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Albany Classifieds

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 Tile work, popcorn ceiling removal, wall paper installation/removal. Just one call, we do it all!
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 Call or text 229-402-4832 and give the particulars about your yard. I will text you the prices. I am....
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 Raymond Kennebrew
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 raymondkennebrew19@gmail.com

Albany Legals

Construction/Service Bids

A-238
 The Dougherty County School System Logistical Services Department, located at 601 Flint Ave., Albany, GA 31701, will receive sealed Bids/Proposals for 002-PUR-2027 for Catalog Discounts for Science Supplies on April 28, 2026 @ 12:00 PM. Bid documents may be obtained from our website at www.docoschools.org. Minority business enterprises are encouraged to submit bids. By: Sharonda Thompson, Director of Logistical Services
 April 18, 2026

Debtors & Creditors

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-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.
 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-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-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

Debtors & Creditors

prescribed by law. All persons indebted to the estate are hereby requested to make immediate payment 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-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-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-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-365
 NOTICE TO DEBTORS AND CREDITORS
 STATE OF GEORGIA
 COUNTY OF DOUGHERTY
 IN RE: ESTATE OF WILLIAM EUGENE SMITH, 2026-ES-064
 All creditors of the estate of William Eugene Smith, 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 to the undersigned.
 This 8th day of April, 2026.
 Kevin Hester
 111 Tharpe Court
 Macon, GA 31210
 April 18, 25, May 2, 9, 2026

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 in their demands to the undersigned according to law and all persons indebted to said estate are required to make immediate payment to the undersigned.
 This the 24th day of March 2026.
 George Lawrence Truett, Executor of the Estate of Tammie Griggs Truett, deceased
 c/o W. Edward Meeks, Jr.
 Georgia Bar 500850
 Meeks and Cannon, P.C.
 P O Drawer 720
 Leesburg, GA 31763
 229-759-9111
 March 28, April 4, 11, 18, 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 to the undersigned.
 This 11th day of April, 2026
 Name: Justin Bishop
 Title: Successor Administrator
 Address: 7393 Sodavon Memorial Drive Suite 202 Savannah GA 31406
 April 11, 18, 25, May 2, 2026

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.
 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-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

Debtors & Creditors

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-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-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-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.
 P. O. Box 70519
 Albany, GA 31708-0519
 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 to the undersigned.
 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

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-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 the undersigned.
 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

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 to the undersigned.
 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-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.
 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-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,

Debtors & Creditors

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-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-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-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 Fluth 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-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.
 P. O. Box 70519
 Albany, GA 31708-0519
 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 to the undersigned.
 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

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-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 the undersigned.
 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

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 to the undersigned.
 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-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.
 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-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,

Debtors & Creditors

229/330-0614
 April 11, 18, 25, May 2, 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-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-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 Fluth 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-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.
 P. O. Box 70519
 Albany, GA 31708-0519
 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 to the undersigned.
 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

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-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 the undersigned.
 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

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 to the undersigned.
 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-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.
 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-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,

Divorces

the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Complaint for Divorce.
 This the 20th day of March, 2026.
 Joseph W. Dent
 Dougherty County Superior Court
 State of Georgia
 April 11, 18, 25, May 2, 2026

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 Phlema 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 the 13th day of February, 2026.
 Whitley Williams, Dep. JUDGE T Clerk,
 Dougherty County Superior Court
 March 28, April 4, 11, 18, 2026

A-308
 PUBLICATION DOUGHERTY COUNTY JUVENILE COURT
 IN THE MATTER OF: A.B., B/F, 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 Kajuauna Spurlin on the 24th day of March, 2026 for Dependency. The Petitioner 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

Miscellaneous

Dougherty County Probate Court
225 Pine Ave, Suite 123
Albany, GA 31702
229-431-2102

March 28, April 4, 11, 18, 2026

Name Changes

A-342

IN THE SUPERIOR COURT OF
DOUGHERTY COUNTY
STATE OF GEORGIA

In re the name change of:
Nicholas Anthony Sanchez
Civil Action File No 26-SUCV-213

NOTICE OF PETITION TO CHANGE NAME

I, Nicholas Anthony Sanchez filed a petition in the Superior Court of Dougherty County, Georgia on the day 6 of March, 2026 to change my name from Nicholas Anthony Sanchez to Nic Perez. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Signed this 6 day of March, 2026. Petitioner Nicholas Anthony Sanchez 5917 Old Dawson Road Albany, Georgia 31721 720-266-1021

April 4, 11, 18, 25, 2026

A-286

IN THE SUPERIOR COURT OF
DOUGHERTY COUNTY
STATE OF GEORGIA

In re the name change of: **DERICK LINKHORN**
Civil Action File No. 26-CV-270-2

NOTICE OF PETITION TO CHANGE NAME

I, Derick Linkhorn, filed this petition to the Superior Court of Dougherty County, Georgia on the 11th day of March 2026, to change my name from Derick Linkhorn to Derrick Griffin Linkhorn. Any interested party has the right to appear in this case and file objections within thirty days after the Petition was filed. This 11 day of March, 2026. Derick Linkhorn Petitione pro se 524 American Lane Albany Ga 229-462-2140

