206, Dougherty County Records, said Security Deed having been last sold, assigned, transferred and conveyed to NewRez LLC d/b/a Shellpoint Mortgage Servicing, securing a Note in the original principal amount of \$152,192.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 5, 2026, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:
All that tract or parcel of land lying and being in Land Lot 206 in the First Land District of Dougherty County, Georgia, and being more particularly described as follows:
All of Lot 80 of College Park Subdivision, Section 6, according to a map or plat of said subdivision as the same is recorded in Plat Cabinet 1, Slide C-9, in the office of the Clerk of Superior Court, Dougherty County, Georgia.
Said property is known as **2522 Toni Lynne Lane, Albany, GA 31705**, together with all fixtures and personal property attached to and constituting a part of said property, if any.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Rossie Batten, III, secured in interest or tenant(s). **NewRez LLC as Attorney-in-Fact for Rossie Batten III**
File no. 25-083079
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
1050 Crown Pointe Parkway, Suite 500
Atlanta, GA 30338
(770) 220-2535
<https://www.logs.com/>
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
March 28, April 4, 11, 18, 25, May 2, 2026

A-279 NOTICE OF FORECLOSURE SALE UNDER POWER
DOUGHERTY COUNTY, GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by Deborah L. Ball to Regions Bank d/b/a Regions Mortgage, dated May 16, 2013, and recorded in Deed Book 4023, Page 208, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Ninety-Two Thousand Two Hundred Ninety-Seven and 0/100 dollars (\$92,297.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, within the legal hours of sale on May 5, 2026, the following described property:
All that tract or parcel of land lying and being in Land Lot 410 in the First Land District, City of Albany, Dougherty County, Georgia, and being all of Lot 326 of Sherwood Acres Subdivision, Section 3 according to a map or plat of said subdivision as same is recorded in Plat Book 3, Page 228, (Plat Cabinet 1, Slide B-2), in the office of the Clerk of Superior Court of Dougherty County, Georgia.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
The entity having full authority to negotiate, amend or modify all terms

Foreclosures

of the loan (although not required by law to do so) is: Regions Mortgage they can be contacted at (800) 748-9498 for Loss Mitigation Dept, or by writing to 6200 Poplar Avenue, Memphis, Tennessee 38119, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is Estate of Deborah L. Ball or tenant(s); and said property is more commonly known as **2314 Whitehall Lane, Albany, GA 31707**.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

Regions Bank d/b/a Regions Mortgage as Attorney in Fact for Deborah L. Ball, Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 19-05348

April 11, 18, 25, May 2, 2026

A-348 NOTICE OF SALE UNDER POWER GEORGIA, DOUGHERTY COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Lori Joan O'Connell to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Mortgage Research Center, LLC d/ba Veterans United Home Loans, its successors and assigns dated February 16, 2024, recorded in Deed Book 5165, Page 153, Dougherty County, Georgia Records, as last transferred to Amerihome Mortgage Company, LLC by assignment recorded in Deed Book 5300, Page 110, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWENTY THOUSAND AND 0/100 DOLLARS (\$220,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2026, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is not limited to, attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 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), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence.

Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

Upon information and belief, said property is more commonly known as **2210 W Doublegate Dr, Albany, GA 31721**. Should a conflict arise between the property address and the legal description, the legal description shall control.

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement. If applicable, as part of this Rule, buyers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258.

Rocket Mortgage, LLC s/b/m

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confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable.

Amerihome Mortgage Company, LLC as Attorney in Fact for Lori Joan O'Connell McCalla Raymer Leibert Pierce, LLP 1544 Old Alabama Rd Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Land Lot 35 of the 2nd Land District in the City of Albany, Dougherty County, Georgia, and being all of Lot 126 of Doublegate, Inc. according to a map or plat of said subdivision, as same is recorded in Plat Book 4, Pages 50-51 (Plat Cabinet 1, Slide B-26) in the Office of the Clerk of Superior Court, Dougherty County, Georgia. 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.

MR /GW May 5, 2026 Our file no. 25-19917GA-FT17 25-19917GA April 11, 18, 25, May 2, 2026

A-333 NOTICE OF SALE UNDER POWER GEORGIA, DOUGHERTY COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Samantha B Mayberry to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Society Mortgage, its successors and assigns dated December 15, 2021, recorded in Deed Book 4918, Page 33, Dougherty County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 5112, Page 47, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-NINE THOUSAND ONE HUNDRED FIFTY-THREE AND 0/100 DOLLARS (\$249,153.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2026, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 pursuant to O.C.G.A. § 13-1-11 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), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence.

Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

Upon information and belief, said property is more commonly known as **1824 Green Valley Ln, Albany, GA 31707**. Should a conflict arise between the property address and the legal description, the legal description shall control.

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258.

Rocket Mortgage, LLC s/b/m

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Nationstar Mortgage LLC as Attorney in Fact for Samantha B Mayberry McCalla Raymer Leibert Pierce, LLP 1544 Old Alabama Rd Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Dougherty County, Georgia, and being all of Lot 506 of Lake Park Subdivision "C", Section 6, as shown on a map or plat of said subdivision recorded in Plat Book 3, Page 263, (Plat Cabinet 1, Slide B-7) in the Office of the Clerk of Superior Court, Dougherty County, Georgia. 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.

MR /GW May 5, 2026 Our file no. 23-12180GA-FT2 23-12180GA April 11, 18, 25, May 2, 2026

A-334 NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Lashonda D. Neal and Jessie T. Neal to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Homeowners Mortgage Enterprises, Inc., its successors and assigns dated 5/3/2013 and recorded in Deed Book 4018 Page 157 Dougherty County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., conveying the after-described property to secure a Note in the original principal amount of \$77,569.00, 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 May 5, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land lying and being in Land Lot No. 420 of the First Land District of Dougherty County, Georgia, and being a part of Tract 10 of the Southern Nut and Fruit Company Subdivision "B", according to a plat of the same recorded in Deed Book 18, Page 371, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, and being more particularly described as follows: BEGINNING at the northeast corner of said Tract 10 and run thence westerly along the north line of said Tract 10 a distance of 186.7 feet to a point; run thence southerly along a line parallel to the east line of said Tract 10 a distance of 233.3 feet to a point; run thence easterly on a line parallel with the north line of said Tract 10 a distance of 186.7 feet to the east line of said tract; run thence northerly along the east line of said Tract 10 a distance of 233.3 feet to the POINT OF BEGINNING. 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 **2300 Austin Drive, Albany, GA 31721** 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): Lashonda Neal or tenant or tenants. Wells Fargo Bank, NA is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Wells Fargo Bank, NA Loss Mitigation 3476 Stateview Boulevard Fort Mill, SC 29715 1-800-678-7986 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Regions Bank d/b/a Regions Mortgage as agent and Attorney in Fact for Dan A. Lowell AKA Dan Lowell and Patricia A. Spayd Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 2155-273A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2155-273A

April 11, 18, 25, May 2, 2026

A-341 NOTICE OF SALE UNDER POWER GEORGIA, DOUGHERTY COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Courtney Jordan, Courtney Jordan to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for United Wholesale Mortgage, its successors and assigns dated March 13, 2020, recorded in Deed Book 4692, Page 64, Dougherty County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 5210, Page 123, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SEVENTY-THREE THOUSAND SIX HUNDRED FORTY-ONE AND 0/100 DOLLARS (\$73,641.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2026, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is not limited to, attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 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), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will