March 28, April 4, 11, 18, 2026

A-378

IN THE SUPERIOR COURT OF
DOUGHERTY COUNTY
STATE OF GEORGIA

In re the name change of:
Alondria Randall
Civil Action File No. 26CV358-2

NOTICE OF PETITION TO CHANGE NAME

I, Alondria Randall, filed a petition in the Superior Court of Dougherty County, Georgia on the 13 day of April, 2026 to change my name from Randall to Harris. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Signed this 13 day of April, 2026. Alondria L. Randall Petitioner 2702 Lindsey Avenue Albany, GA 31705 229-405-4098

April 18, 25, May 2, 9, 2026

Probate Court Administration

A-312

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT

IN RE: ESTATE OF: **FRANK GERALD STORY**
ESTATE FILE NO: 2026-ES-116

Paula K. Higginbotham has petitioned to be appointed administrator of the estate of **FRANK GERALD STORY**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **April 27, 2026**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Leisa G. Blount Judge, Probate Court Dougherty County, GA P.O. Box 1827 Albany, GA 31702 (229) 431-2102

April 4, 11, 18, 25, 2026

A-296

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT

IN RE: ESTATE OF: **ROBIN SUZANNE TERRY**
ESTATE FILE NO: 2026-ES-107

Cara Marie Terry has petitioned to be appointed administrator of the estate of **ROBIN SUZANNE TERRY**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **April 27, 2026**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Leisa G. Blount Judge, Probate Court Dougherty County, GA P.O. Box 1827 Albany, GA 31702 (229) 431-2102

April 4, 11, 18, 25, 2026

A-296

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT

IN RE: ESTATE OF: **ROBIN SUZANNE TERRY**
ESTATE FILE NO: 2026-ES-107

Cara Marie Terry has petitioned to be appointed administrator of the estate of **ROBIN SUZANNE TERRY**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **April 27, 2026**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Leisa G. Blount Judge, Probate Court Dougherty County, GA P.O. Box 1827 Albany, GA 31702 (229) 431-2102

April 4, 11, 18, 25, 2026

A-296

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT

IN RE: ESTATE OF: **ROBIN SUZANNE TERRY**
ESTATE FILE NO: 2026-ES-107

Cara Marie Terry has petitioned to be appointed administrator of the estate of **ROBIN SUZANNE TERRY**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **April 27, 2026**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Leisa G. Blount Judge, Probate Court Dougherty County, GA P.O. Box 1827 Albany, GA 31702 (229) 431-2102

April 4, 11, 18, 25, 2026

A-313

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT

IN RE: ESTATE OF: **KENDERSON HILL**
ESTATE FILE NO: 2026-ES-115

Tango Hill has petitioned to be appointed administrator of the estate of **KENDERSON HILL**, Deceased, of said County. (The

April 4, 11, 18, 25, 2026

A-313

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT

IN RE: ESTATE OF: **KENDERSON HILL**
ESTATE FILE NO: 2026-ES-115

Tango Hill has petitioned to be appointed administrator of the estate of **KENDERSON HILL**, Deceased, of said County. (The

April 4, 11, 18, 25, 2026

Probate Court Administration

Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **April 27, 2026**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Leisa G. Blount Judge, Probate Court Dougherty County, GA P.O. Box 1827 Albany, GA 31702 (229) 431-2102

April 4, 11, 18, 25, 2026

A-363

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT

IN RE: ESTATE OF: **WILLIAM EUGENE SMITH**
ESTATE FILE NO: 2026-ES-064

Kevin Hester has petitioned to be appointed administrator of the estate of **WILLIAM EUGENE SMITH**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **May 11, 2026**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Leisa G. Blount Judge, Probate Court Dougherty County, GA P.O. Box 1827 Albany, GA 31702 (229) 431-2102

April 4, 11, 18, 25, 2026

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GEORGIA, DOUGHERTY COUNTY
PROBATE COURT

IN RE: ESTATE OF: **WILLIAM EUGENE SMITH**
ESTATE FILE NO: 2026-ES-064

Kevin Hester has petitioned to be appointed administrator of the estate of **WILLIAM EUGENE SMITH**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **May 11, 2026**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Leisa G. Blount Judge, Probate Court Dougherty County, GA P.O. Box 1827 Albany, GA 31702 (229) 431-2102

April 4, 11, 18, 25, 2026

A-363

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT

IN RE: ESTATE OF: **WILLIAM EUGENE SMITH**
ESTATE FILE NO: 2026-ES-064

Kevin Hester has petitioned to be appointed administrator of the estate of **WILLIAM EUGENE SMITH**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **May 11, 2026**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Leisa G. Blount Judge, Probate Court Dougherty County, GA P.O. Box 1827 Albany, GA 31702 (229) 431-2102

April 4, 11, 18, 25, 2026

A-363

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT

IN RE: ESTATE OF: **WILLIAM EUGENE SMITH**
ESTATE FILE NO: 2026-ES-064

Kevin Hester has petitioned to be appointed administrator of the estate of **WILLIAM EUGENE SMITH**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **May 11, 2026**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Leisa G. Blount Judge, Probate Court Dougherty County, GA P.O. Box 1827 Albany, GA 31702 (229) 431-2102

April 4, 11, 18, 25, 2026

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GEORGIA, DOUGHERTY COUNTY
PROBATE COURT

IN RE: ESTATE OF: **WILLIAM EUGENE SMITH**
ESTATE FILE NO: 2026-ES-064

Kevin Hester has petitioned to be appointed administrator of the estate of **WILLIAM EUGENE SMITH**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **May 11, 2026**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Leisa G. Blount Judge, Probate Court Dougherty County, GA P.O. Box 1827 Albany, GA 31702 (229) 431-2102

April 4, 11, 18, 25, 2026

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GEORGIA, DOUGHERTY COUNTY
PROBATE COURT

IN RE: ESTATE OF: **WILLIAM EUGENE SMITH**
ESTATE FILE NO: 2026-ES-064

Kevin Hester has petitioned to be appointed administrator of the estate of **WILLIAM EUGENE SMITH**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **May 11, 2026**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Leisa G. Blount Judge, Probate Court Dougherty County, GA P.O. Box 1827 Albany, GA 31702 (229) 431-2102

April 4, 11, 18, 25, 2026

A-363

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT

IN RE: ESTATE OF: **WILLIAM EUGENE SMITH**
ESTATE FILE NO: 2026-ES-064

Kevin Hester has petitioned to be appointed administrator of the estate of **WILLIAM EUGENE SMITH**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **May 11, 2026**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Leisa G. Blount Judge, Probate Court Dougherty County, GA P.O. Box 1827 Albany, GA 31702 (229) 431-2102

April 4, 11, 18, 25, 2026

A-363

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT

IN RE: ESTATE OF: **WILLIAM EUGENE SMITH**
ESTATE FILE NO: 2026-ES-064

Kevin Hester has petitioned to be appointed administrator of the estate of **WILLIAM EUGENE SMITH**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **May 11, 2026**. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Leisa G. Blount Judge, Probate Court Dougherty County, GA P.O. Box 1827 Albany, GA 31702 (229) 431-2102

April 4, 11, 18, 25, 2026

A-363

GEORGIA, DOUGHERTY COUNTY
PROBATE COURT

IN RE: ESTATE OF: **WILLIAM EUGENE SMITH**
ESTATE FILE NO: 2026-ES-064

Kevin Hester has petitioned to be appointed administrator of the estate of **WILLIAM EUGENE SMITH**, Deceased, of said County. (The

April 4, 11, 18, 25, 2026

Probate Court 12 mth Support

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

April 4, 11, 18, 25, 2026

Probate Court Discharge

A-373

NOTICE
(For Discharge from Office and all Liability)

PROBATE COURT OF
DOUGHERTY COUNTY

ESTATE NO: 2025-ES-173 & 2023-ES-024

PETITION OF VALERIE J. SPAN aka VALARIE J. SPAN FOR DISCHARGE AS PERSONAL REPRESENTATIVE OF THE ESTATES OF: GEORGIA MAE PORTER & JOHN THOMAS BROWN

TO: ALL INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before April 28, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Citation Date: April 18, 2026

LEISA G. BLOUNT, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102

April 18, 2026

A-370

NOTICE
(For Discharge from Office and all Liability)

PROBATE COURT OF
DOUGHERTY COUNTY

ESTATE NO: 2023-ES-451

PETITION OF ALLISON AUSTIN HESTER FOR DISCHARGE AS PERSONAL REPRESENTATIVE OF THE ESTATE OF: VIRGINIA HILL AUSTIN

TO: ALL INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before April 28, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Citation Date: April 18, 2026

LEISA G. BLOUNT, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102

April 18, 2026

A-370

NOTICE
(For Discharge from Office and all Liability)

PROBATE COURT OF
DOUGHERTY COUNTY

ESTATE NO: 2023-ES-451

PETITION OF ALLISON AUSTIN HESTER FOR DISCHARGE AS PERSONAL REPRESENTATIVE OF THE ESTATE OF: VIRGINIA HILL AUSTIN

TO: ALL INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before April 28, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Citation Date: April 18, 2026

LEISA G. BLOUNT, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102

April 18, 2026

A-369

ABANDONED MOTOR VEHICLE
ADVERTISEMENT NOTICE

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

Make: Chevrolet
Model: Colorado
Year: 2021
Vin #: 1GCHSCEA7M1283299
Tag: NONE
State: GA