Rocket Mortgage, LLC s/b/m

Foreclosures

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 May 5, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 166 OF THE FIRST LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOTS OR ORCHARD UNITS 488 AND 493 IN SECTION A OF KEYSTONE PECAN COMPANY SUBDIVISION ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 1, PAGE 46, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. THIS BEING THE SAME PROPERTY CONVEYED TO PATRICIA A. SPAYD INDIVIDUALLY AND DAN LOWELL, DATED 11/10/2004 AND RECORDED ON 08/10/2005 IN BOOK 3016, PAGE 188, INSTRUMENT NO. 008828, IN THE DOUGHERTY COUNTY RECORDERS OFFICE. PARCEL NO. 00158/00001/138 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 **1614 Pecan Ln, Albany, GA 31705** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Dan Lowell or tenant or tenants. Regions Mortgage, Inc. is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Regions Mortgage, Inc. Regions Mortgage 6200 Poplar Avenue Memphis, TN 38119 1-800-748-9498 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Regions Bank d/b/a Regions Mortgage as agent and Attorney in Fact for Dan A. Lowell AKA Dan Lowell and Patricia A. Spayd Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 2155-273A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2155-273A

April 11, 18, 25, May 2, 2026

A-338 STATE OF GEORGIA COUNTY OF DOUGHERTY NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by CALVIN E. LYONS AND FAY A. LYONS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR URBAN FINANCIAL GROUP INC, in the original principal amount of \$160,650.00 dated March 29, 2012, and recorded in Deed Book 3902, Page 12, Dougherty County records, said Security Deed being last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST in Deed Book 5369, Page 256, 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 5/5/2026, the property in said Security Deed and described as follows: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGHERTY, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF LOT 64 OF FLINT LAND SUBDIVISION, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS THE SAME IS RECORDED IN PLAT BOOK 3, PAGE 181, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA. PARCEL ID: 000B8 00024 023 COMMONLY KNOWN AS 232 SUNRISE DRIVE, ALBANY, GA 31701 HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED Said property being known as **232 SUNRISE DR, ALBANY, GA 31701** To the best of the undersigned's knowledge, the party or parties in possession of said property is/are CALVIN E. LYONS AND FAY A. LYONS 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

being 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), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will

be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence.

Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank, One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

Upon information and belief, said property is more commonly known as **1023 Nelms Rd, Albany, GA 31705**. Should a conflict arise between the property address and the legal description, the legal description shall control.

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement. If applicable, as part of this Rule, buyers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258.

Calhoun Co. Legals

Foreclosures

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The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable.

Lakeview Loan Servicing, LLC as Attorney in Fact for Courtney Jordan, Courtney Jordan McCalla Raymer Leibert Pierce, LLP 1544 Old Alabama Rd Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Land Lot 251 of the First Land District of Dougherty County, Georgia and being more particularly described as Lot of Tract "A" of the resubdivision of Lot 80F and the East 2 acres of Lot 79 of the Albany, Georgia Pecan Company Subdivision "A" according to a plat of said resubdivision recorded in Plat Cabinet 1, Slide C-72F in the Dougherty County, Georgia Superior Court Clerk's Office which plat is incorporated herein by this express reference thereto.

MR /MH May 5, 2026 Our file no. 25-17638GA-FT5 25-17638GA April 11, 18, 25, May 2, 2026

A-337 STATE OF GEORGIA COUNTY OF DOUGHERTY NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by CALVIN E. LYONS AND FAY A. LYONS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR URBAN FINANCIAL GROUP INC, in the original principal amount of \$160,650.00 dated March 29, 2012, and recorded in Deed Book 3902, Page 12, Dougherty County records, said Security Deed being last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST in Deed Book 5369, Page 256, 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 5/5/2026, the property in said Security Deed and described as follows: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGHERTY, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF LOT 64 OF FLINT LAND SUBDIVISION, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS THE SAME IS RECORDED IN PLAT BOOK 3, PAGE 181, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA. PARCEL ID: 000B8 00024 023 COMMONLY KNOWN AS 232 SUNRISE DRIVE, ALBANY, GA 31701 HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED Said property being known as **232 SUNRISE DR, ALBANY, GA 31701** To the best of the undersigned's knowledge, the party or parties in possession of said property is/are CALVIN E. LYONS AND FAY A. LYONS 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

being 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), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will

be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence.

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The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank, One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

Upon information and belief, said property is more commonly known as **1023 Nelms Rd, Albany, GA 31705**. Should a conflict arise between the property address and the legal description, the legal description shall control.

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to