Make: Mitsubishi
Model: Gallant
Year: 2011
Vin #: 4A32B3FF6BE015198
Tag: NONE
State:

nyone with an ownership interest in any of these vehicles should contact the following business immediately:
A1 Wrecker
213 7th Ave
Albany, GA 31701

Phone: (229)-436-3990

April 18, 25, 2026

Foreclosures

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-264

Notice of Sale Under Power
Georgia, DOUGHERTY COUNTY

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by BESSIE WILLIAMS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HSBC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, dated August 22, 2007, and recorded in Deed Book 3384, Page 122, DOUGHERTY County, Georgia records, as last transferred to Rocket Mortgage, LLC, by assignment recorded in Deed Book 5370, Page 733, in the Office of the Clerk of DOUGHERTY County, Georgia Records, conveying the after-described property to secure a Note of even date in the original principal amount of \$69,750.00, 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, within the legal hours of sale on the first Tuesday in May, 2026, to wit: May 5, 2026, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 78 IN THE SECOND LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 3 OF BRIGHTON PLACE, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT CABINET 1, SLIDE C-13, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. 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 Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as **3133 WAX MYRTLE LANE, ALBANY, GEORGIA 31707**, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): by BESSIE WILLIAMS or tenant or tenants.

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

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) 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 in the preceding paragraph.

Pursuant to O.C.G.A. Section 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
Attention: Loss Mitigation Department
8950 Cypress Waters Blvd
Coppell, TX 75019
(888) 480-2432

The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.

This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being
Rocket Mortgage, LLC as attorney in fact for

BESSIE WILLIAMS
Kahane & Associates, P.A.
180 Interstate N Parkway, Suite 200
Atlanta, Georgia 30339
Telephone: (404) 252-6385
File No.: 26-00688
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
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,

Foreclosures

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 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
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-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
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-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 the 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, successor 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-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 # 00000/00008/010. Current Owner: Sherry Lemoyne Brenten 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 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-318 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 2A, Survey of Subdivision of City Lot 44 and Part of Lot 42, Block 67, Albany, et al, Case No. SUCV2026000069, 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:

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 in Land Lot 333 of the 1st Land District of Dougherty County, Georgia and being more particularly described as all of Lot 2A containing 0.406 acres according to that certain plat of survey entitled "Subdivision of City Lot 44 & Part of Lot 42, Block 67, City of Albany, Ga." Dated June 26, 2014, prepared by Larry Burnsed, Georgia Registered Land Surveyor and recorded in Plat Cabinet 1D, Slide 76D in the Dougherty County, Georgia Superior Court Clerk's Office which plat is incorporated herein by this express reference thereto. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. 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 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:

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.

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-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 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
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-323 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. 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.

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

Foreclosures

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 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-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 Garofala; and all other persons who claim title to the following property Tax Parcel No. 00118/0001/017; and known as 3110 Spring Flats Road, Albany, Georgia Respondents,

CIVIL ACTION FILE NO. SUCV2025001208

NOTICE OF PUBLICATION

To: Pippa Diane Musgrove Garofala and all persons known and unknown who claim adversely to Plaintiff's title to: All of that parcel of land designated as Tax Parcel 00118/0001/017, and known as 3110 Spring Flats Road, Albany, GA 31707, you are herby 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, DuVal & Rodgers, P.C., 2829 Old Dawson Road, Albany, Georgia 31707; and the clerk of the above referenced Court.

Map and Parcel No. 00118/0001/017

All that tract or parcel of land lying and being in Land Lott 54, First Land District, Dougherty County, Georgia and being more particularly described as follows:

Being at the intersection of the 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 268.96 feet to the point of beginning, from said point of beginning go thence South 0 degrees 16 minutes, 10 seconds West distance of 623.91 feet to a point, from said point to thence South 84 degrees 45 minutes 32 seconds East a distance of 147.51 feet to a point; from said point go thence North 15 degrees 15 minutes 28 seconds East a distance of 659.12 feet to a point on the South Right of Way line of Spring Flats Road. From said point go thence North 89 degrees 43 minutes 50 seconds West along the South Right of Way line of Spring Flats Road to the point of beginning.

Said property is also more commonly known as 3110 Spring Flats Road, Albany, Georgia 31707 This document prepared by: Lauren H. Williamson HALL & WILLIAMSON, P.C. Post Office Drawer 70639 Albany, Georgia 31708-0639 (229) 888-6872

Our file no. 25-19917GA-FT17
MR / MA May 5, 2026
23-12180GA-FT2
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 day 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 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-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

Foreclosures

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.

Amerihome Mortgage Company, 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: Amerihome Mortgage Company, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, 877-297-5484.

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 Suspicion 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, 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 / MA May 5, 2026
Our file no. 25-19917GA-FT17
23-12180GA-FT2
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 day 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: 2115 Willingham Drive, Albany, Georgia. Tax Parcel ID # 00208/00001/42G. 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
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

Foreclosures

(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 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 20.62 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 20 degrees 33 minutes 00 seconds west to the P.T. of the curve (the chord distance being 163.10 feet, and the arc distance of the curved right of way being 166.59 feet and the curve having a radius of 234.15 feet and having a central angle of 40°55'56"); thence continue along the east right of way of Habersham Road south 00 degrees 10 minutes 00 seconds west a distance of 698.65 feet to the POINT OF BEGINNING. Said tract contains 21.97 acres.

TOGETHER WITH, All of the present and future estates, interests and rights of Grantor in and to (i) the Real Estate, (ii) all real estate in which Grantor may now or hereafter acquire an interest by reason of any accession or accretion with respect to the Real Estate and (iii) all real estate situated within the rights-of-way of any streets, alleys and roads adjoining the Real Estate; All buildings, structures, improvements and fixtures (including but not limited to all lighting fixtures and mechanical equipment) now or hereafter erected or placed in or upon the Real Estate or now or hereafter attached to or used in connection with the Real Estate to the extent such items may be considered part of the Real Estate under applicable law; All tenements, hereditaments, easements, appurtenances and other rights and privileges thereunto now or hereafter attaching and belonging, or in any way appertaining to the Real Estate, including without limitation (i) all surface and subsurface soils, (ii) all minerals, elements, oil, gas, and other commercially valuable substances which may be in, under or produced from any part of the Real Estate, (iii) all air rights, and (iv) all water and water rights;

All rents, issues, profits, income, cash, proceeds, accounts, accounts receivable, instruments, letter of credit rights, insurance proceeds, deposit and other accounts, contract rights and general intangibles arising of or from the Real Estate or the improvements from time to time located thereon, including but not limited to the rents, income and profits arising from the operation of any business and all fees, charges, accounts or other payments for the use or occupancy of rooms and other public facilities in any hotel, motel, or other lodging properties located on the Real Estate (funds obtained as such rents, income, profits, fees, charges, accounts or other payments); All interests, estates or other rights and claims, arising in law or in equity, which Grantor now has or may hereafter acquire in any of the foregoing, including without limitation any greater estate Grantor may hereafter acquire in the Real Estate or improvements located thereon (the interests, estates and other rights and claims described in paragraphs A through F are hereinafter collectively referred to as the "Premises");

All leases, subleases, subtenancies, licenses, occupancy agreements and other agreements for the leasing, use, occupancy or enjoyment of any portion or all of the Premises now or hereafter existing, and all amendments, renewals and extensions thereof (hereinafter collectively referred to as the "Leases");

All present and future guaranties of the performance of any lessee under any of the Leases and all letters of credit issued, and all other collateral granted, as security for the obligations of any tenant arising under or in connection with any of the Leases;

All monies, deposit accounts, furniture, equipment, inventory, fixtures, accounts, accounts receivable, chattel paper, documents, investment property, trademarks and all trade name

agreements, logos, licenses, instruments, contract rights, insurance proceeds, commercial tort claims, franchise agreements, software, letter of credit rights, and general intangibles (including payment intangibles) in which Grantor now or hereafter has an interest, individually or with others, and which are located upon, used in connection with, related to or arising out of the Premises, and all additions, accessions and accretions to, replacements and substitutions for, products of and proceeds from any of the foregoing, and any and all types of personal property in which a security interest may be perfected by filing in the Office of the Recorder of Dougherty County, Georgia;

All insurance policies relating to the Premises and all claims and rights to payment of proceeds and other sums payable thereunder or in connection therewith; All awards, compensation and settlements in lieu thereof made as a result of the taking by power of eminent domain of the whole or any part of the Premises, including any awards for damages sustained to the Premises, for a temporary taking, change of grade of streets or taking of access;

All present and future deposits and revenues relating to the Premises, including without limitation security deposits, replacement revenue escrows, tax and insurance escrows and working capital reserves or escrows, and all funds of Grantor from time to time on deposit with Lender;

All present and future building permits, operating permits, variances, licenses, governmental permits and approvals, utility permits, certificates of occupancy, and other permits, approvals and authorizations now or hereafter issued in connection with and the development, construction, equipping, maintenance or operation of the Premises;

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

All present and future contractor's, subcontractor's and supplier's warranties, guarantees of performance and undertakings with respect to services or materials furnished in connection with the design, development, construction, equipping, operation, use or maintenance of the Premises; All present and future service and other agreements relating to the operation, management, maintenance and repair of the Premises or the buildings and improvements thereon, whether now owned by Grantor or hereafter acquired or arising;

All present and future plans and specifications, surveys, site plans, soil reports, drawings and papers relating to the Premises and the development, design, construction and equipping of the improvements on the Premises, whether now owned by Grantor or hereafter acquired or arising;

All present and future contracts and agreements providing for financial incentives, grants, tax credits, loans, infrastructure development by third parties or other financial support in connection with the design, development, construction, equipping, operation, use or maintenance of the Premises, including without limitation all tax increment financing agreements, bond financing agreements, tax credit allocations and awards, agreements for payment in lieu of taxes and other governmental project agreements;

All building supplies and materials ordered or purchased for use in connection with the construction and equipping of the improvements on the Premises, whether now owned by Grantor or hereafter acquired or arising;

All proceeds and contract rights and payments payable to Grantor under any loan commitment for financing of the Premises;

Any contract or agreement previously or hereafter entered into by Grantor (but specifically excluding any of Grantor's obligations or liabilities arising in connection with in any such contract or agreement) which is an interest rate protection agreement, foreign currency exchange agreement, commodity price protection agreement, or other interest or currency exchange rate or commodity price hedging arrangement, including without limitation any contract or agreement relating to a rate swap, basis swap, forward rate transaction, commodity swap, commodity option, equity or equity index swap, equity or equity index option, bond option, interest rate option, foreign exchange transaction, cap transaction, floor transaction, collar transaction, forward transaction, currency swap transaction, cross-currency rate swap transaction, currency option or any other similar hedging arrangement or transaction;

All present and future purchase and sale agreements for the purchase of any portion of the Premises or other property located on the Premises, including without limitation, security deposits, earnest money deposits, association fees or assessments, and related escrows; and

Foreclosures

(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 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 20.62 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 20 degrees 33 minutes 00 seconds west to the P.T. of the curve (the chord distance being 163.10 feet, and the arc distance of the curved right of way being 166.59 feet and the curve having a radius of 234.15 feet and having a central angle of 40°55'56"); thence continue along the east right of way of Habersham Road south 00 degrees 10 minutes 00 seconds west a distance of 698.65 feet to the POINT OF BEGINNING. Said tract contains 21.97 acres.

TOGETHER WITH, All of the present and future estates, interests and rights of Grantor in and to (i) the Real Estate, (ii) all real estate in which Grantor may now or hereafter acquire an interest by reason of any accession or accretion with respect to the Real Estate and (iii) all real estate situated within the rights-of-way of any streets, alleys and roads adjoining the Real Estate; All buildings, structures, improvements and fixtures (including but not limited to all lighting fixtures and mechanical equipment) now or hereafter erected or placed in or upon the Real Estate or now or hereafter attached to or used in connection with the Real Estate to the extent such items may be considered part of the Real Estate under applicable law; All tenements, hereditaments, easements, appurtenances and other rights and privileges thereunto now or hereafter attaching and belonging, or in any way appertaining to the Real Estate, including without limitation (i) all surface and subsurface soils, (ii) all minerals, elements, oil, gas, and other commercially valuable substances which may be in, under or produced from any part of the Real Estate, (iii) all air rights, and (iv) all water and water rights;

All rents, issues, profits, income, cash, proceeds, accounts, accounts receivable, instruments, letter of credit rights, insurance proceeds, deposit and other accounts, contract rights and general intangibles arising of or from the Real Estate or the improvements from time to time located thereon, including but not limited to the rents, income and profits arising from the operation of any business and all fees, charges, accounts or other payments for the use or occupancy of rooms and other public facilities in any hotel, motel, or other lodging properties located on the Real Estate (funds obtained as such rents, income, profits, fees, charges, accounts or other payments); All interests, estates or other rights and claims, arising in law or in equity, which Grantor now has or may hereafter acquire in any of the foregoing, including without limitation any greater estate Grantor may hereafter acquire in the Real Estate or improvements located thereon (the interests, estates and other rights and claims described in paragraphs A through F are hereinafter collectively referred to as the "Premises");

All leases, subleases, subtenancies, licenses, occupancy agreements and other agreements for the leasing, use, occupancy or enjoyment of any portion or all of the Premises now or hereafter existing, and all amendments, renewals and extensions thereof (hereinafter collectively referred to as the "Leases");

All present and future guaranties of the performance of any lessee under any of the Leases and all letters of credit issued, and all other collateral granted, as security for the obligations of any tenant arising under or in connection with any of the Leases;

All monies, deposit accounts, furniture, equipment, inventory, fixtures, accounts, accounts receivable, chattel paper, documents, investment property, trademarks and all trade name

agreements, logos, licenses, instruments, contract rights, insurance proceeds, commercial tort claims, franchise agreements, software, letter of credit rights, and general intangibles (including payment intangibles) in which Grantor now or hereafter has an interest, individually or with others, and which are located upon, used in connection with, related to or arising out of the Premises, and all additions, accessions and accretions to, replacements and substitutions for, products of and proceeds from any of the foregoing, and any and all types of personal property in which a security interest may be perfected by filing in the Office of the Recorder of Dougherty County, Georgia;

All insurance policies relating to the Premises and all claims and rights to payment of proceeds and other sums payable thereunder or in connection therewith; All awards, compensation and settlements in lieu thereof made as a result of the taking by power of eminent domain of the whole or any part of the Premises, including any awards for damages sustained to the Premises, for a temporary taking, change of grade of streets or taking of access;

All present and future deposits and revenues relating to the Premises, including without limitation security deposits, replacement revenue escrows, tax and insurance escrows and working capital reserves or escrows, and all funds of Grantor from time to time on deposit with Lender;

All present and future building permits, operating permits, variances, licenses, governmental permits and approvals, utility permits, certificates of occupancy, and other permits, approvals and authorizations now or hereafter issued in connection with and the development, construction, equipping, maintenance or operation of the Premises;

All present and future contracts or agreements relating to the design, development, construction, equipping, operation, use or maintenance of the Premises; All present and future service and other agreements relating to the operation, management, maintenance and repair of the Premises or the buildings and improvements thereon, whether now owned by Grantor or hereafter acquired or arising;

All present and future 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;

Foreclosures

(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 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 20.62 acres.

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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-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 01/100 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 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 Suspicion 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

Foreclosures

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, if applicable.
Lakeview Loan Servicing, LLC as Attorney in Fact for Courtney Jordan, Courtney Jordan McCalla Rayment 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 all 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-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: 000BB 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 default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Selene Finance LP
3501 Olympus Boulevard, 5th Floor, Suite 500
Dallas, TX 75019
877-768-3759
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, as Attorney-in-Fact for CALVIN E. LYONS AND FAY A. LYONS
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 25-382651
April 11, 18, 25, May 2, 2026

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 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 Suspicion 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, if applicable.
Lakeview Loan Servicing, LLC as Attorney in Fact for Courtney Jordan, Courtney Jordan McCalla Rayment 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 all 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
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF DOUGHERTY
By virtue of a Power of Sale contained in that certain Security Deed from MALCOLM WHITLOCK

Foreclosures

AND LINDA WHITELOCK to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALIBER HOME LOANS, INC., dated November 19, 2018, and recorded, on November 30, 2018, in Deed Book 4558, at Page 103, in the Office of the Clerk of Superior Court of Dougherty County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Thirty-Seven Thousand, Two Hundred Seventy and no/100 Dollars (\$137,270.00), with interest thereon as provided therein, as last transferred to NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, recorded in Deed Book 5124, at Page 250, in aforesaid records, 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 has been or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in June, 2026, all property described in said Security Deed including, but not limited to, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 4, IN THE SECOND LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOTS 85 AND 86 OF BRENTWOOD PARK, INC. ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 89 (PLAT CABINET 1, SLIDE B-30), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.
Said property may more commonly be known as **2715 Abbey Ln, 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, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is NewRez LLC d/b/a Shellpoint Mortgage Servicing, 75 Beattie Place, Greenville, SC 29601; telephone: (800) 365-7107.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Linda Whitlock, Malcolm Whitlock and/or tenant(s). 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 legal impediments to the undertaking and completion of sale.

The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically, to the FinCEN Real Estate Report located in the forms bank thereof.
NewRez LLC d/b/a Shellpoint Mortgage Servicing, as Attorney-in-Fact for MALCOLM WHITLOCK AND LINDA WHITELOCK
Contact: Padgett Law Group, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520
25-009677-1
April 11, 18, 25, May 2, 9, 16, 23, 30, 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

A-367
NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF RUBY JOSEPHINE STRIPLING, DECEASED
All creditors of the estate of Ruby Josephine Stripling, 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 me.
Bobby Norton, Administrator of Ruby Josephine Stripling, deceased
6648 Georgia Highway 37
Leary, GA 39862
April 11, 18, 25, May 2, 2026

A-368
NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF CHARLES LAMAR STRIPLING, SR., DECEASED
All creditors of the estate of Charles Lamar Stripling, Sr., 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 me.
Bobby Norton, Administrator of Ruby Josephine Stripling, deceased
6648 Georgia Highway 37
Leary, GA 39862
April 11, 18, 25, May 2, 2026

A-364
NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF CALHOUN: All creditors and debtors of the Estate of Eudora Ann Lee, 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 us. This 8th day of April, 2026, John West as Executor of the Estate of Eudora Ann Lee c/o Barfield Law Firm Inc. P.O. Box 301 Cuthbert, Georgia 39840.
April 11, 18, 25, May 2, 2026

A-377
GEORGIA, CALHOUN COUNTY
NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of Eddie James Haynes, deceased, late of Calhoun County, Georgia are hereby notified to render in their demands to the undersigned according to law and all persons indebted to said estate are required to make immediate payment to the undersigned.
This 17th day of March 2026, Virginia Ann Haynes, Administrator of the Estate of Eddie James Haynes, deceased c/o John Philip Cannon Georgia Bar 107895 Meeks & Cannon, P.C. P O Drawer 720 Leesburg, GA 31763 229-759-9111
April 18, 25, May 2, 9, 2026

A-287
IN THE PROBATE COURT OF CALHOUN COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF CYNTHIA L. STEPHENS, DECEASED
ESTATE NO. 2026P14
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: Whom it may concern:
MONICA TERESA STEPHENS has

Foreclosures

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. Wells Fargo Bank, N.A. as agent and Attorney in Fact for Lashonda D. Neal and Jessie T. Neal Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1000-1447A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-1447A
April 11, 18, 25, May 2, 2026

Calhoun Co. Legals

A-367
NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF RUBY JOSEPHINE STRIPLING, DECEASED
All creditors of the estate of Ruby Josephine Stripling, 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 me.
Bobby Norton, Administrator of Ruby Josephine Stripling, deceased
6648 Georgia Highway 37
Leary, GA 39862
April 11, 18, 25, May 2, 2026

Calhoun Co. Legals

A-367
NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF CHARLES LAMAR STRIPLING, SR., DECEASED
All creditors of the estate of Charles Lamar Stripling, Sr., 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 me.
Bobby Norton, Administrator of Ruby Josephine Stripling, deceased
6648 Georgia Highway 37
Leary, GA 39862
April 11, 18, 25, May 2, 2026

Calhoun Co. Legals

A-367
NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF RUBY JOSEPHINE STRIPLING, DECEASED
All creditors of the estate of Ruby Josephine Stripling, 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 me.
Bobby Norton, Administrator of Ruby Josephine Stripling, deceased
6648 Georgia Highway 37
Leary, GA 39862
April 11, 18, 25, May 2, 2026

Calhoun Co. Legals

A-367
NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF CHARLES LAMAR STRIPLING, SR., DECEASED
All creditors of the estate of Charles Lamar Stripling, Sr., 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 me.
Bobby Norton, Administrator of Ruby Josephine Stripling, deceased
6648 Georgia Highway 37
Leary, GA 39862
April 11, 18, 25, May 2, 2026

A-364
NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF CALHOUN: All creditors and debtors of the Estate of Eudora Ann Lee, 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 us. This 8th day of April, 2026, John West as Executor of the Estate of Eudora Ann Lee c/o Barfield Law Firm Inc. P.O. Box 301 Cuthbert, Georgia 39840.
April 11, 18, 25, May 2, 2026

A-377
GEORGIA, CALHOUN COUNTY
NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of Eddie James Haynes, deceased, late of Calhoun County, Georgia are hereby notified to render in their demands to the undersigned according to law and all persons indebted to said estate are required to make immediate payment to the undersigned.
This 17th day of March 2026, Virginia Ann Haynes, Administrator of the Estate of Eddie James Haynes, deceased c/o John Philip Cannon Georgia Bar 107895 Meeks & Cannon, P.C. P O Drawer 720 Leesburg, GA 31763 229-759-9111
April 18, 25, May 2, 9, 2026

A-287
IN THE PROBATE COURT OF CALHOUN COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF CYNTHIA L. STEPHENS, DECEASED
ESTATE NO. 2026P14
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: Whom it may concern:
MONICA TERESA STEPHENS has

Calhoun Co. Legals

petitioned to be appointed administrator(s) of the estate of Cynthia L. Stephens, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before April 22, 2026. **BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Annie Doris Holder
Judge of the Probate Court
31 Court Street, Ste C
P.O. Box 87
Morgan, GA 39866
229-849-2115
March 28, April 4, 11, 18, 2026



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

CLUES	SOLUTIONS
1 Airbnb guests (9)	_____
2 acted the worrywart (7)	_____
3 thin slices (7)	_____
4 most impudent (9)	_____
5 go-between (8)	_____
6 Amy Lee's rock band (11)	_____
7 city on the Hauraki Gulf (8)	_____

TR	IE	ETT	LE	SLIV
FR	ATOR	LAND	ST	NCE
MEDI	ESCE	MO	ED	RS
ERS	AUCK	AVE	EVAN	UTH

Thursday's Answers: 1. COOLS 2. EXTRA 3. BIASED 4. BRACELETS 5. HORSERADISH 6. STOLZ 7. GLORIA 4/17

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

CLUES	SOLUTIONS
1 ID (5)	_____
2 American author J.D. (8)	_____
3 Seattle soccer club (8)	_____
4 cocoa confectioner (11)	_____
5 they have 2-foot tongues (9)	_____
6 currency in Costa Rica (5)	_____
7 like castles in the sky (11)	_____

RS	BAD	TIER	SO	ATE
RS	AN	SALI	CAL	CHO
GE	IMPR	CO	COLA	UN
LON	NGER	TE	DE	ACTI

Friday's Answers: 1. TRAVELERS 2. FRETTED 3. SLIVERS 4. MOUTHIEST 5. MEDIATOR 6. EVANESCENCE 7. AUCKLAND 4/18